

# Spelthorne Local Plan

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## PREFERRED OPTIONS CONSULTATION

### Preferred Site Allocations - Officer Site Assessments



## Spelthorne Takes Shape

November 2019





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## AE1/003 Land at Ashford Manor Golf Club, Ashford

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 04/03/2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Proforma last updated                  | 06/03/2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Site ID                                | AE1/003                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site name/ address                     | Land at Ashford Manor Golf Club                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Site area (ha)                         | 0.56                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site description & context             | <p>The site is part of Ashford Manor Golf Course, with Site A (west) occupied by a green keepers compound and Site B (east) occupied by a visitors car park. The proposed development sites are situated in the western part of the site. Access into the Golf Course is achieved via Fordbridge Road to the north west. The proposed development sites are located within a larger site which consists of a large open green area and golf course with many trees and vegetation.</p> <p>Staines Road West is situated to the south of the site and various residential roads border the Golf Course site. The character of the area is largely residential to the north, with mineral workings and the Queen Mary Reservoir situated further south.</p> |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Is the site previously developed land? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site source                            | Call for Sites                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                                                       | +     | The site will contribute to the Borough's housing provision, however this will be on a small scale. The site is likely to provide limited opportunity to meet specific needs of the population.                                                                                                                                                                                                                                                                                   |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                                                      | 0     | The site is not of sufficient size to be able to support on site community facilities and will not improve access to facilities or green/blue infrastructure. There are opportunities for the scheme to incorporate measures to contribute to a secure built environment, however the site is somewhat shielded from the main road with mature trees along Fordbridge Road. There are a number of local services within walking distance that could encourage healthy lifestyles. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                                                            | -     | The effects are somewhat uncertain at this stage, however part of the southern portion of the site is located within Flood Zone 2 therefore this could potentially increase the number of properties at risk of flooding. The site is in an area (1km squared) whereby >75% is susceptible to groundwater flooding. The scheme should implement SuDS but unlikely to fully mitigate compared to undeveloped land.                                                                 |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                                   |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | -     | The site is not agricultural land, will not remediate contaminated land and will not improve soil quality. The site is located in the Green Belt. The site is unlikely to be able to accommodate development of a notably high density.<br>The site is not contaminated however land either side of the site may be contaminated which could impact land quality.                                                     |
| 5. To reduce air and noise pollution                                                                                                                                                      | -     | The site is located along Fordbridge Road which may give rise to poorer air quality for any future residents. Existing trees fronting the road should be maintained to reduce impacts. Development will not reduce the number of residential properties exposed to noise. There are however opportunities for walking/cycling to local services which could reduce private vehicle use.                               |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | The site is not located near any internationally, nationally or locally designated nature sites. The site is located within the Thames Valley BOA but development is not considered to have a significant impact. Given the small size of the site there are not considered to be notable opportunities to improve biodiversity.                                                                                      |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | Development on the site is not considered to have negative or positive impacts on the historic environment.                                                                                                                                                                                                                                                                                                           |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | Although the site is located within the Green Belt, development of this site is not considered to significantly affect the wider landscape character as it is on the urban fringe with limited connection to the wider Green Belt. There are limited views to the wider countryside as the golf clubhouse lies to the south of the site and restricts views to the wider Green Belt. The site has an urban character. |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located on the periphery of the urban settlement of Ashford and is within 900m of local services which could provide the opportunity to promote sustainable modes of transport. There are bus stops within walking distance to the centre of Staines. The site does not provide                                                                                                                           |

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                        |
|                                                                                                                                                                                           |       | opportunities for on-site provision due to its size.                                                                                                                                                                                       |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Development of the site is not considered to positively or negatively affect employment/ economic growth in the Borough. There could be minor positive impacts on construction jobs however this would be short term and on a small scale. |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | -     | The small scale of the site is unlikely to provide a notable opportunity for the incorporation of renewable or low-carbon energy generation. The scheme is not likely to reduce emissions.                                                 |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | 0     | The effects on water quality are uncertain however there are unlikely to be significantly positive or negative. Water consumption will rise, however there may be opportunities to improve efficiency.                                     |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>                                                              |      |                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                            |
| Contributes to meeting housing requirement                                                                                  | 2    | The site could provide a number of dwellings to contribute to meeting housing needs.                |
| Meets specific needs                                                                                                        | 2    | Potential for affordable units, however reasonably small site limits opportunity.                   |
| Opportunities for higher density development, where appropriate                                                             | 2    | Unlikely given small size of site, however flats could be accommodated on site to increase density. |
| Opportunities for infrastructure provision                                                                                  | 1    | Small site.                                                                                         |
| Brownfield land                                                                                                             | 2    | Part of site previously used as car park but any development would increase built form.             |
| Opportunities for mixed use development                                                                                     | 1    | Limited opportunities due to size and housing needs will likely outweigh provision of mixed use.    |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | Small site.                                                                                         |

| Stage 2a – Contribution to the delivery of the strategy                                                         |      |                                                        |
|-----------------------------------------------------------------------------------------------------------------|------|--------------------------------------------------------|
| Criteria                                                                                                        | Met? | Comments                                               |
| Additional factors                                                                                              |      |                                                        |
| Site is weakly performing Green Belt that would not adversely affect the integrity of the strategic Green Belt. | 3    | Would help to maintain stronger performing Green Belt. |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2                      | The site will meet needs by providing residential development, however due to the small size of the site this will not be of particularly significant scale. Given the site's location within the Green Belt this could provide the opportunity for the Council to request specific housing needs to be met, such as affordable, through a potential allocation. In addition, the spatial strategy prefers the release of weakly performing Green Belt where it would not adversely affect the integrity of the strategic Green Belt. Site AE1/003 is weakly performing Green Belt, as evidenced by the Stage 1 and Stage 2 Green Belt Assessments. As such, weaker performing Green Belt will be preferred over stronger performing Green Belt. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>Flood zone 2 – partly</li> <li>The western half of the site is in an area (1km squared) whereby &gt;75% is susceptible to groundwater flooding.</li> </ul>                                                                                                                                                                                                                                                |
| Minerals/waste safeguarding                                                                                                                                                                                              | 1     | <ul style="list-style-type: none"> <li>Minerals safeguarding area – consultation with County may be required.</li> </ul>                                                                                                                                                                                                                                                                                                                         |
| Biodiversity                                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Thames valley BOA</li> </ul>                                                                                                                                                                                                                                                                                                                                                                              |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No impacts identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                         |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>No recorded past uses with significant contaminative potential.</li> <li>Site east of access road to golf club used as overflow carpark since at least early 1990s and western area has been used as minerals storage since at least the late 1990s, both of which may impact upon land quality.</li> <li>In accordance with the NPPF, investigation would be required prior to redevelopment.</li> </ul> |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Outside 66 LEQ</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                 |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>No impact on historic environment</li> </ul>                                                                                                                                                                                                                                                                                                                                                              |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Landscape Character and Townscape                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>Identified as 'River Floodplain' in Surrey Landscape Character Assessment.</li> <li>The site is situated within the grounds of Ashford Manor Golf Course. Mature trees screen the property from Fordbridge Road at present, therefore there may be an opportunity to maintain all or part of this screen.</li> <li>The wider area is largely residential in character so the specific design of the scheme would need to be in keeping with this.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |                             |                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |                             |                                                                                                                                                                                                                                                                                    |
| Decision aiding questions                                                                      | Response                    | Commentary                                                                                                                                                                                                                                                                         |
| Does the site perform a recreation role?                                                       | No                          | The site is currently in use as a visitor carpark and greenkeepers compound, therefore it is not deemed to hold recreation value. As the golf course is privately owned and managed the site as a whole is considered to hold limited recreation function.                         |
| What is the nature and quality of its role?                                                    | Associated with golf course |                                                                                                                                                                                                                                                                                    |
| Is the site publicly accessible?                                                               | No                          |                                                                                                                                                                                                                                                                                    |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No                          |                                                                                                                                                                                                                                                                                    |
| Overall open space score                                                                       |                             | Qualitative Assessment/ Commentary                                                                                                                                                                                                                                                 |
|                                                                                                | 3                           | The site does not perform a recreation role as it is currently in use as a carpark and greenkeepers compound. Although the wider Ashford Manor Golf Club site holds some recreation value, this is deemed to be limited as it is privately owned and is not publically accessible. |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                             |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                  |
| Distance to primary school                                                                                                                                                                                                                             | 2     | St Michael Catholic Primary School.                         |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Matthew Arnold School.                                      |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 3     | Fordbridge Medical Centre.                                  |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Church Road, Ashford.                                       |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | To Staines – walk to bus stop, 290 bus to Staines (20 mins) |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Fordbridge Road.                                            |
| Distance to train station with good service                                                                                                                                                                                                            | 2     | Ashford station.                                            |
| Qualitative Assessment                                                                                                                                                                                                                                 |       |                                                             |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | None identified.                                            |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | None identified.                                            |

| <b>Stage 3</b>                                                                                                                                                                                                       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only                                                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Criteria                                                                                                                                                                                                             | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Green Belt Assessment Stage 1 score                                                                                                                                                                                  | 3     | Weakly performing Local Area 22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Green Belt Assessment Stage 2 score                                                                                                                                                                                  | 3     | Sub area 22-a weakly performing and less important to wider strategic Green Belt. Recommended for further consideration.                                                                                                                                                                                                                                                                                                                                                                                                  |
| Qualitative Assessment                                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> |       | <p>Whilst the boundary adjoining the urban area is strong, with Fordbridge Road to the north, the boundaries to the rest of the Green Belt are weak at present, therefore they would require strengthening should the parcel be removed from the Green Belt. This may be through the use of specific allocation policies and planning conditions in order to provide permanent and readily recognisable boundaries.</p> <p>The remaining Local Area is currently privately owned as part of Ashford Manor Golf course</p> |

|                                                                       |                                                                                                                 |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Stage 3</b><br>Applies to sites located within the Green Belt only |                                                                                                                 |
| <b>Stage 3a – Green Belt</b>                                          |                                                                                                                 |
|                                                                       | therefore opportunities to increase accessibility are limited and would require discussions with the landowner. |

|                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 3b – Previously Developed Land</b>                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Total site area                                                                                                                            | 0.56                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Amount of PDL (%)                                                                                                                          | 33%                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Qualitative Assessment</b>                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | The northern part of the site is currently in use as a carpark (33% (0.17ha). The site is currently used as a greens keepers' compound and visitor carpark, indicating that the site has previously been developed to some extent, with limited openness. The site in its existing use is of limited value and has limited contribution to Green Belt in terms of preventing urban sprawl by keeping land permanently open. |
| Overall PDL Score                                                                                                                          | 2                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 3c – Visual Amenity</b>                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Baseline (qualitative)</b>                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Current landscape                                                                                                                                                            | Several mature trees line the northern side of the site adjacent to Fordbridge Road. The site is well-connected to the urban area on its northern side with residential properties immediately north and east.                                                                                                                                                                                                                                           |
| Existing valued features, vegetation and infrastructure                                                                                                                      | Mature trees in northern part of site.                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Sense of tranquillity, remoteness and rural character                                                                                                                        | Adjacent to B377 Fordbridge Road therefore tranquillity is low. The wider area has an urban character limiting the remoteness of the site.                                                                                                                                                                                                                                                                                                               |
| Existing visibility of site <ul style="list-style-type: none"> <li>Consider current screening</li> <li>Truncated/no view</li> <li>Partial view</li> <li>Open view</li> </ul> | There are limited connections with the wider Green Belt to the south of the site due to current planted buffers as well as the golf course and associated club house. This creates a screening effect from the wider Green Belt. The site is currently only somewhat visible from public land due to mature trees along its northern boundary and hedges along the periphery. The golf course also conceals the site somewhat from the wider Green Belt. |
| Sensitivity of site and wider landscape                                                                                                                                      | The site is already considered to have a somewhat urban character as built development is present on three sides, with the golf course club house to the south.                                                                                                                                                                                                                                                                                          |

| Stage 3c – Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                        | Development on site could be absorbed into the wider area given these factors and current lack of openness and rurality.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Significance of Visual Impacts (qualitative)                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>Visual effect of the development</p> <ul style="list-style-type: none"> <li>• Nature of the proposal</li> <li>• Siting</li> <li>• Size</li> <li>• Design</li> <li>• Position and distance from which it is viewed</li> <li>• Officer judgment where info not all available</li> </ul>                                                                                                                               | <p>The site is split into two sections, either side of the access road into Ashford Manor Golf Course. Flatted development is situated to the east of the site at Ashlea House and Richard Court as well as to the west at Holland Court. As such, similar flatted development could be appropriate on site.</p> <p>The site is currently screened by mature trees on its northern side with intermittent planting along the southern boundaries. Development on site is not considered to have an adverse effect visually due to the presence of development lining Fordbridge Road and existing mature trees which should be maintained.</p>                                                             |
| <p>Visual receptors</p> <ul style="list-style-type: none"> <li>• Location and context of viewpoint</li> <li>• Expectations and occupation or activity of receptor</li> <li>• Importance of view</li> </ul>                                                                                                                                                                                                             | <p>The site is likely to either be viewed from the road, from the existing properties adjacent or opposite on Fordbridge Road and from the golf course, particularly the club house to the south.</p> <p>The neighbouring properties on the opposite side of Fordbridge Road are likely to be the most significantly affected, in addition to the property no. 78 Fordbridge Road to the east with permanent effects. If however the existing trees to the front of the site are largely maintained the effects could be reduced. Views from Fordbridge Road are likely to be transient and views from the golf club house will be temporary due to the commercial nature of the use of the clubhouse.</p> |
| <p>Magnitude of impacts</p> <ul style="list-style-type: none"> <li>• Scale of change in view</li> <li>• Contrast/integration with existing features</li> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> <li>• Distance of viewpoint from proposed development</li> <li>• Visibility of change</li> <li>• Extent of view occupied by development</li> </ul> | <p>Development is likely to result in a noticeable change in view, particularly if existing vegetation is lost. Impacts would be limited if existing vegetation lining the site is maintained. The scheme could be somewhat integrated with the existing features as properties already line Fordbridge Road and the site has an urban character.</p> <p>The extent of view occupied by development will significantly increase for existing properties neighbouring the site however as stated, vegetation could reduce impacts.</p>                                                                                                                                                                      |
| <p>Significance of impacts</p> <ul style="list-style-type: none"> <li>• Refer to Table 8 of methodology</li> </ul>                                                                                                                                                                                                                                                                                                     | <p>There is considered to be a high significance of impact on visual amenity. This is because existing properties to the north and east are</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| <b>Stage 3c – Visual Amenity</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  | high visual receptors, with permanent effects and considerable deterioration in view, although the existing view is of mature trees which could potentially be maintained to some extent. There will also be low visual receptors from Fordbridge Road with temporary effects.                                                                                                                                                   |
| Potential mitigation measures    | Maintenance of mature trees and vegetation on site, particularly on the northern side of the site. Development could be set back from the road. There are currently limited visual connections from the site into the wider Green Belt therefore landscape and vegetation enhancements could be implemented.                                                                                                                     |
| Overall visual amenity score     | 2                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Commentary                       | <p>The site has limited connections to the wider Green Belt to the south due to planted buffers and the presence of the golf course and club house. There are strong views to the adjacent settlement in the east, whilst properties to the north are also somewhat connected, although the presence of mature trees screens the site somewhat.</p> <p>This should be maintained to limit the visual impacts of development.</p> |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>The site is considered to somewhat contribute to the delivery of the spatial strategy as the site is currently weakly performing Green Belt and its release would not adversely affect the integrity of the wider Green Belt. The site also provides the opportunity to deliver a small-scale increase in residential units.</p> <p>The site is well-located on the edge of the urban area with a number of services within walking distance.</p> <p>The site is not subject to any absolute constraints but potential land contamination in close proximity to the site requires investigation. The site is also located within a minerals safeguarding area therefore Surrey County Council may require consultation.</p> |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>The site is weakly performing Green Belt and has been recommended for further consideration through the Green Belt Assessment Stage 1 and 2. There is approximately 30% built form on site as the northern part of the site is in use a carpark.</p> <p>In visual amenity terms, the site performs a limited function as it is not well connected to the wider Green Belt. The site is screened from the urban area by mature trees fronting Fordbridge road therefore these should be maintained.</p>                                                                                                                                                                                                                      |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| The site is in a reasonably sustainable location with local services within walking distance of the site, therefore performing positively against objective 9.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Stage 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Development of the site would increase homes in the Borough but due to its small scale there are unlikely to be significant impacts (objective 1). The site is likely to have neutral impacts on objectives 2, 6, 7, 8, 10 and 12. There are expected to be negative impacts against objectives 3, 4, 5 and 11. Mitigation could potentially include maintaining the mature trees along the northern boundary of the site to screen the site from the road and incorporating flood risk measures where appropriate. |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| The site could make a contribution to meeting the Borough's housing requirement. The site is weakly performing Green Belt with limited value. The site is within a reasonably sustainable location, in close proximity to the urban area with local services largely within walking distance. If developed mature trees onsite should be maintained to screen development from the road.<br>Take the site forward for further consideration.                                                                        |

| Stage 4b – Deliverability                 |                                                                                                                                                                                                                                                  |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                                                              |
| Has the owner been contacted?             | Submitted to call for sites                                                                                                                                                                                                                      |
| Consideration of development phasing      | The site is reasonably small in scale therefore phasing is not considered necessary, however given the site's split into two parcels either side of the golf club's access road, there may be an opportunity to develop each at different times. |
| Comments                                  | Site promoted to call for sites.                                                                                                                                                                                                                 |
| Viability comments                        | Need for access to be created into the site. No specific viability issues identified.                                                                                                                                                            |

| Stage 4c – Site Capacity                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                              | 0.56                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                      | Residential<br>Site A: 6+ units<br>Site B: 8+ units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>Location and character</li> <li>Type of development promoted</li> <li>Mix of units</li> <li>Density assumptions</li> <li>Net developable area</li> </ul> | Residential properties surrounding the site are mixed in character, with semi-detached housing opposite on Fordbridge Road, some detached properties and small flatted development further west and east of the site.<br>If the site were to accommodate flats at a similar density to that in the wider area it is considered that site A could accommodate approximately 8 units and site B could accommodate 11 units. This is at approximately 35dph therefore there could be scope to increase to around 13 and 18 units respectively at 55dph. |

### AE3/006 158-166 Feltham Road, Ashford

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 01/04/19                                                                                                                                                                                                                                                                                                                                                                         |
| Proforma last updated                  | 01/04/19                                                                                                                                                                                                                                                                                                                                                                         |
| Site ID                                | AE3/006                                                                                                                                                                                                                                                                                                                                                                          |
| Site name/ address                     | 158-166 Feltham Road, Ashford                                                                                                                                                                                                                                                                                                                                                    |
| Site area (ha)                         | 1.3                                                                                                                                                                                                                                                                                                                                                                              |
| Site description & context             | The site is a long narrow site currently in use as warehousing. The site comprises 17 single storey brick business units known as Ashford Business Complex. 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. Feltham Road runs to the north of the site. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                               |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                              |
| Site source                            | Allocated in Core Strategy and Policies DPD 2009 – reviewed site                                                                                                                                                                                                                                                                                                                 |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                     |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                 |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site to meet community needs.                                                                                                                                                                                                                                                                                                        |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. The site is 650m from a recreation ground therefore could increase access. Impact on local health facilities is likely to increase.                                                                                                                   |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | The site is not within flood risk areas. The site is already developed so is likely to have limited impact on permeable surfaces. Potential low level (0.1%, 1 in 1000) surface water flood risk therefore permeable surfaces could be incorporated into new development. The site is in an area (1km squared) whereby >75% is susceptible to groundwater flooding. |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is not in agricultural use. The site is potentially contaminated due to previous industrial uses therefore development may enable                                                                                                                      |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                           |       | remediation. The site is in an urban location so could achieve high density.                                                                                                                                                                                                                                                                |
| 5. To reduce air and noise pollution                                                                                                                                                      | 0     | No particular noise or air pollution effects. Potential reduction in HGV movements from current use in the wider area if the site is developed but likely increase in car movements.                                                                                                                                                        |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                                                                                 |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                                                                                     |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                                             |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Ashford. Bus stops are present along Feltham Road. Development could potentially increase private vehicle use in the area.                                                                                                                                                  |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | -     | Short-term employment and economic benefits from housing construction. The site is however currently in employment use and redevelopment would result in the loss of employment in the area if a suitable alternative site cannot be identified.                                                                                            |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The current use is likely to have a somewhat notable impact on resources, emissions or carbon use and redevelopment would also likely result in notable resource use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable and low carbon energy but may be too small. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Proposed use would likely result in additional water consumption but there may be opportunities to use water more efficiently and incorporate measures such as rain water harvesting.                                                                                                                                                       |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                               |
| Contributes to meeting housing requirement                                                                                  | 3    | The site could accommodate residential development on site.                            |
| Meets specific needs                                                                                                        | 2    | Potential to meet specific needs of the community.                                     |
| Opportunities for higher density development, where appropriate                                                             | 3    | The site is within an urban area and could accommodate high density flats and housing. |
| Opportunities for infrastructure provision                                                                                  | 1    | Site likely to be too small.                                                           |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                |
| Opportunities for mixed use development                                                                                     | 1    | Site likely to be too small.                                                           |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 2    | Potential small scale open space provision on site.                                    |
| Additional factors                                                                                                          |      |                                                                                        |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                              |
| 2                      | The site is brownfield and located within the urban area, providing the opportunity to provide housing in a reasonably sustainable location and close to transport facilities, in line with the preferred strategy. The site is unlikely to be big enough for infrastructure provision or mixed use but could accommodate high density development and may be able to provide small scale open space. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                            |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                 |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is not within flood risk areas.</li> <li>Potential low level (0.1%, 1 in 1000) surface water flood risk</li> <li>The site is within an area whereby 75% is susceptible to groundwater flooding.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                               |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                                                                                                            |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                               |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Potentially contaminated.</li> <li>Warehousing and external materials storage on-site since at least mid-1940s. No past site</li> </ul>                                                                             |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                                                                                                                          |       | investigations held or records of actual ground conditions.<br><ul style="list-style-type: none"> <li>Investigation of contamination will be required and some remediation anticipated to make site suitable for use.</li> </ul>                                                                                                                                                                                                                                                                                                                                  |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>No impact on heritage assets identified.</li> <li></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Landscape Character and Townscape                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>No landscape character issues identified.</li> <li>The surrounding area is predominantly in residential use. The site is occupied by industrial buildings and hard standing therefore is somewhat out of character with the wider environment.</li> <li>Redevelopment could enable the site to be more closely aligned with neighbouring residential uses. Sensitive and high quality design could reduce amenity impacts for properties adjacent to the site.</li> <li>Limited impact on townscape identified.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |            |                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |            |                                                                                                                                                                                                      |
| Decision aiding questions                                                                      | Response   | Commentary                                                                                                                                                                                           |
| Does the site perform a recreation role?                                                       | No         | The site does not perform an open space or recreation role as it is currently occupied by industrial warehousing. There is unlikely to be any opportunity to provide substantial open space on site. |
| What is the nature and quality of its role?                                                    | Industrial |                                                                                                                                                                                                      |
| Is the site publicly accessible?                                                               | No         |                                                                                                                                                                                                      |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No         |                                                                                                                                                                                                      |
| Overall open space score                                                                       |            | Qualitative Assessment/ Commentary                                                                                                                                                                   |
|                                                                                                | 3          | Not performing recreation or public access function. There may be an opportunity to provide small scale open space on site.                                                                          |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                      |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                           |
| Distance to primary school                                                                                                                                                                                                                             | 3     | Echelford Primary School                                                                                             |
| Distance to secondary school                                                                                                                                                                                                                           | 1     | Thomas Knyvett College                                                                                               |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | The Orchard Surgery                                                                                                  |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Londis, Feltham Road                                                                                                 |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Staines – 21 minutes by bus<br>BP Sunbury – 20 minutes by bus                                                        |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Stop adjacent to site (Anderson Drive) with regular service.                                                         |
| Distance to train station with good service                                                                                                                                                                                                            | 2     | Ashford Rail Station                                                                                                 |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services within the preferred maximum walking distance. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | None identified.                                                                                                     |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | There may be a more long term opportunity to link pedestrian access into Ashford town centre from the site.          |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site scores reasonably well at Stage 2 – the site is in a sustainable location, close to residential development with local services largely within the preferred maximum walking distance. There are few non-absolute constraints, however ground surface water flood risk requires surveying as well as potential contamination. The site contributes moderately to the spatial strategy as could accommodate residential development at a high density on a brownfield site. There may be an opportunity to incorporate small scale open space on site. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| The site performs well against the housing, health, land quality and transport objectives. Neutral impacts are identified for biodiversity, flood risk, heritage, open space and emissions objectives. The site performs negatively against water, and employment uses.                                                                                                                                                                                                                                                                                    |

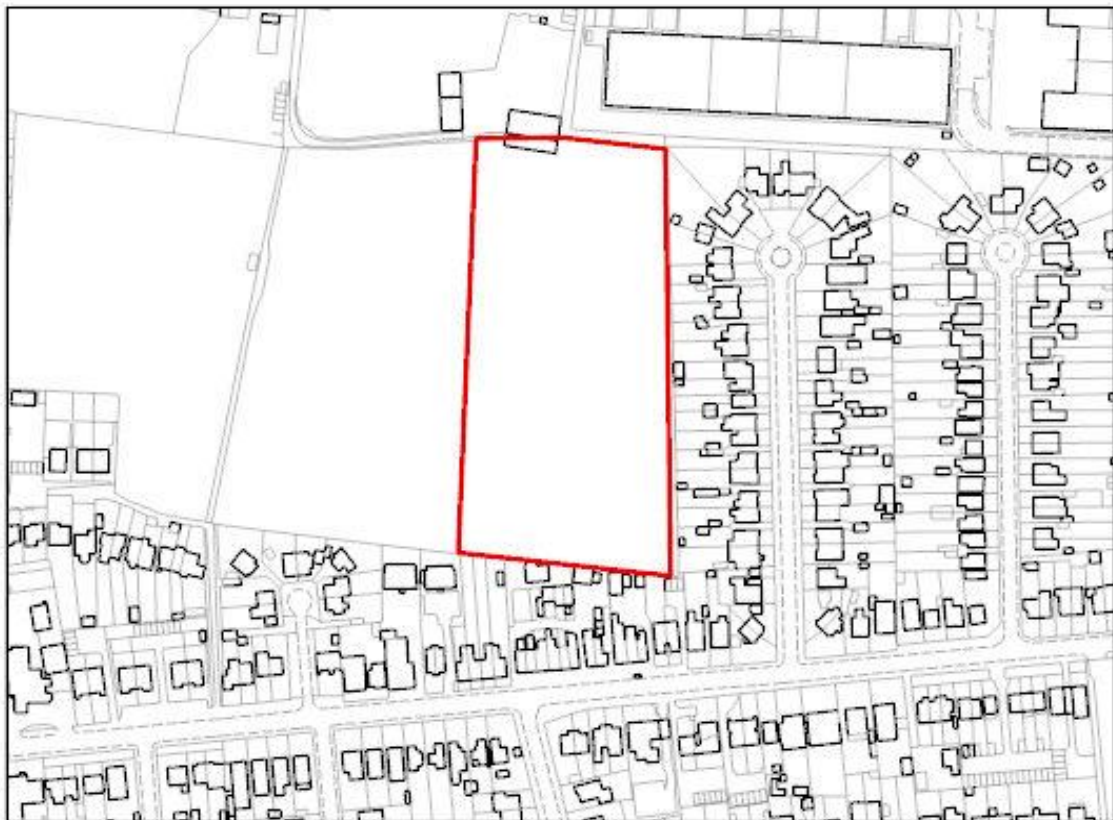
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <p>The site is located within the urban area and its current commercial use is not considered to be well located, with residential uses surrounding it. The site is in reasonably close proximity to local services and contributes moderately to the spatial strategy. The site is considered suitable for development and could accommodate reasonably high density development. The site was previously allocated for development in the 2009 Core Strategy and Policies DPD, however it was not developed within the 2014-2019 proposed timescale. Consideration therefore needs to be given to why the site was not developed and whether certainty is required from a new allocation.</p> |  |
| <p>Take forward for further consideration. The site is suitable for development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |

| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                                                                                                            |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                                                                                                        |
| Has the owner been contacted?             | Contacted January 2018                                                                                                                                                                                                                                                                     |
| Consideration of development phasing      | Site is fairly small so phasing is not likely to be a consideration                                                                                                                                                                                                                        |
| Comments                                  | The site was previously allocated for development in the 2009 Core Strategy and Policies DPD, however it was not developed within the 2014-2019 proposed timescale. The landowner therefore needs to confirm why the site was not developed and how certainty may increase moving forward. |
| Viability comments                        | No viability issues identified that could affect deliverability                                                                                                                                                                                                                            |

| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 1.3                                                                                                                                                                                                                   |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Housing identified.<br>The site was previously allocated for 60 flats and houses in 2009.                                                                                                                             |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | The surrounding area is urban in character, with housing and flats adjacent. The site could accommodate a mix of units in line with that required by the SHMA update. 46-72 units could be accommodated at 35-55 dph. |

### AE3/009 Land at Chattern Hill, Ashford

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 26/03/19                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Proforma last updated                  | 27/03/19                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site ID                                | AE3/009                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Site name/ address                     | Land at Chattern Hill, Chattern Hill, Ashford, TW15                                                                                                                                                                                                                                                                                                                                                                                           |
| Site area (ha)                         | 4.95                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site description & context             | <p>The site is rectangular in shape, the majority of which is occupied by allotments with an access road to the south from Feltham Road. Approximately a third of the site to the east is occupied by open land. This is situated to the rear of residential properties along Feltham Road and Chattern Road.</p> <p>The surrounding character is semi-urban, with residential use to the south and east and small holdings to the north.</p> |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Is the site previously developed land? | No                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site source                            | Sub area assessed in Green Belt Assessment Stage 2. Recommended for further consideration.                                                                                                                                                                                                                                                                                                                                                    |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                                                                                                                                                                                                  |
| Is the site located or largely located within flood zone 3b?                            | No                                                                                                                                                                                                   |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                                                                                                                                                                                                   |
| Is the site an SNCI?                                                                    | No                                                                                                                                                                                                   |
| Is the site located within ancient woodland*?                                           | No                                                                                                                                                                                                   |
| Is the site located within a public safety zone?                                        | No                                                                                                                                                                                                   |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | Yes - allotments                                                                                                                                                                                     |
| Comments                                                                                | 3.29 ha occupied by allotments (66%). The eastern part of the site could potentially accommodate development therefore this section will be assessed and the area occupied by allotments discounted. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site to meet community needs.                                                                                                                                                                                                                                                                                                                                                                                                             |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | 0     | Site is in a reasonably sustainable location close to some local services in and around Ashford. Good access to bus routes to reduce reliance on the car and facilitate healthy modes of travel. Loss of open space may negatively impact well-being.                                                                                                                                                                                                                    |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | -     | Not within flood zone but potential loss of permeable land and introduction of hardstanding although this can be mitigated through permeable surfaces. Low level risk of surface water flooding (1 in 100 and 1 in 1000 on a third of net developable site) and the site is in an area (1km squared) whereby >75% is susceptible to groundwater flooding. Would need to include permeable surfaces and SuDS but unlikely to fully mitigate compared to undeveloped land. |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                           |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | -     | Development of site would not avoid development of greenfield over brownfield land. No loss of best and most versatile agricultural land. Potential high density development but this is dependent upon character.<br>Potential ground gas contamination from nearby historic landfill therefore remediation may be required. |
| 5. To reduce air and noise pollution                                                                                                                                                      | 0     | No particular noise or air pollution effects.                                                                                                                                                                                                                                                                                 |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | -     | Loss of open green space/infrastructure but no particular habitat or biodiversity value.                                                                                                                                                                                                                                      |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                                                                       |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | -     | Loss of open green space but not readily visible in the public domain, with properties to the rear of Feltham Road most impacted. Landscape character is limited in this area due to surrounding urban uses.                                                                                                                  |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | Reasonably sustainable site in proximity to local services and public transport. Development could increase private vehicle use as there is currently none on site.                                                                                                                                                           |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing construction.                                                                                                                                                                                                                                                        |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | -     | Current use has little/no impact on resources, emissions or carbon use, although could be mitigated through sustainable construction.                                                                                                                                                                                         |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Proposed use would result in additional water consumption.                                                                                                                                                                                                                                                                    |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                  |
| Contributes to meeting housing requirement                                                                                  | 2    | Potential housing development on site, however access would need to be achieved.          |
| Meets specific needs                                                                                                        | 2    | Potential for affordable housing and/or accommodation for specialist needs.               |
| Opportunities for higher density development, where appropriate                                                             | 3    | Surrounding character is suburban but parts of the site could accommodate higher density. |
| Opportunities for infrastructure provision                                                                                  | 1    | Site likely to be too small.                                                              |
| Brownfield land                                                                                                             | 1    | Open Green Belt site with no PDL.                                                         |
| Opportunities for mixed use development                                                                                     | 1    | Site likely to be too small.                                                              |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified.                                                                          |
| Additional factors                                                                                                          |      |                                                                                           |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                            |
| 2                      | Potential for housing development on site with the opportunity to meet community needs, such as affordable. The site is reasonably small in size so would unlikely be able to accommodate infrastructure or mixed use. The site is greenfield land but has been identified as weakly performing Green Belt, making a less important contribution to the wider strategic Green Belt. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                             |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                  |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>Not within flood zone but potential loss of permeable land and introduction of hardstanding.</li> <li>Low level risk of surface water flooding (1 in 100 and 1 in 1000 on a third of net developable site) and high risk of ground water flooding (more than 75%).</li> <li>Issues likely to be overcome.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No issues identified.</li> </ul>                                                                                                                                                                                                                                                                                     |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site, however development would result in the loss of open green space.</li> </ul>                                                                                                                                                                                                           |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                 |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                      |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No issues identified.</li> </ul>                                                                                                                                                                                                                                                                                         |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Site is adjacent to historic landfill site Bedfont Lakes South - it may therefore be impacted by migration of ground gases.</li> <li>Allotment gardens can typically be impacted due to spreading of ash and poor practices in relation to storage and use of chemicals. Site investigation will be required.</li> </ul> |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>No issues identified.</li> </ul>                                                                                                                                                                                                                                                                                         |
| Heritage Assets                                                                                                                                                                                                          | 2     | <ul style="list-style-type: none"> <li>Area of high archaeological potential.</li> <li>Site survey required.</li> </ul>                                                                                                                                                                                                                                         |
| Landscape Character and Townscape                                                                                                                                                                                        | 2     | <ul style="list-style-type: none"> <li>No landscape character issues identified.</li> <li>The surrounding area is somewhat urban in character with the site possessing a semi-urban character. No significant impacts on townscape identified.</li> </ul>                                                                                                       |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |            |                                                                                                                                                         |
|------------------------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |            |                                                                                                                                                         |
| Decision aiding questions                                                                      | Response   | Commentary                                                                                                                                              |
| Does the site perform a recreation role?                                                       | No         | The site is not publicly accessible and only performs a visual amenity role in terms of its open space function. The site is occupied by an open field. |
| What is the nature and quality of its role?                                                    | Open field |                                                                                                                                                         |
| Is the site publically accessible?                                                             | No         |                                                                                                                                                         |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No         |                                                                                                                                                         |
| Overall open space score                                                                       |            | Qualitative Assessment/ Commentary                                                                                                                      |
|                                                                                                | 3          | Not performing recreation or public access function.                                                                                                    |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                 |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                      |
| Distance to primary school                                                                                                                                                                                                                             | 3     | Echelford Primary School                                                        |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Thomas Knyvett College                                                          |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | The Orchard Surgery                                                             |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Feltham Road store                                                              |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Staines – 22 minutes by bus                                                     |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Feltham Road stops                                                              |
| Distance to train station with good service                                                                                                                                                                                                            | 2     | Ashford Rail Station                                                            |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is reasonably sustainably located, close to local services in Ashford. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | None identified.                                                                |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Potential to link to Feltham and Ashford with more sustainable modes of travel. |

| <b>Stage 3</b>                                                                                                                                                                                                       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only                                                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Criteria                                                                                                                                                                                                             | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Green Belt Assessment Stage 1 score                                                                                                                                                                                  | 1     | Local Area 10 – strongly performing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Green Belt Assessment Stage 2 score                                                                                                                                                                                  | 3     | Sub Area 10-b – Weakly performing Green Belt, less important to the wider strategic Green Belt. Area recommended for further consideration in isolation.                                                                                                                                                                                                                                                                                                                                                                                                         |
| Qualitative Assessment                                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> |       | <p>At stage 1 the site performed strongly, making an important contribution to the wider strategic Green Belt, forming the essential gap between Spelthorne and Greater London.</p> <p>At stage 2 the site performs weakly against the Green Belt purposes and is less important to the wider strategic Green Belt. Its release would not harm the performance of the wider strategic Green Belt. Boundaries adjoining the Green Belt to the north are not clearly defined or readily recognisable, comprising a fragmented tree line and irregular backs of</p> |

| <b>Stage 3</b><br>Applies to sites located within the Green Belt only |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                       | housing. Boundaries adjoining the urban area are strong and readily recognisable comprising the backs of residential properties. If released, the sub-area would result in the designation of weaker boundaries than existing. Consideration would need to be given to opportunities to strengthen boundaries of the net developable area (minus the allotment) if released as the current boundaries are not considered to be readily recognisable and permanent. |

| <b>Stage 3b – Previously Developed Land</b>                                                                                                |                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Total site area                                                                                                                            | 4.95 (1.67 net developable area)                                                                                                                |
| Amount of PDL (%)                                                                                                                          | Less than 1%                                                                                                                                    |
| Qualitative Assessment                                                                                                                     |                                                                                                                                                 |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | No PDL – allotments cover two thirds of the sub area whilst the remaining third in the east comprises one open paddock with sheds to the north. |
| Overall PDL Score                                                                                                                          | 1                                                                                                                                               |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                   |
| Current landscape                                                                                                                                                            | Paddock with allotments to the west. The area is semi-urban in character with a strong visual connection to Ashford settlement to the south.                                                                                                                                                                                                                                      |
| Existing valued features, vegetation and infrastructure                                                                                                                      | Field is mainly grass accessed via Feltham Road to the north, with allotments to the east. Some dispersed trees border the site.                                                                                                                                                                                                                                                  |
| Sense of tranquillity, remoteness and rural character                                                                                                                        | Site is not particularly rural in character due to its proximity to residential development and commercial uses to the north east. The allotments and built form nearby generate an urban influence whilst the use of the site as a paddock and more rural uses to the north west create a more rural influence. The site is semi-urban in character and tranquillity is limited. |
| Existing visibility of site <ul style="list-style-type: none"> <li>Consider current screening</li> <li>Truncated/no view</li> <li>Partial view</li> <li>Open view</li> </ul> | Largely open views from upper floor windows and the gardens of houses in Chattern Road to the east and Feltham Road to the south. Site not readily visible from publicly accessible land. Some views from small agricultural land holdings and light industrial uses to the north.                                                                                                |
| Sensitivity of site and wider landscape                                                                                                                                      | Mixed. Site is reasonably well contained with built form on three sides. Although the land to the east adjoining the allotments, in use as a paddock, has a more rural character, there is a strong connection to the settlement. The                                                                                                                                             |

| Stage 3c – Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                 | sense of enclosure by the built up area means the site is less connected to the wider Green Belt, therefore development could potentially be accommodated on site without adverse effects on the wider character.                                                                                                                                                                                                                                                              |
| Significance of Visual Impacts (qualitative)                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Visual effect of the development <ul style="list-style-type: none"> <li>• Nature of the proposal</li> <li>• Siting</li> <li>• Size</li> <li>• Design</li> <li>• Position and distance from which it is viewed</li> <li>• Officer judgment where info not all available</li> </ul>                                                                                                                               | No land uses have yet been identified by the land owner. The site could potentially accommodate residential development in a similar pattern to that present to the east along Chattern Road, discounting the western area comprising allotments. Development could be designed to reflect the design and density of existing dwellings in close proximity. A new access road would be required which could have visual implications for surrounding properties.               |
| Visual receptors <ul style="list-style-type: none"> <li>• Location and context of viewpoint</li> <li>• Expectations and occupation or activity of receptor</li> <li>• Importance of view</li> </ul>                                                                                                                                                                                                             | The vantage points are limited to adjacent residential properties to the east and south and small agricultural/light industrial uses to the north. The residential properties would lose the green, open aspect to the rear of their properties. A housing development would be seen in the context of other nearby buildings and would not appear out of place.                                                                                                               |
| Magnitude of impacts <ul style="list-style-type: none"> <li>• Scale of change in view</li> <li>• Contrast/integration with existing features</li> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> <li>• Distance of viewpoint from proposed development</li> <li>• Visibility of change</li> <li>• Extent of view occupied by development</li> </ul> | The change of view would be significant and permanent but limited by the context of the site in proximity to the surrounding suburban character of the area particularly to the south, although associations with more rural land uses to the north would diminish. A high quality design could be considered to aid integration. The change would be permanent and an access route into the site would need to be identified which could also have impacts on visual amenity. |
| Significance of impacts <ul style="list-style-type: none"> <li>• Refer to Table 8 of methodology</li> </ul>                                                                                                                                                                                                                                                                                                     | Considered to be Major/High due to the limited number of receptors and the loss of views for neighbouring properties over open space.                                                                                                                                                                                                                                                                                                                                          |
| Potential mitigation measures                                                                                                                                                                                                                                                                                                                                                                                   | A residential development would offer opportunities to lay the site out sensitively and include screening along the site boundaries to reduce impacts for neighbouring properties.                                                                                                                                                                                                                                                                                             |
| Overall visual amenity score                                                                                                                                                                                                                                                                                                                                                                                    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Commentary                                                                                                                                                                                                                                                                                                                                                                                                      | Whilst the site is not viewable from the road, the open space does provide a role in terms of visual amenity for the properties which back onto the space. A permanent loss of this space would have a significant impact on views for these residents. Impacts are                                                                                                                                                                                                            |

| <b>Stage 3c – Visual Amenity</b> |                                                                                                       |
|----------------------------------|-------------------------------------------------------------------------------------------------------|
|                                  | however somewhat limited by the context of built form that surrounds it and few numbers of receptors. |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <p>Site scores well at Stage 2 – reasonably sustainable, close to other residential use and few to none non-absolute constraints. The site contributes moderately to the spatial strategy as no particular uses have yet to be identified by the landowner, however residential development could be accommodated on part of the site. Release from the Green Belt would not harm the overall integrity of the wider Green Belt therefore this fulfils element of the strategy.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <p>Site is strongly performing at GBA Stage 1 but recommended for release at Stage 2 as is weakly performing and as the Local Area could be subdivided without harming the integrity and performance of the wider Green Belt. The sub-area identified for consideration includes allotments which are deemed an absolute constraint. Consideration therefore needs to be given to whether the whole site could be released or only the net developable area with defensible and permanent boundaries. Little previously developed land on site. Visual impact moderate to significant but limited by the context of built form that surrounds it and few numbers of receptors.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| <p>The site performs well against the housing, sustainable travel and economic growth objectives but poorly against environmental objectives due to this being an undeveloped Green Belt site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <p>Site considered appropriate to consider further due its contribution to the strategy, lack of overriding constraints and limited landscape value, although there would be a loss of visual amenity for surrounding properties; the recommendations of the Stage 2 GBA, which concluded it could be released without harming the integrity of the Green Belt; the context of the site in proximity to other residential development; and the sustainability of the site. Whilst the site did not perform well against many of the environmental objectives in the SA, this is because it is undeveloped open land. The benefits in contributing to a key aim of the spatial strategy to deliver housing, especially affordable, is an important factor in evaluating the SA scoring. Further consideration is required to look at the conclusions of the Green Belt Assessment Stage 2 which identified sub area 10-b with defensible boundaries, including allotments to the west which are considered an absolute constraint for this process, and whether the net developable area could be released with boundary strengthening.</p> |  |

| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                                                                                 |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Has the site been confirmed as available? | Unknown                                                                                                                                                                                                                                                         |
| Has the owner been contacted?             | No – contact required to check availability                                                                                                                                                                                                                     |
| Consideration of development phasing      | Site is fairly small so phasing is not likely to be a consideration                                                                                                                                                                                             |
| Comments                                  | Consideration of a potential access route into the site is required and whether this could be gained via Feltham Road to the south or Feltham Road and the small landholdings to the north, which appear to be in the same ownership but within the Green Belt. |
| Viability comments                        | No viability issues identified that could affect deliverability                                                                                                                                                                                                 |

| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 4.95 (1.67 net developable area)                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | No uses yet to be identified by landowner.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | Semi-urban character in a reasonably sustainable location. Site would lend itself to a residential use with a similar pattern of development to properties to the east, which accommodates development at approximately 22 dph. Densities could potentially be increased to 35 dph to maximise the efficient use of land yielding between 37-58 units. Development would however be dependent upon availability and gaining an access route into the site. |

### AS1/003 Staines Fire Station, Ashford

| Site Information                       |                                                                                                                                                                                                                                                |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 01/04/19                                                                                                                                                                                                                                       |
| Proforma last updated                  | 01/04/19                                                                                                                                                                                                                                       |
| Site ID                                | AS1/003                                                                                                                                                                                                                                        |
| Site name/ address                     | Staines Fire Station, Town Lane, Stanwell, TW19 7JP                                                                                                                                                                                            |
| Site area (ha)                         | 0.33                                                                                                                                                                                                                                           |
| Site description & context             | The site is occupied by Staines Fire Station which is being replaced by a new station facility at Fordbridge Road in Ashford. The site is occupied by a two storey building with a double fire engine garage, parking area and training tower. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                             |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                            |
| Site source                            | Officer search of urban area.                                                                                                                                                                                                                  |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                    |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site to meet community needs.                                                                                                                                                                                                                                                                                       |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. The site is close to Tesco Stanwell and Ashford Hospital. Impact on local health facilities is likely to increase.                                                                                                                   |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | The site is not within flood risk areas. The site is already developed so is likely to have limited impact on permeable surfaces. Small area of site has moderate level (1%, 1 in 100) surface water flood risk. The site is in an area (1km squared) whereby >75% is susceptible to groundwater flooding.                                         |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is not in agricultural use. Possible contamination from fire engine refuelling on site therefore requires investigation therefore development may enable remediation. The site is in an urban location so could achieve high density. |
| 5. To reduce air and noise pollution                                                                                                                      | 0     | No particular noise or air pollution effects. Potential increase in car movements.                                                                                                                                                                                                                                                                 |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                    |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                            |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                        |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Ashford. Bus stops are present along Town Lane and London Road. Development could potentially increase private vehicle use in the area.                                |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing construction. Suitable alternative site identified for fire station.                                                                                                          |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | Potential rise in impact on resources, emissions and carbon use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable and low carbon energy but may be too small. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Redevelopment would likely result in additional water consumption.                                                                                                                                                                     |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>  |      |                                                                                        |
|-----------------------------------------------------------------|------|----------------------------------------------------------------------------------------|
| Criteria                                                        | Met? | Comments                                                                               |
| Contributes to meeting housing requirement                      | 2    | The site could accommodate residential development on site but limited quantity.       |
| Meets specific needs                                            | 1    | Limited opportunity but may be able to accommodate some affordable units.              |
| Opportunities for higher density development, where appropriate | 3    | The site is within an urban area and could accommodate high density flats and housing. |
| Opportunities for infrastructure provision                      | 1    | Site likely to be too small.                                                           |
| Brownfield land                                                 | 3    | The site is previously developed and in the urban area.                                |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                              |
|-----------------------------------------------------------------------------------------------------------------------------|------|------------------------------|
| Criteria                                                                                                                    | Met? | Comments                     |
| Opportunities for mixed use development                                                                                     | 1    | Site likely to be too small. |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified.             |
| Additional factors                                                                                                          |      |                              |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 2                      | The site is brownfield and located within the urban area, providing the opportunity to provide housing in a reasonably sustainable location and close to transport facilities, in line with the preferred strategy. The site is unlikely to be big enough for infrastructure provision or mixed use but could accommodate high density development. Redevelopment would help to regenerate the area, particularly with recent development adjacent near Ashford Hospital. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is not within flood risk areas.</li> <li>Potential moderate level (1%, 1 in 100) surface water flood risk on small part of site</li> <li>The site is within an area whereby 75% is susceptible to groundwater flooding.</li> </ul>                                                                                                                                                                                                                                                                               |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Potentially contaminated.</li> <li>Current fire station erected in 1961. Site formerly had a 500 gallon diesel tank for refuelling fire engines. Whilst this was decommissioned in the mid-1970s, the current status of the tank is unknown (i.e. removed or in-situ). The nature of fleet refuelling, fleet maintenance and fire and accident training could have impacted the site.</li> <li>Investigation of contamination will be required and some remediation anticipated to make site suitable for use.</li> </ul> |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heathrow Noise Contours           | 3     | <ul style="list-style-type: none"> <li>• Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Heritage Assets                   | 3     | <ul style="list-style-type: none"> <li>• No impact on heritage assets identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape Character and Townscape | 3     | <ul style="list-style-type: none"> <li>• No landscape character issues identified. The site is adjacent to Staines Reservoirs and the Green Belt, however existing development on site and its enclosed nature are considered to limit impacts.</li> <li>• The surrounding area is urban in character with Ashford Hospital, Tesco and flatted development to the east. Residential development is present immediately opposite and further north and south</li> <li>• Redevelopment could enable the site to be more closely aligned with neighbouring residential uses. Sensitive and high quality design could ensure that development fits with the wider character.</li> <li>• Limited impact on townscape identified.</li> </ul> |

**Stage 2c – Open Space and Recreation Value**

- Based on Open Space Assessment

| Decision aiding questions                                                                      | Response     | Commentary                                                                                                      |
|------------------------------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------------------------------------------------|
| Does the site perform a recreation role?                                                       | No           | The site does not perform an open space or recreation role as it is currently occupied by Staines Fire Station. |
| What is the nature and quality of its role?                                                    | Fire station |                                                                                                                 |
| Is the site publically accessible?                                                             | No           |                                                                                                                 |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No           |                                                                                                                 |
| Overall open space score                                                                       |              | Qualitative Assessment/ Commentary                                                                              |
|                                                                                                | 3            | Not performing recreation or public access function.                                                            |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                 |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                      |
| Distance to primary school                                                                                                                                                                                                                             | 2     | Ashford Park Primary School                                                                                     |
| Distance to secondary school                                                                                                                                                                                                                           | 3     | Thomas Knyvett College                                                                                          |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 3     | Stanwell Road Surgery                                                                                           |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Tesco, Town Lane                                                                                                |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Staines – 13 minutes by bus                                                                                     |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Stop at Town Lane                                                                                               |
| Distance to train station with good service                                                                                                                                                                                                            | 2     | Ashford Rail Station                                                                                            |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with all services within the preferred maximum walking distance.    |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Potential to improve connectivity to Heathrow Airport to the north by public transport for employment purposes. |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | There may be a more long term opportunity to link pedestrian access into Ashford town centre from the site.     |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site scores reasonably well at Stage 2 – the site is in a sustainable location, close to residential development with local services largely within the preferred maximum walking distance. There are few non-absolute constraints, however ground surface water flood risk requires surveying as well as potential contamination. The site contributes moderately to the spatial strategy as could accommodate residential development at a high density on a brownfield site. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                        |
| The site performs well against the housing, health, land quality, employment and transport objectives. Neutral impacts are identified for biodiversity, heritage, open space and emissions objectives. The site performs negatively against water and flooding and employment objectives.                                                                                                                                                                                       |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| The site is located within the urban area and is deemed suitable for development. The site is in close proximity to existing residential use and could potentially                                                                                                                                                                                                                                                                                                              |

| <b>Stage 4</b>                                                                                                                                                                                                                                    |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| accommodate housing once available. The site generally performs positively in the sustainability appraisal with positive impacts on social, economic and some environmental objectives. Negative impacts identified in the SA could be mitigated. |  |
| Take forward for further consideration. The site is suitable for development.                                                                                                                                                                     |  |

| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Has the owner been contacted?             | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Consideration of development phasing      | Site is fairly small so phasing is not likely to be a consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Comments                                  | The site is owned by Thames Water and is part of a larger landholding that also covers Staines Reservoirs. Surrey County Council currently lease the site, with the arrangement that the land will be returned to Thames Water as land prior to use as a fire station.<br>Landowner has confirmed the availability of the site once the existing operations cease. The site is currently occupied by Staines Fire Station buildings however a new facility at Fordbridge Road will replace the existing fire station once completed. |
| Viability comments                        | Potential de-contamination works could impact viability.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 0.33                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Potential residential use.                                                                                                                                                                                                                                                                                                                                                                                               |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | The surrounding area is urban in character, with a mix of houses and flats nearby. The site could accommodate a mix of units in line with that required by the SHMA update. Development at West Plaza to the east is at 178 dph (152 units). Higher density development may therefore be appropriate on site, therefore if a density of 75-100 dwellings per hectare is assumed, the site could accommodate 23-30 units. |

## AS2/005 Land West of Edward Way, Ashford

| Site Information                       |                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 03/10/19                                                                                                                                                                                                                                                                                                                      |
| Proforma last updated                  | 03/10/19                                                                                                                                                                                                                                                                                                                      |
| Site ID                                | AS2/005                                                                                                                                                                                                                                                                                                                       |
| Site name/ address                     | Land to the west of Edward Way, Ashford, TW15                                                                                                                                                                                                                                                                                 |
| Site area (ha)                         | 1.88                                                                                                                                                                                                                                                                                                                          |
| Site description & context             | The site is currently occupied by fields at Edward Way which are allocated in the existing Core Strategy for public open space (A11). This land is used for grazing horses at present with no formal public access. The site fronts the A30 to the north with residential development adjoining to the east along Edward Way. |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                                                                                                           |
| Is the site previously developed land? | No                                                                                                                                                                                                                                                                                                                            |
| Site source                            | Green Belt stage 2 – identified for further consideration. Review of allocations in 2009 Allocations DPD.                                                                                                                                                                                                                     |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                         |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                     |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Opportunity to meet community needs through housing provision and travelling showpeople pitches.                                                                                                                        |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | 0     | The site is located to the north of Ashford with the site some distance from the town and sitting adjacent to London Road, which may not be considered safe for pedestrians.                                            |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | The site is not within flood risk areas. Loss of undeveloped permeable surfaces if developed. Limited to no surface water flood risk but the site is within an area whereby 75% is susceptible to groundwater flooding. |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | -     | The site is occupied by greenfield land. The site is partly in grazing use. Possible contamination from previous uses on site therefore requires investigation and possible remediation.                                |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                      |
| 5. To reduce air and noise pollution                                                                                                                                                      | 0     | No particular noise or air pollution effects, although a large portion of the site is adjacent to the A30. Development will increase emissions on site.                                                                                                                                                                                                                  |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity, although the site is adjacent to an SNCI to the south east. As the site is an open green field, it may hold some minor biodiversity value which would be lost if developed.                                                                                                                                  |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | Area of archaeological potential located to the north of the site but no positive or negative impacts identified.                                                                                                                                                                                                                                                        |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | -     | Re-development of the site could lead to the loss of an open green field although it is not publicly accessible. The site was allocated in the 2009 Core Strategy Allocations DPD for public open space with the timescale of 2009-2014, but has not materialised.                                                                                                       |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | 0     | The site is near to the urban area however is somewhat disconnected from local services as school fields to the west separate it from the wider urban area of Ashford. The site is considered to be somewhat sustainably located with services generally within the maximum walking distance, however the presence of the A30 to the north may discourage active travel. |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing construction. The existing use may provide some small scale agricultural income.                                                                                                                                                                                                                                |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | -     | Likely rise in impact on resources, emissions and carbon use. Potential to mitigate some of these through sustainable construction methods.                                                                                                                                                                                                                              |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                          |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                      |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                          | -     | Redevelopment would result in likely additional water consumption but potential to incorporate efficient water measures. |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>                                                              |      |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                |
| Contributes to meeting housing requirement                                                                                  | 3    | The site could make a notable contribution to meeting housing needs and that of the travelling community.               |
| Meets specific needs                                                                                                        | 3    | The site has the potential to provide pitches for travelling showpeople.                                                |
| Opportunities for higher density development, where appropriate                                                             | 1    | The site is near to the edge of the urban area however given its scale there is limited potential for higher densities. |
| Opportunities for infrastructure provision                                                                                  | 1    | Would require new access points. Limited opportunity for on-site provision due to small scale.                          |
| Brownfield land                                                                                                             | 1    | The site is Green Belt and undeveloped.                                                                                 |
| Opportunities for mixed use development                                                                                     | 1    | Housing needs likely to trump mixed use.                                                                                |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | Loss of site previously allocated for open space but has not materialised in the predicted timescale.                   |
| Additional factors                                                                                                          |      |                                                                                                                         |

| <b>Spatial Strategy Score</b> |                                                                                                                                                                                                                                                                      |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                         | Comments                                                                                                                                                                                                                                                             |
| 2                             | The site is Green Belt land but was recommended for further consideration in Stage 2 of the Green Belt Assessment. The site would however provide the opportunity to provide much needed pitches for travelling showpeople in a sustainable and accessible location. |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                               |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                    |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is not within flood risk areas.</li> <li>Limited surface water flood risk.</li> <li>The site is within an area whereby 75% is susceptible to groundwater flooding.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                  |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>The site does not have a biodiversity designation but is adjacent to an SNCI</li> </ul>                                                                                                |
| Agricultural Land Classification                                                                                                                                                                                         | 1     | <ul style="list-style-type: none"> <li>The site is not within agricultural use (used for grazing) but mapping does indicate that part of the site is grade 1 therefore requires further investigation.</li> </ul>             |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Potentially contaminated from previous uses therefore further investigation is required and some remediation anticipated to make site suitable for use.</li> </ul>                     |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside 66 Leq noise contour.</li> </ul>                                                                                                                                          |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                  |
| Landscape Character and Townscape                                                                                                                                                                                        | 2     | <ul style="list-style-type: none"> <li>Significant greenspaces within urban areas</li> <li>Area of Green Belt</li> </ul>                                                                                                      |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |          |                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |          |                                                                                                                                                                           |
| Decision aiding questions                                                                      | Response | Commentary                                                                                                                                                                |
| Does the site perform a recreation role?                                                       | No       | Not publicly accessible and used for grazing. Adjacent to school playing fields.<br><br>Allocated in 2009 Allocations DPD but did not materialise in 2009-2014 timescale. |
| What is the nature and quality of its role?                                                    | Grazing  |                                                                                                                                                                           |
| Is the site publicly accessible?                                                               | No       |                                                                                                                                                                           |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No       |                                                                                                                                                                           |
| Overall open space score                                                                       |          | Qualitative Assessment/ Commentary                                                                                                                                        |
|                                                                                                |          | 3<br>The site does not perform a recreation role.                                                                                                                         |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                     |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                          |
| Distance to primary school                                                                                                                                                                                                                             | 2     | Ashford Park Primary School.                                                                                                        |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Thomas Knyvett Secondary School.                                                                                                    |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Stanwell Road Health centre.                                                                                                        |
| Distance to local convenience retail                                                                                                                                                                                                                   | 2     | Tesco Extra, Town Lane.                                                                                                             |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Staines-upon-Thames.                                                                                                                |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 2/3   | Whilst a bus stop is located 150m from the site, services only run to Ashford Hospital where there are a wider variety of services. |
| Distance to train station with good service                                                                                                                                                                                                            | 2     | Ashford rail station.                                                                                                               |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | Links along London Road into Staines. A new access point would need to be created onto the A30.                                     |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | None.                                                                                                                               |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Improvements to active travel and bus services along A30/London Road.                                                               |

| <b>Stage 3</b>                                                                                                                                                                                                       |       |                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only                                                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                                                                                                                    |
| Criteria                                                                                                                                                                                                             | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                         |
| Green Belt Assessment Stage 1 score                                                                                                                                                                                  | 1     | Strongly performing – Local Area 8                                                                                                                                                                                                                                                                                                                                                 |
| Green Belt Assessment Stage 2 score                                                                                                                                                                                  | 3     | Weakly performing; less important to the wider strategic Green Belt. Recommended for further consideration – sub area 8-b                                                                                                                                                                                                                                                          |
| Qualitative Assessment                                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                    |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> |       | The site is considered to be less important within Stage 2 on the basis that it performs weakly against the NPPF purposes. Release of the wider sub-area would result in the designation of boundaries of the same strength however if the site alone were to be released, boundaries would require strengthening as a small fence currently separates the site from the sub area. |

| Stage 3b – Previously Developed Land                                                                                                       |                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Total site area                                                                                                                            | 1.88ha                                                                           |
| Amount of PDL (%)                                                                                                                          | 0%                                                                               |
| Qualitative Assessment                                                                                                                     |                                                                                  |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | The site is an open field currently used for grazing with no built form present. |
| Overall PDL Score                                                                                                                          | 1                                                                                |

| Stage 3c – Visual Amenity                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Current landscape                                                                                                                                                                                              | The site is part of a large area of Green Belt and is surrounded by built development to the east. School playing fields are situated to the south and west with a cemetery further north across the A30. The built up area of Ashford is located further west.                                                                                                                                                                                                                                            |
| Existing valued features, vegetation and infrastructure                                                                                                                                                        | Open grazing field with several shrubs and small trees. The majority of the site is occupied by grass.                                                                                                                                                                                                                                                                                                                                                                                                     |
| Sense of tranquillity, remoteness and rural character                                                                                                                                                          | Proximity to London Road means that there is a limited sense of remoteness.                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Existing visibility of site <ul style="list-style-type: none"> <li>Consider current screening</li> <li>Truncated/no view</li> <li>Partial view</li> <li>Open view</li> </ul>                                   | There are some open views into the site along the A30, however this is restricted in places due to the presence of vegetation. Properties to the west along Edward Road also have some open views into the site. At present there are also open views from the school fields to the south.                                                                                                                                                                                                                 |
| Sensitivity of site and wider landscape                                                                                                                                                                        | The sensitivity of the site is considered to be mixed, as it does provide a sense of openness with long views across the school playing fields to the south, however the presence of school buildings in the distance limit the sense of rurality. The existing use is largely rural however the built form present to the east and the A30 road to the north create a somewhat urban character. Overall, the strong visual links to the wider settlement limit the sensitivity of the site and landscape. |
| Significance of Visual Impacts (qualitative)                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Visual effect of the development <ul style="list-style-type: none"> <li>Nature of the proposal</li> <li>Siting</li> <li>Size</li> <li>Design</li> <li>Position and distance from which it is viewed</li> </ul> | Redevelopment of the land for housing and pitches would permanently change the site and its visual impact. The site is immediately adjacent to the A30 road and development along Edward Way therefore would be readily visible. As the site is currently open grazing land, redevelopment would significantly alter its character and become increasingly urban. The development of a new access road will                                                                                                |

| Stage 3c – Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Officer judgment where info not all available</li> </ul>                                                                                                                                                                                                                                                                                                          | increase views into the site, with the reasonably small size of the site likely to provide limited opportunities for development to be set back.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>Visual receptors</p> <ul style="list-style-type: none"> <li>Location and context of viewpoint</li> <li>Expectations and occupation or activity of receptor</li> <li>Importance of view</li> </ul>                                                                                                                                                                                                     | <p>There are a number of properties located immediately to the west along Edward Way, with somewhat open views. The site is likely to provide some visual relief from the surrounding built form. There are also views from the school to the south and more distant views for housing along Lodge Way further west, but this is some 200m away. The impact on the school is expected to be medium as the associated use is not constant, whereas for properties along Edward Way the impact is expected to be high due to the nature of the use. The site is immediately adjacent to London Road however experiences from this location are temporary through the use of vehicles.</p> |
| <p>Magnitude of impacts</p> <ul style="list-style-type: none"> <li>Scale of change in view</li> <li>Contrast/integration with existing features</li> <li>Duration and nature of effect</li> <li>Angle of view in relation to main activity of receptor</li> <li>Distance of viewpoint from proposed development</li> <li>Visibility of change</li> <li>Extent of view occupied by development</li> </ul> | <p>The change of view from an open field to built development would result in a permanent change in view from London Road and the properties to the east and further west of the site. Given the presence of existing housing to the east, there could be an opportunity for the site to be integrated, however the change from the existing use is expected to be significant. A new access road into the site will considerably increase views into the site.</p>                                                                                                                                                                                                                     |
| <p>Significance of impacts</p> <ul style="list-style-type: none"> <li>Refer to Table 8 of methodology</li> </ul>                                                                                                                                                                                                                                                                                         | It would be considered to be a major impact on visual amenity were the site be developed for views from London Road and the adjoining properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Potential mitigation measures                                                                                                                                                                                                                                                                                                                                                                            | Mitigation could consist of boundary strengthening to increase the screening of the site. The site could also be sensitively laid out to limit impacts for nearby receptors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Overall visual amenity score                                                                                                                                                                                                                                                                                                                                                                             | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Commentary                                                                                                                                                                                                                                                                                                                                                                                               | <p>The change from open grazing field to built form would result in a significant change, particularly for nearby receptors along Edward Way, the school fields to the south, the A30 road to the north and properties further west. The site does however possess somewhat of an urban character due to the presence of built form immediately to the east and longer views to the built up area of Ashford.</p>                                                                                                                                                                                                                                                                       |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <p>Site scores reasonably well at stage 2 as will help to meet community needs and was identified as an area of weakly performing Green Belt, thus contributing moderately to the spatial strategy. There are not considered to be any overriding non-absolute constraints on site, however further investigation of the agricultural land classification is required. The site does not perform an open space role but was allocated in the 2009 Allocations DPD, but did not materialise. The site is considered to be somewhat reasonably sustainably located but services are generally above the desired walking distance.</p>                                                                                                                                                                                                                                                                                                  |  |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <p>Site has been identified in Stage 2 of the GBA as being one for which consideration could be given as to whether the site should be deemed suitable for release. Stage 2 states that the site meets the main purposes weakly.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| SA Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| (note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <p>The site scores well against some criteria as would help to meet the housing needs of community groups. The site performs negatively against the majority of environmental objectives as is currently open Green Belt land.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <p>The site is located on the edge of the Ashford urban area. The site is within Green Belt and is occupied by an open grazing field. It is however adjacent to built form and therefore possesses a semi-urban character, with several urban influences acting on it. The site is not considered to make an important contribution to the wider strategic Green Belt and is weakly performing. Additional screening measures could reduce the impacts of development.</p> <p>The site is somewhat sustainably located, however there could be an opportunity to improve active travel links between the site and the wider built up area of Ashford. In addition, a new access road is required.</p> <p>The site would provide the opportunity to meet the specific needs of the community through the provision of dwellings and travelling showpeople pitches. As such, it should be taken forward for further consideration.</p> |  |

|                                           |                                                                                                                          |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                          |
| Has the site been confirmed as available? | Yes                                                                                                                      |
| Has the owner been contacted?             | Yes                                                                                                                      |
| Consideration of development phasing      | Site is reasonably small so may not be required, although it could be phased to account for the different uses proposed. |
| Comments                                  |                                                                                                                          |
| Viability comments                        | Development of housing on site is likely to improve the viability of accommodating pitches.                              |

| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 1.88                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | The landowner has indicated that the site could be available in the next 5 years for residential or commercial uses.                                                                                                                                                                                                                                                                                                              |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | <p>The site could potentially accommodate a mix of housing and travelling showpeople pitches. The location is considered to be appropriate for such a use with good potential for access onto the road network, although a direct access point would need to be accommodated.</p> <p>The site could potentially accommodate 15 houses and 15 travelling showpeople pitches, with the site partitioned to accommodate the mix.</p> |

## AT1/001 Hitchcock & King, Stanwell Road, Ashford

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 01/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Proforma last updated                  | 01/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Site ID                                | AT1/001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Site name/ address                     | Hitchcock and King, Stanwell Road, Ashford, TW15 3DX                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site area (ha)                         | 1.57                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site description & context             | A timber and builders' merchant (trade and retail) with associated warehouses and outdoor storage. To the north of the site is an informal park (owned and maintained by Spelthorne Borough Council) within the triangle created by Stanwell Road to the west, Church Road to the east and the builders' yard adjoining the third side. To the south of the site is the railway line and Ashford Station. The surrounding area is a mix of residential, commercial and education uses, and the site lies just north of Ashford High Street. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site source                            | Pre-application discussions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                             |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                         |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | ++    | Potential housing provision on site to meet community needs.                                                                                                                                                                                                                                                                |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. The site is adjacent to public open space, which could be enhanced. Impact on local health facilities is likely to increase.                                                                                  |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | The site is not within flood risk areas but there is a small risk of surface and groundwater flooding. Site is fully laid-to-hardstanding and therefore a residential redevelopment offers opportunities for permeable hard surfaces and garden areas that could improve the existing residual risk.                        |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is not in agricultural use. The site is potentially contaminated due to previous industrial uses therefore development may enable remediation. The site is in an urban location so could achieve high density. |
| 5. To reduce air and noise pollution                                                                                                                      | -     | Noise impact from railway line would need to be mitigated as it would affect the quality                                                                                                                                                                                                                                    |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                    |
|                                                                                                                                                                                           |       | of life for future residents. Potential reduction in HGV movements from current use in the wider area if the site is developed. Car movements could increase but this is a sustainable site in close proximity to public transport.                                                                                    |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                                                            |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                                                                |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                        |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Ashford and adjacent to the train station, plus nearby bus routes.                                                                                                                                                                                     |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | -     | Short-term employment and economic benefits from housing construction. The site is however currently in employment use and redevelopment would result in the loss of employment in the area if a suitable alternative site cannot be identified.                                                                       |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The current use is likely to have a somewhat notable impact on resources, emissions or carbon use and redevelopment would also likely result in notable resource use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable and low carbon energy. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Proposed use would likely result in additional water consumption.                                                                                                                                                                                                                                                      |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>                                                              |      |                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                              |
| Contributes to meeting housing requirement                                                                                  | 3    | The site could accommodate a sizeable residential development                                                         |
| Meets specific needs                                                                                                        | 2    | None identified but site large enough to consider meeting specific housing needs within the community.                |
| Opportunities for higher density development, where appropriate                                                             | 3    | The site is within an urban, sustainable location and would be expected to come forward as a high density development |
| Opportunities for infrastructure provision                                                                                  | 1    | Site likely to be too small.                                                                                          |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                               |
| Opportunities for mixed use development                                                                                     | 1    | Site likely to be too small.                                                                                          |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 2    | None identified, although a high quality residential scheme is likely to improve the appearance of the site           |
| Additional factors                                                                                                          |      |                                                                                                                       |

| <b>Spatial Strategy Score</b> |                                                                                                                                                                                                                                                                                               |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                         | Comments                                                                                                                                                                                                                                                                                      |
| 2                             | The site is brownfield and located within the urban area in a highly sustainable location close to transport facilities, in line with the preferred strategy. The site is unlikely to be big enough for infrastructure provision or mixed use but could accommodate high density development. |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                          |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                               |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is not within flood risk areas.</li> <li>Part 0.1%, part 1% surface water flood risk, mainly to north of site.</li> </ul>                                                                                                                |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                             |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                                                                                                                                          |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                             |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Potentially contaminated due to history of the site as a former gravel pit and railway goods yard</li> <li>Investigation of contamination will be required and some remediation anticipated to make site suitable for residential use.</li> </ul> |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heathrow Noise Contours           | 3     | <ul style="list-style-type: none"> <li>• Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Heritage Assets                   | 3     | <ul style="list-style-type: none"> <li>• No impact on heritage assets identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Character and Townscape | 2     | <ul style="list-style-type: none"> <li>• No landscape character issues identified.</li> <li>• The surrounding area is in a mix of uses, although Stanwell Road is mainly residential use. The site is occupied by industrial buildings, outdoor storage and hard standing, together with industrial-style security railings, therefore is somewhat out of character with the wider environment.</li> <li>• Redevelopment could result in a high quality scheme that improves the appearance of Stanwell Road</li> <li>• Limited impact on townscape identified.</li> </ul> |

**Stage 2c – Open Space and Recreation Value**

- Based on Open Space Assessment

| Decision aiding questions                                                                      | Response          | Commentary                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the site perform a recreation role?                                                       | No                | <p>The site does not perform an open space or recreation role as it is currently occupied by a builders' merchants. There is unlikely to be any opportunity to provide substantial open space on site but the site borders an area of public open space to the north that could be enhanced.</p> |
| What is the nature and quality of its role?                                                    | Retail/industrial |                                                                                                                                                                                                                                                                                                  |
| Is the site publically accessible?                                                             | No                |                                                                                                                                                                                                                                                                                                  |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No                |                                                                                                                                                                                                                                                                                                  |
| Overall open space score                                                                       |                   | Qualitative Assessment/ Commentary                                                                                                                                                                                                                                                               |
|                                                                                                | 3                 | Not performing recreation or public access function. The adjoining public open space could be enhanced as a result of redeveloping this site.                                                                                                                                                    |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                     |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                          |
| Distance to primary school                                                                                                                                                                                                                             | 3     | Clarendon Primary School                                                                                                                            |
| Distance to secondary school                                                                                                                                                                                                                           | 3     | Thomas Knyvett College                                                                                                                              |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 3     | Stanwell Road Surgery                                                                                                                               |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Ashford high street                                                                                                                                 |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Easy access to Staines by rail or bus                                                                                                               |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Church Road (Ashford's high street) is well served by bus links to a variety of destinations (Staines, Sunbury, Heathrow, Kingston etc.)            |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Adjacent to Ashford Railway Station                                                                                                                 |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services within the preferred maximum walking distance at the edge of a retail centre. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | None identified.                                                                                                                                    |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | The site has potential for direct pedestrian access to Ashford Station.                                                                             |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site scores well at Stage 2 – the site is in a highly sustainable location, close to residential development with local services all within the preferred maximum walking distance. There are few non-absolute constraints, however there is potential for land contamination. The site contributes moderately to the spatial strategy as could accommodate residential development at a high density on a brownfield, sustainable site. Benefits of a housing scheme need to be weighed against the possible loss of employment land, which although not within the defined Employment Area is still likely to be supporting a number of jobs. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| The site performs well against the housing, health, land quality and transport objectives. Neutral impacts are identified for biodiversity, heritage, open space, flooding and emissions objectives. The site performs negatively against                                                                                                                                                                                                                                                                                                                                                                                                       |

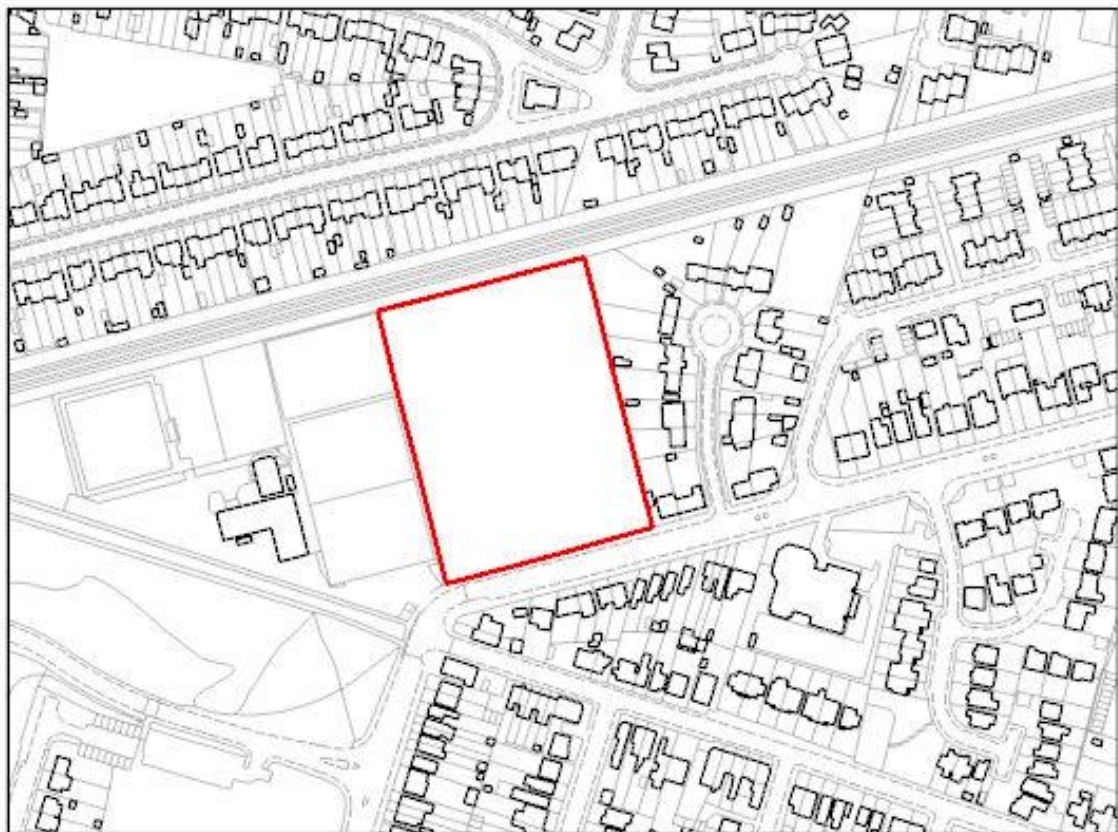
|                                                                                                                                                                                                                                                                                                                                                                      |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                       |  |
| employment/economy, water consumption and noise (due to railway line), although this could be mitigated by acoustic measures.                                                                                                                                                                                                                                        |  |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                  |  |
| The site is located within the urban area and its current commercial use is not considered to be well located, with residential uses nearby, and does not make efficient use of a highly sustainable site in close proximity to local services and public transport. The site is considered suitable for development and could accommodate high density development. |  |
| Take forward for further consideration. The site is suitable for development.                                                                                                                                                                                                                                                                                        |  |

|                                           |                                                                                                                                                                            |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                            |
| Has the site been confirmed as available? | Yes confirmed in 2019                                                                                                                                                      |
| Has the owner been contacted?             | Yes                                                                                                                                                                        |
| Consideration of development phasing      | Unlikely to require phasing                                                                                                                                                |
| Comments                                  | The landowner has confirmed the site's availability following on from previous pre-application discussions.                                                                |
| Viability comments                        | Relocation of existing business and remediation for any contaminated land could affect viability but costs unlikely to render a 200-unit scheme in this location unviable. |

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                |
| Site size (ha)                                                                                                                                                                                                                                        | 1.57                                                                                                                                                                                                                                                                                                                                           |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Residential scheme                                                                                                                                                                                                                                                                                                                             |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | Given the highly sustainable location and a lack of constraints that would reduce potential for a high density scheme, it is considered that a flatted development in the order of 200 units could be delivered on this site. This would be subject to a high standard of design, particularly to the road frontage and the park to the north. |

### AT1/002 Land east of Ashford Sports Club, Woodthorpe Road, Ashford

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 08/03/19                                                                                                                                                                                                                                                                                                                                                            |
| Proforma last updated                  | 11/03/19                                                                                                                                                                                                                                                                                                                                                            |
| Site ID                                | AT1/002                                                                                                                                                                                                                                                                                                                                                             |
| Site name/ address                     | Land east of Ashford Sports Club, Woodthorpe Road, Ashford, TW15 3JX                                                                                                                                                                                                                                                                                                |
| Site area (ha)                         | 1.15                                                                                                                                                                                                                                                                                                                                                                |
| Site description & context             | Open land within a wider sports club facility. Not laid out for a particular sport and appears unused. The land to the west is occupied by tennis courts, playing pitches, ancillary buildings and hardstanding for parking. To the east are residential properties in Ashford Close and to the north is the railway line. Woodthorpe Road is located to the south. |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                                                                                                                                                 |
| Is the site previously developed land? | No                                                                                                                                                                                                                                                                                                                                                                  |
| Site source                            | Call for Sites                                                                                                                                                                                                                                                                                                                                                      |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                        |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                    |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | ++    | Affordable housing scheme promoted.                                                                                                                                                                                                                                                                                                    |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Site is in a sustainable location close to local services in and around Ashford and Staines. Good access to public transport to reduce reliance on the car. Adjacent to sports club and close to public recreation facilities. No loss of recreation land (but noted that the sports club could use the land for recreation purposes). |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | -     | Site within flood zone 2 and potential loss of permeable land and introduction of hardstanding. Would need to include permeable surfaces and SuDS but unlikely to fully mitigate compared to undeveloped land.                                                                                                                         |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | -     | Development of site would not avoid development of greenfield over brownfield land. Site could be considered 'derelict' but potentially the choice of the sports club not to develop for their own use in anticipation that it could be released from GB                                                                               |
| 5. To reduce air and noise pollution                                                                                                                      | -     | Some noise impacts from railway line                                                                                                                                                                                                                                                                                                   |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                      |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                  |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                             | -     | Loss of green space.                                                                                                                 |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                  | 0     | None identified                                                                                                                      |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                           | -     | Loss of open space but not public and not of landscape character                                                                     |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                           | +     | Sustainable site in proximity to local services and public transport.                                                                |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                         | +     | Short-term employment and economic benefits from housing construction.                                                               |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                       | -     | Current use has little/no impact on resources, emissions or carbon use, although could be mitigated through sustainable construction |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                          | -     | Proposed use would result in additional water consumption                                                                            |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>  |      |                                                                                          |
|-----------------------------------------------------------------|------|------------------------------------------------------------------------------------------|
| Criteria                                                        | Met? | Comments                                                                                 |
| Contributes to meeting housing requirement                      | 3    | Housing use promoted                                                                     |
| Meets specific needs                                            | 3    | Affordable housing proposed and potential for sheltered housing                          |
| Opportunities for higher density development, where appropriate | 3    | Surrounding character is suburban but parts of the site could accommodate higher density |
| Opportunities for infrastructure provision                      | 1    | Site likely to be too small                                                              |
| Brownfield land                                                 | 1    | Open Green Belt site with no PDL                                                         |
| Opportunities for mixed use development                         | 1    | Site likely to be too small                                                              |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                 |
|-----------------------------------------------------------------------------------------------------------------------------|------|-----------------|
| Criteria                                                                                                                    | Met? | Comments        |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified |
| Additional factors                                                                                                          |      |                 |
| Site considered to be surplus by promoter – to be assessed against open space provision                                     |      |                 |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 2                      | Provision of affordable housing and/or sheltered housing for elderly people would contribute to the spatial strategy but the site is fairly small so its wider contribution towards infrastructure and other benefits would be more limited. Site not identified as 'open space' for the purposes of the Open Space Assessment but it could have potential for public open space if a deficit is identified, subject to the owner's agreement. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                     |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>Flood Zone 2</li> <li>Potential surface water flooding and ground water flooding</li> </ul>                                                             |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No issues identified</li> </ul>                                                                                                                         |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No issues identified</li> </ul>                                                                                                                         |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No issues identified</li> </ul>                                                                                                                         |
| Land and water contamination                                                                                                                                                                                             | 3     | No recorded past uses with contaminative potential. In accordance with NPPF would still require site investigation for redevelopment to ensure that the site is suitable for the proposed use. |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Outside noise contours</li> </ul>                                                                                                                       |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>No issues identified</li> </ul>                                                                                                                         |
| Landscape Character and Townscape                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>The site is not within a landscape character area</li> </ul>                                                                                            |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |                    |                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |                    |                                                                                                                                                                                                                                                                                               |
| Decision aiding questions                                                                      | Response           | Commentary                                                                                                                                                                                                                                                                                    |
| Does the site perform a recreation role?                                                       | No                 | The sports club provides a recreation function but the site itself is claimed by the promoter to be surplus and does not appear to be used for recreation purposes. It seems access is only derived via the sports club rather than publicly accessible. Not classified as open space in OSA. |
| What is the nature and quality of its role?                                                    | Open space         |                                                                                                                                                                                                                                                                                               |
| Is the site publicly accessible?                                                               | Does not appear so |                                                                                                                                                                                                                                                                                               |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No                 |                                                                                                                                                                                                                                                                                               |
| Overall open space score                                                                       |                    | Qualitative Assessment/ Commentary                                                                                                                                                                                                                                                            |
|                                                                                                |                    | 2<br>Loss of open space using the NPPF definition but not public and not used for recreation purposes.                                                                                                                                                                                        |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                   |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                        |
| Distance to primary school                                                                                                                                                                                                                             | 2     | Clarendon Primary school                                                                                                                                                                          |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Matthew Arnold School                                                                                                                                                                             |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 3     | Stanwell Road surgery                                                                                                                                                                             |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Convenience store on Woodthorpe Road                                                                                                                                                              |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Easy access to Ashford and Staines town centres. Bus access to Hounslow from bus stop opposite site                                                                                               |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Bus stop on Woodthorpe Road opposite site – two bus services (117 – Staines to Isleworth via Hounslow and 667 – Stanwell Moor to Staines at school times serving Matthew Arnold Secondary School) |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Ashford train station                                                                                                                                                                             |
| Qualitative Assessment                                                                                                                                                                                                                                 |       |                                                                                                                                                                                                   |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | None identified.                                                                                                                                                                                  |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Site located close to train station and bus routes – unlikely to require additional connectivity.                                                                                                 |

|                                                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 3</b>                                                                                                                                                                                                       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Applies to sites located within the Green Belt only                                                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Criteria                                                                                                                                                                                                             | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Green Belt Assessment Stage 1 score                                                                                                                                                                                  | 1     | Local Area 18 – strongly performing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Green Belt Assessment Stage 2 score                                                                                                                                                                                  | 3     | 18c – could be released without harming the performance of the wider Local Area and strategic Green Belt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Qualitative Assessment</b>                                                                                                                                                                                        |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> |       | At Stage 1, the wider Local Area performed strongly but the proposed site (together with the sports club) was considered at Stage 2 to be capable of release without affecting the wider Green Belt. Consideration would need to be given to whether the whole sports club site could be removed (as per the Stage 2 land parcel) or just the surplus field (as promoted). Either way, there exist internal boundaries of fences, hedges and trees that could be enhanced to create a new defensible boundary to subdivide the smaller site or the sports club site from the Local Area. The field already has a different character to the sports club and appears disassociated from it. |

|                                                                                                                                            |                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>Stage 3b – Previously Developed Land</b>                                                                                                |                                                    |
| Total site area                                                                                                                            | 1.15 ha                                            |
| Amount of PDL (%)                                                                                                                          | 0%                                                 |
| <b>Qualitative Assessment</b>                                                                                                              |                                                    |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | No PDL – open, unused field. No buildings visible. |
| Overall PDL Score                                                                                                                          | 1                                                  |

|                                                                                                                                                           |                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 3c – Visual Amenity</b>                                                                                                                          |                                                                                                                                                                                                                                     |
| <b>Baseline (qualitative)</b>                                                                                                                             |                                                                                                                                                                                                                                     |
| Current landscape                                                                                                                                         | Open field adjacent to sports club.                                                                                                                                                                                                 |
| Existing valued features, vegetation and infrastructure                                                                                                   | Overgrown with scrub, hedge and tree screening to Woodthorpe Road boundary.                                                                                                                                                         |
| Sense of tranquillity, remoteness and rural character                                                                                                     | Tranquillity affected by noise from railway line. Site is not particularly rural in character due to its small size and proximity to the sports club buildings and nearby residential development.                                  |
| Existing visibility of site <ul style="list-style-type: none"> <li>Consider current screening</li> <li>Truncated/no view</li> <li>Partial view</li> </ul> | Open views from railway. Views from upper floor windows of houses in Ashford Close to the east, Woodthorpe Road (separated by road itself) and Queens Walk (separated by railway line). Site not readily visible from sports ground |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| • Open view                                                                                                                                                                                                                                                                                                                                                                                                     | or at pedestrian/vehicle level from Woodthorpe Road due to fairly dense boundary screening.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Sensitivity of site and wider landscape                                                                                                                                                                                                                                                                                                                                                                         | Limited. Site is reasonably well contained and appears out of place within the suburban character of the area. The site is not particularly attractive from a visual perspective and is not publicly accessible.                                                                                                                                                                                                                                                                                                                                                                |
| <b>Significance of Visual Impacts (qualitative)</b>                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Visual effect of the development <ul style="list-style-type: none"> <li>• Nature of the proposal</li> <li>• Siting</li> <li>• Size</li> <li>• Design</li> <li>• Position and distance from which it is viewed</li> <li>• Officer judgment where info not all available</li> </ul>                                                                                                                               | A housing scheme is proposed. This would offer potential to retain and/or introduce planting to boundaries and landscape within the site of more visual quality than the existing scrub. The development could be designed to respect the suburban character of the surrounding area whilst increasing densities deeper into the site. Potential to improve existing views, subject to sensitive siting to avoid overlooking to neighbouring properties beyond the boundary.                                                                                                    |
| Visual receptors <ul style="list-style-type: none"> <li>• Location and context of viewpoint</li> <li>• Expectations and occupation or activity of receptor</li> <li>• Importance of view</li> </ul>                                                                                                                                                                                                             | The vantage points are limited to adjacent residential properties and the railway line. Whilst the residential properties would lose the green, open aspect to the rear of their properties, the appearance of the land is unkempt and not especially attractive, nor are these views considered important to be retained. The screening to Woodthorpe Road could be retained in parts, if appropriate, although not essential. A housing development would be seen in the context of other nearby buildings and would not appear out of place, whereas the existing site does. |
| Magnitude of impacts <ul style="list-style-type: none"> <li>• Scale of change in view</li> <li>• Contrast/integration with existing features</li> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> <li>• Distance of viewpoint from proposed development</li> <li>• Visibility of change</li> <li>• Extent of view occupied by development</li> </ul> | The change of view would be significant and permanent but limited by the context of the site in proximity to the surrounding suburban character of the area. A high quality design could be considered an improvement on the existing overgrown field. The change would be permanent, although it is likely receptors anticipated the development of the field at some point as it serves no current purpose and does not appear to have done so for many years. Passers-by on Woodthorpe Road have virtually no views into the site at present due to boundary screening.      |
| Significance of impacts <ul style="list-style-type: none"> <li>• Refer to Table 8 of methodology</li> </ul>                                                                                                                                                                                                                                                                                                     | Considered to be Moderate to Major/High due to the poor quality of the landscape and the limited number of receptors                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Potential mitigation measures                                                                                                                                                                                                                                                                                                                                                                                   | A residential development would offer opportunities to lay the site out sensitively and to include open spaces and boundary screening where appropriate                                                                                                                                                                                                                                                                                                                                                                                                                         |

| <b>Stage 3c – Visual Amenity</b> |   |
|----------------------------------|---|
| Overall visual amenity score     | 2 |
| Commentary                       |   |

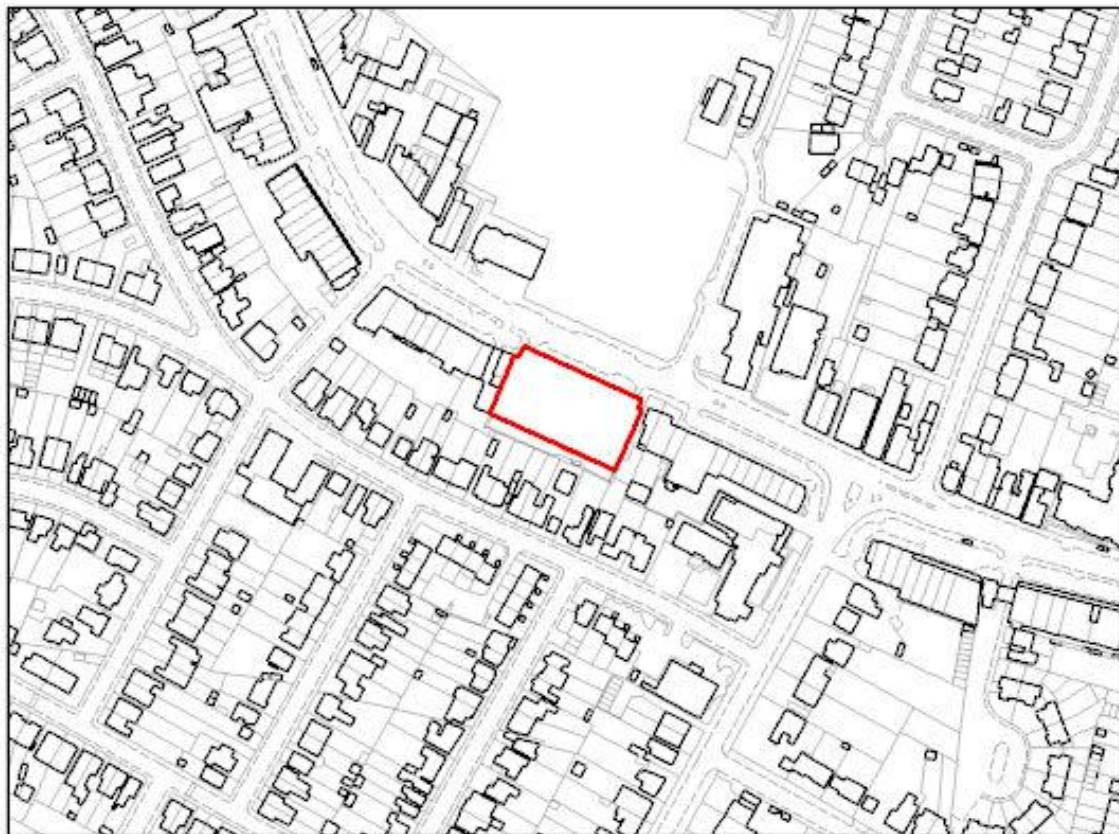
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| Site scores well at Stage 2 – reasonably sustainable, close to other residential use, few to none non-absolute constraints (subject to flood risk mitigation), loss of open space limited to views rather than recreation value. Contributes to spatial strategy due to housing use proposed and potential for specialist housing.                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| Site is strongly performing at GBA Stage 1 but recommended for release at Stage 2 as the Local Area could be subdivided without harming the integrity and performance of the Green Belt. Visual impact moderate to significant but limited by the poor visual quality of the site and the context of built form that surrounds it.                                                                                                                                                                                                                                                                                                                                                                                      |  |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| The site performs well against the housing, sustainable travel and economic growth objectives but poorly against environmental objectives due to this being an undeveloped Green Belt site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| Site considered appropriate to take forward due its contribution to the strategy; lack of overriding constraints; limited landscape value; the recommendations of the Stage 2 GBA, which concluded it could be released without harming the integrity of the Green Belt; the context of the site in proximity to other residential development; and the sustainability of the site. Whilst the site did not perform well against many of the environmental objectives in the SA, this is because it is undeveloped open land. The benefits in contributing to a key aim of the spatial strategy to deliver housing, especially affordable and/or for specific needs, is an important factor in weighing the SA scoring. |  |

| <b>Stage 4b – Deliverability</b>          |                                                                     |
|-------------------------------------------|---------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                                 |
| Has the owner been contacted?             | Yes submitted to call for sites                                     |
| Consideration of development phasing      | Site is fairly small so phasing is not likely to be a consideration |
| Comments                                  |                                                                     |
| Viability comments                        | No viability issues identified that could affect deliverability     |

| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 1.15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Affordable residential development and/or sheltered accommodation – 30-40 units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | Suburban character in a reasonably sustainable location. Site would lend itself to a residential use and could include sheltered housing for the elderly if such a use were supported by evidence of need. Promoter suggests 2 & 3 bed units at a density of 15-20dph, which would result in a yield of 17-23 units. It is considered that the site could accommodate a higher density scheme including flats, provided a high quality design were achieved and the siting would not negatively impact on existing residential property adjacent to the site. Noise from the railway line would need to be mitigated, potentially with screening, but the entirety of the site is developable. A density of around 35-55dph would yield appx 40-63 units. |

### AT3/007 Ashford Multi-Storey Car Park, Church Road, Ashford

| Site Information                       |                                                                                                                                                                                                                                                                                      |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 05/04/19                                                                                                                                                                                                                                                                             |
| Proforma last updated                  | 05/04/19                                                                                                                                                                                                                                                                             |
| Site ID                                | AT3/007                                                                                                                                                                                                                                                                              |
| Site name/ address                     | Ashford multi-storey car park, Church Road, Ashford, TW15 2TY                                                                                                                                                                                                                        |
| Site area (ha)                         | 0.2                                                                                                                                                                                                                                                                                  |
| Site description & context             | Existing multi-storey car park fronting onto the high street. Located between a row of shops, backing onto residential properties to the rear along Clarendon Road. Opposite the site was the now demolished Brooklands College which is due to be re-developed for residential use. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                   |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                  |
| Site source                            | Public owned land – Spelthorne Borough Council                                                                                                                                                                                                                                       |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                         |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                     |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | The site could support a housing of which some could be affordable                                                                                                                                                                                      |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Site is in a sustainable location with shops and services in close proximity. The site is also on major bus routes and is close to the rail station.                                                                                                    |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | Not within flood risk area. Small surface water flooding and the site is in an area (1km squared) whereby >75% is susceptible to groundwater flooding. Existing use has limited drainage, new systems could be used as part of development to mitigate. |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | No recorded contamination uses. Further site investigations are required. Development would enable PDL to be developed over greenfield land.                                                                                                            |
| 5. To reduce air and noise pollution                                                                                                                      | 0     | No significant change. Existing use generates vehicle movements.                                                                                                                                                                                        |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                             | 0     | Site has no impact either positive or negative on biodiversity.                                                                                                                                                                                         |
| 7. To conserve and enhance the historic                                                                                                                   | 0     | No impacts identified.                                                                                                                                                                                                                                  |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                              |
| environment, heritage assets and their settings.                                                                                                                                          |       |                                                                                                                                                                                  |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No impacts positive or negative identified.                                                                                                                                      |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | Sustainable site in proximity to local services and public transport in Ashford town centre.                                                                                     |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing construction. Potential for ground floor retail units which could contribute to economic growth. No employment on site. |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | Existing use has limited impact on resources. Residential development would have an impact on this however vehicle emissions are unlikely to be greatly increased.               |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Proposed use is likely to result in additional water consumption.                                                                                                                |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>                                                              |      |                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                   |
| Contributes to meeting housing requirement                                                                                  | 3    | Housing use could help meet the Borough's needs.                                                           |
| Meets specific needs                                                                                                        | 3    | Potential for affordable housing as the site is council-owned.                                             |
| Opportunities for higher density development, where appropriate                                                             | 3    | Surrounding character is urban. Site opposite being built to 88dph with a mix of two – five storey blocks. |
| Opportunities for infrastructure provision                                                                                  | 1    | Site likely to be too small.                                                                               |
| Brownfield land                                                                                                             | 3    | PDL in urban area.                                                                                         |
| Opportunities for mixed use development                                                                                     | 2    | Potential for ground floor to have retail uses with residential above.                                     |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified.                                                                                           |
| Additional factors                                                                                                          |      |                                                                                                            |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 2                      | Brownfield site for which a high density development could be possible. Brooklands College site opposite has permission for up to five stories and this could be replicated. The loss of this site would result in a reduction of parking spaces but parking is provided along the high street. The site is PDL in urban area and is in poor condition and development would contribute to local regeneration. Opportunity for mixed use with ground floor active frontages. |

#### Stage 2b – Non Absolute Constraints

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                        |
|-----------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flood Risk                        | 2     | <ul style="list-style-type: none"> <li>• Not in flood risk area</li> <li>• Surface water: Areas of 0.1% and 1% along the north and west boundary of site.</li> <li>• Groundwater: &gt;75%</li> </ul>                                              |
| Minerals/waste safeguarding       | 3     | <ul style="list-style-type: none"> <li>• No impact identified.</li> </ul>                                                                                                                                                                         |
| Biodiversity                      | 3     | <ul style="list-style-type: none"> <li>• Site performs a limited biodiversity role.</li> </ul>                                                                                                                                                    |
| Agricultural Land Classification  | 3     | <ul style="list-style-type: none"> <li>• No loss of agricultural land</li> </ul>                                                                                                                                                                  |
| Land and water contamination      | 3     | <ul style="list-style-type: none"> <li>• No previous uses associated with contamination. Further site investigation is required.</li> </ul>                                                                                                       |
| Heathrow Noise Contours           | 3     | <ul style="list-style-type: none"> <li>• The site lies outside of the 66 Leq noise corridor</li> </ul>                                                                                                                                            |
| Heritage Assets                   | 3     | <ul style="list-style-type: none"> <li>• None identified.</li> </ul>                                                                                                                                                                              |
| Landscape Character and Townscape | 3     | <ul style="list-style-type: none"> <li>• The site is located in a prominent location on Church Road but lacks visual appeal. Redevelopment would provide the opportunity to contribute to local regeneration with high quality design.</li> </ul> |

#### Stage 2c – Open Space and Recreation Value

- Based on Open Space Assessment

| Decision aiding questions                                   | Response | Commentary                 |
|-------------------------------------------------------------|----------|----------------------------|
| Does the site perform a recreation role?                    | No       | No recreation use on site. |
| What is the nature and quality of its role?                 | Car park |                            |
| Is the site publicly accessible?                            | -        |                            |
| Would the loss of the site result in replacement facilities | No       |                            |

| <b>Stage 2c – Open Space and Recreation Value</b>                                |   |                                                                                          |
|----------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul> |   |                                                                                          |
| of equivalent or better provision?                                               |   |                                                                                          |
| Overall open space score                                                         |   | Qualitative Assessment/ Commentary                                                       |
|                                                                                  | 3 | The site is occupied by a public carpark therefore does not perform any recreation role. |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                            |       |                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                  |
| Criteria                                                                                                                                                                                                                                          | Score | Commentary                                                                                       |
| Distance to primary school                                                                                                                                                                                                                        | 3     | Clarendon Primary school                                                                         |
| Distance to secondary school                                                                                                                                                                                                                      | 2     | Thomas Knyvett                                                                                   |
| Distance to health centre or GP surgery                                                                                                                                                                                                           | 3     | Studholme Medical Centre                                                                         |
| Distance to local convenience retail                                                                                                                                                                                                              | 3     | Co-op Ashford                                                                                    |
| Distance to major centres or centres of employment                                                                                                                                                                                                | 1     | Access to Staines in under 30 mins via train                                                     |
| Distance to bus stop with good service                                                                                                                                                                                                            | 3     | Bus stop near War Memorial on Church Road                                                        |
| Distance to train station with good service                                                                                                                                                                                                       | 3     | Ashford train station                                                                            |
| Qualitative Assessment                                                                                                                                                                                                                            |       |                                                                                                  |
| Potential impacts of planned infrastructure                                                                                                                                                                                                       |       | None identified.                                                                                 |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                        |       | Site located close to train station and bus routes – unlikely to require additional connectivity |

| <b>Stage 4</b>                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                           |
| Stage 2 summary                                                                                                                                                                                                                                                          |
| Site scores well at Stage 2 – sustainable location in centre of Ashford, close to existing residential properties, few non-absolute constraints, no loss of open space. Contributes to spatial strategy if redeveloped for housing and potential for specialist housing. |
| Stage 3 Summary                                                                                                                                                                                                                                                          |
| N/A                                                                                                                                                                                                                                                                      |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                 |
| The site performs well against the housing, sustainable travel and economic growth objectives. The site scores neutral against environmental objectives. Negative impacts expected on water consumption.                                                                 |

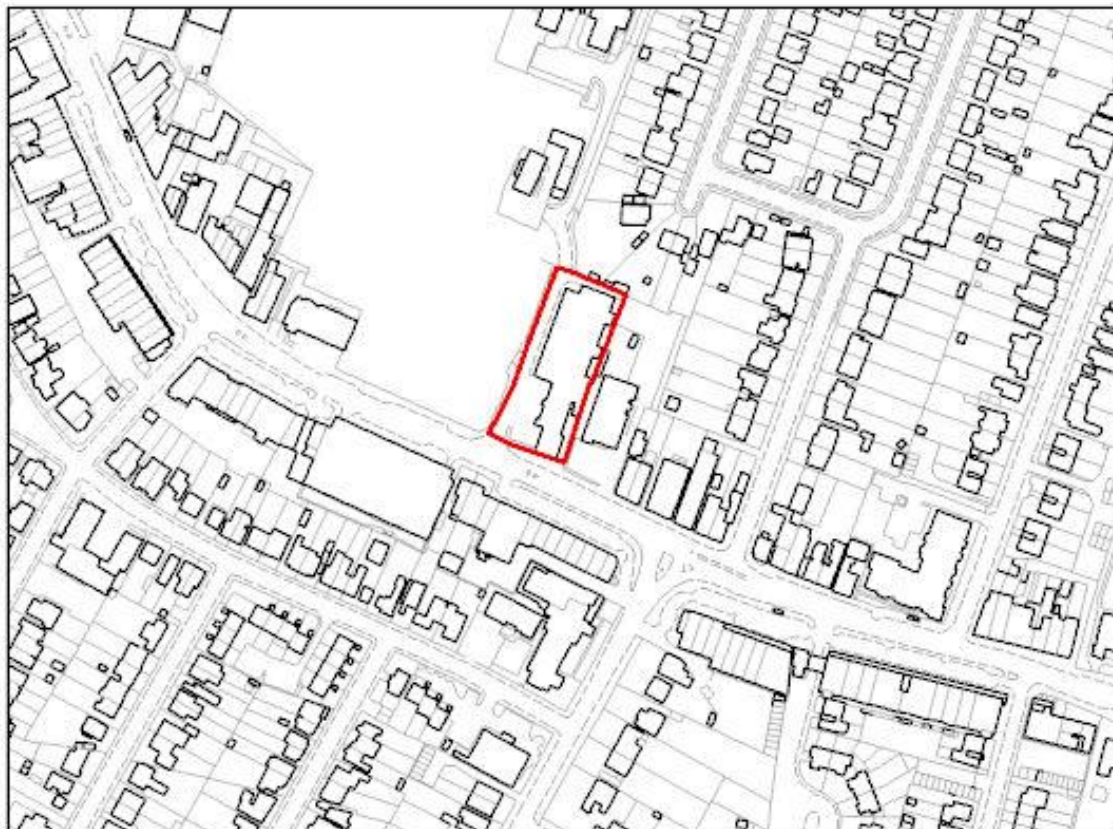
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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>Site considered appropriate to take forward due its contribution to the strategy; lack of overriding constraints; the context of the site in proximity to other residential development; and the sustainability of the site. The site either performed well in the SA or was considered to have a neutral impact due to the existing use.</p> <p>Site is considered to be available for development.</p> <p>Consideration needs to be given as to whether the existing provision can be re-provided within Ashford.</p> |

| Stage 4b – Deliverability                 |                                                                                                                                         |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                                                                                                     |
| Has the owner been contacted?             | Yes – owned by Spelthorne Borough Council                                                                                               |
| Consideration of development phasing      | Site is fairly small so phasing is not likely to be a consideration                                                                     |
| Comments                                  | Consideration needs to be given to the loss of car parking on Church Road and if it needs to be re-provided at an alternative location. |
| Viability comments                        | None identified.                                                                                                                        |

| Stage 4c – Site Capacity                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                  | 0.2                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                          | Residential use.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Council comments on potential use and yield <ul style="list-style-type: none"><li>• Location and character</li><li>• Type of development promoted</li><li>• Mix of units</li><li>• Density assumptions</li><li>• Net developable area</li></ul> | Site is well located in a sustainable location, close to local services and existing residential uses. The site opposite will see blocks of flats built up to 5 storeys. There is scope for a higher density scheme as the likely development will include flats. There could be a mixed use scheme with retail on the ground floor. Possible that existing car parking provision will need to be re-provided elsewhere. The site could accommodate up to 50 units. |

### AT3/009 Ashford Telephone Exchange, Church Road, Ashford

| Site Information                       |                                                                                                                                                                                                                                                                                                      |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 01/04/19                                                                                                                                                                                                                                                                                             |
| Proforma last updated                  | 01/04/19                                                                                                                                                                                                                                                                                             |
| Site ID                                | AT3/009                                                                                                                                                                                                                                                                                              |
| Site name/ address                     | Ashford Telephone Exchange, Church Road, Ashford, TW15 2TS                                                                                                                                                                                                                                           |
| Site area (ha)                         | 0.27                                                                                                                                                                                                                                                                                                 |
| Site description & context             | Telephone Exchange is located to the north of Church Road. The site is made up of three separate buildings with a parking area for approximately ten vehicles to the side. Site is adjacent to former Brooklands College site and Studholme Medical Centre and opposite the Co-op convenience store. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                   |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                  |
| Site source                            | Officer search of urban area                                                                                                                                                                                                                                                                         |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                         |
|-----------------------------------------------------------------------------------------|-------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                     |
| Is the site located or largely located within flood zone 3b?                            | No                      |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                      |
| Is the site an SNCI?                                                                    | No                      |
| Is the site located within ancient woodland*?                                           | No                      |
| Is the site located within a public safety zone?                                        | No                      |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                      |
| Comments                                                                                | No absolute constraints |

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                            |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                                                       | +     | Housing and potential affordable housing will contribute to strategy.                                                                                                                                                                                                                          |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                                                      | +     | Site is in a sustainable location close to local services in and around Ashford and Staines. Good access to public transport to reduce reliance on the car. Adjacent to health centre.                                                                                                         |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                                                            | 0     | Not within flood risk area. Small surface water flooding and the site is in an area (1km squared) whereby >75% is susceptible to groundwater flooding. Existing use has limited drainage, new systems could be used as part of development to mitigate.                                        |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | +     | Potential for some contamination impact due to light engineering type usage. In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use. Development would result in the use of brownfield land over greenfield land. |
| 5. To reduce air and noise pollution                                                                                                                                                      | 0     | No significant change. Existing use generates some vehicle movements.                                                                                                                                                                                                                          |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                   |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | Site has no impact either positive or negative on biodiversity.                                                                                                                                                                                                                                                       |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No impacts identified.                                                                                                                                                                                                                                                                                                |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No impacts positive or negative identified.                                                                                                                                                                                                                                                                           |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | Sustainable site in proximity to local services and public transport                                                                                                                                                                                                                                                  |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | 0     | Short-term employment and economic benefits from housing construction but loss of employment from telephone exchange if an alternative location cannot be identified.                                                                                                                                                 |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | Current use will have an impact on resources due to the technology within it but this is essential infrastructure and presumably will have to be relocated. If replaced with residential use there would also be use of resources and production of carbon emissions. The difference between the two uses is unknown. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Proposed use is likely to result in additional water consumption but potential increase with residential use.                                                                                                                                                                                                         |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>  |      |                                                                                                           |
|-----------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------|
| Criteria                                                        | Met? | Comments                                                                                                  |
| Contributes to meeting housing requirement                      | 3    | Housing use potential on site.                                                                            |
| Meets specific needs                                            | 2    | Potential for affordable housing but likely to be small scale.                                            |
| Opportunities for higher density development, where appropriate | 3    | Surrounding character is urban. Site opposite being built to 88dph with a mix of two – five storey blocks |
| Opportunities for infrastructure provision                      | 1    | Site likely to be too small                                                                               |
| Brownfield land                                                 | 3    | PDL                                                                                                       |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                             |
|-----------------------------------------------------------------------------------------------------------------------------|------|-----------------------------|
| Criteria                                                                                                                    | Met? | Comments                    |
| Opportunities for mixed use development                                                                                     | 1    | Site likely to be too small |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified             |
| Additional factors                                                                                                          |      |                             |

| Spatial Strategy Score |                                                                                                                                                                                                                                         |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                |
| 2                      | Urban site opposite former Brooklands College so potential to redevelop to similar density. Depending on viability could provide affordable housing. Use of brownfield land in a sustainable location fits with the preferred strategy. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                 |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                      |
| Flood Risk                                                                                                                                                                                                               | 3     | <ul style="list-style-type: none"> <li>Not in flood risk area</li> <li>Surface water: Areas of 0.1% and 1% along the north and west boundary of site.</li> <li>Groundwater: &gt;75%</li> </ul>                                                                  |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No impact identified.</li> </ul>                                                                                                                                                                                         |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>Site performs a limited biodiversity role</li> </ul>                                                                                                                                                                     |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No loss of agricultural land</li> </ul>                                                                                                                                                                                  |
| Land and water contamination                                                                                                                                                                                             | 3     | Site operated as a telephone exchange since at least 1950s. Potential for some impact due to light engineering type usage. In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use. |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>The site lies outside of the 66 Leq noise corridor.</li> </ul>                                                                                                                                                           |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>None identified</li> </ul>                                                                                                                                                                                               |
| Landscape Character and Townscape                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>Not within a character area</li> <li>The site is located within a prominent location in the centre of Ashford. The existing building dates from the 1950s and is deemed to offer limited townscape value.</li> </ul>     |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                          |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                               |
|                                                                                                                                                                                                                          |       | <ul style="list-style-type: none"> <li>Redevelopment would provide the opportunity to contribute to local regeneration in line with developments occurring in the wider area.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |            |                                                                |
|------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |            |                                                                |
| Decision aiding questions                                                                      | Response   | Commentary                                                     |
| Does the site perform a recreation role?                                                       | No         | No recreation use on site.                                     |
| What is the nature and quality of its role?                                                    | commercial |                                                                |
| Is the site publicly accessible?                                                               | -          |                                                                |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No         |                                                                |
| Overall open space score                                                                       |            | Qualitative Assessment/ Commentary                             |
|                                                                                                | 3          | Site is almost 100% built form and offers no recreation value. |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                     |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                          |
| 3                                                                                                                                                                                                                                                      | 3     | Clarendon Primary school                                                                            |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Thomas Knyvett                                                                                      |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 3     | Studholme Medical Centre                                                                            |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Co-op Ashford                                                                                       |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Easy access to Ashford and Staines town centres. Bus access to Hounslow from bus stop opposite site |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Bus stop near War Memorial on Church Road                                                           |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Ashford train station                                                                               |
| Qualitative Assessment                                                                                                                                                                                                                                 |       |                                                                                                     |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |                                                                                                  |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            | None identified.                                                                                 |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             | Site located close to train station and bus routes – unlikely to require additional connectivity |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                            |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                           |
| Site scores well at Stage 2 – sustainable location in centre of Ashford, close to new residential use (under construction), few to none non-absolute constraints (subject to flood risk mitigation), no loss of open space. Contributes to spatial strategy if redeveloped for housing and potential for specialist housing.              |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                           |
| N/A                                                                                                                                                                                                                                                                                                                                       |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                  |
| The site performs well against the housing, sustainable travel and health objectives. As a site in existing use as a telephone exchange it scored neutral on many other measures. Negative impacts expected on water use.                                                                                                                 |
| Overall conclusions                                                                                                                                                                                                                                                                                                                       |
| Site considered appropriate to take forward due its contribution to the strategy; lack of overriding constraints; the context of the site in proximity to other residential development; and the sustainability of the site. The site either performed well in the SA or was considered to have a neutral impact due to the existing use. |

| <b>Stage 4b – Deliverability</b>          |                                                                                  |
|-------------------------------------------|----------------------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                                              |
| Has the owner been contacted?             | Yes                                                                              |
| Consideration of development phasing      | Site is fairly small so phasing is not likely to be a consideration              |
| Comments                                  | The landowner has indicated that the site could become available in 11-15 years. |
| Viability comments                        | Relocating existing uses could potentially impact viability.                     |

| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 0.27                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | No specific uses identified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | <p>Site is well located in a sustainable location, close to local services and existing residential uses in Ashford town centre. The site adjacent will see blocks of flats built up to 5 storeys, indicating that the site could accommodate a similar density.</p> <p>There is scope for a high density scheme as the likely development will include flats and it is within a highly sustainable location with good transport links.</p> <p>If developed at 75 dph the site could accommodate 20 units.</p> |

## HS1/002 Land at Croysdale Avenue, Sunbury

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 06/03/2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Proforma last updated                  | 06/03/2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Site ID                                | HS1/002                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Site name/ address                     | Land at Croysdale Avenue, Sunbury, TW16 6QN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site area (ha)                         | 1.68                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site description & context             | <p>The site is currently an unused, predominantly unmaintained, green area characterised by trees and bushes. Along the Croysdale Avenue/Hazelwood Drive frontage there is a maintained green verge with dispersed trees.</p> <p>To north and to the east are suburban residential areas. To the west are the London Irish Training grounds with its facility building and surface level car park immediately adjacent to the site boundary.</p> <p>A public footpath and public right of way (School Walk) run to the south of the site with Sunbury cemetery beyond. An access lane runs from Croysdale Avenue alongside the west boundary through the site and joins the public footpath to the south.</p> |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Is the site previously developed land? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site source                            | Call for sites                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                                                       | ++    | The site has the potential for housing delivery, including a significant proportion of affordable housing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                                                      | 0     | There are no proposed infrastructure improvements that would enhance health and well-being, nor is the site considered large enough to support this but there are opportunities to link up the site with sustainable modes of travel. The site could potentially increase vehicle use in the area and have an impact on highway safety, although vehicle movements aren't expected to be significant. Loss of open space could negatively impact well-being but there could be opportunities for small scale provision. The integration of affordable and market housing could reduce inequalities. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                                                            | -     | The site is located within flood zone 1 and is considered to have low flood risk. Limited surface water flood risk. The site is in an area (1km squared) whereby >75% is susceptible to groundwater flooding. The site is greenfield and replacement with hardstanding and structures will impact on                                                                                                                                                                                                                                                                                                |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                                                                                                           |       | drainage at the site. Although this can be mitigated through permeable surfaces this is unlikely to fully mitigate compared to undeveloped land.                                                                                                                                                                                                                                                                                                                                                     |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | -     | <p>The site is not in agricultural use so will not have any impact on agricultural land. The site is undeveloped Green Belt therefore would not contribute to the efficiency of land use although the site is currently underused.</p> <p>The proposed development would yield 39 dph and as such is not considered to be particularly high density.</p> <p>The site is adjacent to the Vicarage Farm Landfill site with potential landfill gas issues. Ground gas protection measures required.</p> |
| 5. To reduce air and noise pollution                                                                                                                                                      | 0     | Development may potentially increase exposure to pollution however the effects are unlikely to be significant as the site is not located in close proximity to a main road. An air quality assessment is required.                                                                                                                                                                                                                                                                                   |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | -     | Whilst the site is not a designated biodiversity site the development of the site may result in the loss of existing trees and vegetation which may perform a habitat function. In terms of mitigation, development should be designed to retain trees and incorporate green corridors which link the site to wider greenfield. The site is also partially located within the Thames Valley BOA.                                                                                                     |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | Development is not considered to have any notable positive or negative impacts on heritage assets and the historic environment.                                                                                                                                                                                                                                                                                                                                                                      |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | -     | Development of the site would reduce the open character of the landscape, particularly from the west although the effects are somewhat reduced due to the presence of London Irish and the sports fields as well as the position of the site at the edge of the urban area. Screening would be required to limit the site's impacts on the wider area.                                                                                                                                               |
| 9. To promote sustainable modes of travel, improve accessibility to                                                                                                                       | 0     | The site is within 400m of a bus stop whilst a public right of way is present to the south of the site connecting it to Upper Halliford.                                                                                                                                                                                                                                                                                                                                                             |

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                      |
| public transport and reduce road congestion                                                                                                                                               |       | Services in Lower Sunbury are less than 2km walk.<br>The scheme will increase vehicle movements however these are not considered to be significant.<br>Development should look to increase connectivity and access to local sustainable transport modes. |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Construction job generation will have short term positive impacts.                                                                                                                                                                                       |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | -     | There may be opportunities to incorporate energy efficiency measures on site which could result in minor positive effects.<br>Development would increase energy use when compared to the existing use of open greenfield.                                |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Development would increase water use however the effects are largely unknown at present.<br>The site is not located in close proximity to any waterbodies therefore impacts during construction are not considered to be significant.                    |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>                     |      |                                                                                                                                    |
|------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                           | Met? | Comments                                                                                                                           |
| Contributes to meeting housing requirement                                         | 3    | 65 units promoted by the developer.                                                                                                |
| Meets specific needs                                                               | 3    | The site promoter has indicated that 50% affordable housing could be provided on site.                                             |
| Opportunities for higher density development, where appropriate                    | 1    | Semi-detached suburban character of the wider area. High density development not considered appropriate.                           |
| Opportunities for infrastructure provision                                         | 1    | Limited opportunities for on-site provision.                                                                                       |
| Brownfield land                                                                    | 1    | Undeveloped Green Belt land.                                                                                                       |
| Opportunities for mixed use development                                            | 1    | The site would be occupied by housing only.                                                                                        |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, | 2    | May be some small scale opportunities to provide on-site green space for public use however the benefits are expected to be minor. |

|                                             |   |  |
|---------------------------------------------|---|--|
| community benefits,<br>environmental gains) |   |  |
| Additional factors                          |   |  |
| Weakly performing Green Belt                | 3 |  |

### Spatial Strategy Score

| Score | Comments                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2     | The site would increase housing provision in the Borough and would provide the opportunity to provide a high proportion of on-site affordable housing. The site is weakly performing Green Belt and its release would not adversely affect the overall integrity of the Green Belt. It is not however PDL and would be unlikely to accommodate high density development or mixed use due to its character and small size. |

### Stage 2b – Non Absolute Constraints

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                       | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flood Risk                       | 2     | <ul style="list-style-type: none"> <li>• The site is not within a flood zone.</li> <li>• The site is in an area (1km squared) whereby &gt;75% is susceptible to groundwater flooding.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Minerals/waste safeguarding      | 3     | <ul style="list-style-type: none"> <li>• No constraint identified</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Biodiversity                     | 2     | <ul style="list-style-type: none"> <li>• Within Thames Valley BOA</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Agricultural Land Classification | 3     | <ul style="list-style-type: none"> <li>• Not best or most versatile agricultural land</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Land and water contamination     | 2     | <ul style="list-style-type: none"> <li>• The site is adjacent to the Vicarage Farm Landfill</li> <li>• There is potential for landfill gas issues to impact the site. Anticipate need for ground gas protection measures in any new development on-site.</li> <li>• Investigation of the adjacent site at redevelopment of the Scout Hut on School Walk identified some contamination within soils and remediation was required to make the site suitable for the development.</li> <li>• Investigation of contamination will be required and some remediation anticipated to make site suitable for use.</li> </ul> |
| Heathrow Noise Contours          | 3     | <ul style="list-style-type: none"> <li>• Site located outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Heritage Assets                  | 3     | <ul style="list-style-type: none"> <li>• No likely impacts upon historic environment identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                                   |   |                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landscape Character and Townscape | 2 | <ul style="list-style-type: none"> <li>• Site identified as 'River Floodplain' in Surrey Landscape Character Assessment.</li> <li>• Site located at edge of urban area and unlikely to have significant impacts on wider townscape. No significant features identified that could be impacted. Likely to have an urbanising effect but site currently occupied by overgrown field.</li> </ul> |
|-----------------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Stage 2c – Open Space and Recreation Value

- Based on Open Space Assessment

| Decision aiding questions                                                                      | Response | Commentary                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the site perform a recreation role?                                                       | No       | The site is largely occupied by overgrown vegetation and it not publically accessible. The public right of way along School Walk runs along the south of the site. There could be an opportunity to improve connectivity through the site and link up with local walking routes. |
| What is the nature and quality of its role?                                                    |          |                                                                                                                                                                                                                                                                                  |
| Is the site publicly accessible?                                                               | No       |                                                                                                                                                                                                                                                                                  |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No       |                                                                                                                                                                                                                                                                                  |
| Overall open space score                                                                       |          | Qualitative Assessment/ Commentary                                                                                                                                                                                                                                               |
|                                                                                                | 2        | The site does not perform a recreation role and is not publically accessible although there may be some degree of informal use. The site is largely covered by overgrown vegetation.                                                                                             |

### Stage 2d – Sustainable Location

- Note where there may be exceptions to broad principles
- Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity

| Criteria                                           | Score  | Commentary                                                   |
|----------------------------------------------------|--------|--------------------------------------------------------------|
| Distance to primary school                         | 3      | Hawkedale Primary School                                     |
| Distance to secondary school                       | 2      | Sunbury Manor School                                         |
| Distance to health centre or GP surgery            | 2      | Sunbury Group Practice                                       |
| Distance to local convenience retail               | 3      | Green Street local parade                                    |
| Distance to major centres or centres of employment | 2<br>3 | Staines – 40 minutes<br>Sunbury employment area – 11 minutes |
| Distance to bus stop with good service             | 3      | Croysdale Avenue                                             |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                       |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |                                                                                                                                                                                                                                                                       |                      |
| Distance to train station with good service                                                                                                                                                                                                            | 2                                                                                                                                                                                                                                                                     | Sunbury rail station |
| <b>Qualitative Assessment</b>                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                       |                      |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            | Though not in the immediate environs, the Shepperton Branch rail line could be could form part of Cross Rail 2 proposals, with stations in walking distance (less than 2km). This would provide opportunities for more sustainable modes of transport to be utilised. |                      |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             | Potential to improve pedestrian links into Sunbury                                                                                                                                                                                                                    |                      |

| <b>Stage 3</b>                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                            |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                            |
| Criteria                                                                                                                                                                                                             | Score                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Commentary                                                                 |
| Green Belt Assessment Stage 1 score                                                                                                                                                                                  | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Strongly performing local area 32                                          |
| Green Belt Assessment Stage 2 score                                                                                                                                                                                  | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Sub-area 32-f weakly performing and recommended for further consideration. |
| <b>Qualitative Assessment</b>                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                            |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> | <p>Whilst Local Area 32 performs strongly the sub area is enclosed and has a semi-urban character. The site is surrounded by built form to the north and east, with London Irish Rugby Club to the west and some buildings and allotments to the south.</p> <p>The release of the sub area would result in stronger boundaries than existing.</p> <p>Due to the limited size of the site there may be limited opportunities to improve access, however landscaping and small scale greenspace may be provided on site.</p> <p>Opportunities to link the site up using public rights of way may improve access to the remaining Green Belt.</p> |                                                                            |

| <b>Stage 3b – Previously Developed Land</b>                                       |                                                                                                                                            |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Total site area                                                                   | 1.68                                                                                                                                       |
| Amount of PDL (%)                                                                 | 0% (2% built form School Walk)                                                                                                             |
| <b>Qualitative Assessment</b>                                                     |                                                                                                                                            |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> </ul> | The site is currently occupied by overgrown vegetation include trees and shrubs. The site is not publicly accessible apart from the public |

| <b>Stage 3b – Previously Developed Land</b>                                                       |                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Consider impact of PDL on potential development</li> </ul> | <p>right of way running to the south of the site, therefore it is of little value from this perspective. The site does not contain any PDL as defined by the NPPF, although a small portion, the footpath along School Walk, is occupied by built form.</p> <p>Development on site would therefore not result in the use of PDL and would reduce the amount of Greenfield in the Borough.</p> |
| Overall PDL Score                                                                                 | 2                                                                                                                                                                                                                                                                                                                                                                                             |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Current landscape                                                                                                                                                                                                                                                     | The site comprises overgrown field with dispersed trees. The wider area of semi-urban character with strong visual links to the surrounding built form to the north, east and west. The dense vegetation contributes to a strong sense of enclosure.                                                                                                                                                                                                          |
| Existing valued features, vegetation and infrastructure                                                                                                                                                                                                               | School Walk in south of site.<br>Dense vegetation comprising trees and shrubs with a TPO in the north east of the site.                                                                                                                                                                                                                                                                                                                                       |
| Sense of tranquillity, remoteness and rural character                                                                                                                                                                                                                 | Semi-urban character with strong links to the surrounding built form, particularly housing to the north, east and west.                                                                                                                                                                                                                                                                                                                                       |
| Existing visibility of site <ul style="list-style-type: none"> <li>Consider current screening</li> <li>Truncated/no view</li> <li>Partial view</li> <li>Open view</li> </ul>                                                                                          | Enclosed nature – truncated view.<br>The site is well connected in visual terms to the built form in the north, east and west.                                                                                                                                                                                                                                                                                                                                |
| Sensitivity of site and wider landscape                                                                                                                                                                                                                               | The site is already considered to have a semi-urban character with housing to the north and east and London Irish Rugby Club facilities to the west. Development of the site is considered to have limited impact on the Green Belt performance of the land to the west.                                                                                                                                                                                      |
| Significance of Visual Impacts (qualitative)                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Visual effect of the development <ul style="list-style-type: none"> <li>Nature of the proposal</li> <li>Siting</li> <li>Size</li> <li>Design</li> <li>Position and distance from which it is viewed</li> <li>Officer judgment where info not all available</li> </ul> | <p>The site promoter has identified an opportunity for 65 units on site dispersed throughout. The properties would be inward facing with residential gardens backing onto each side of the site. Sensitive design will be required to ensure that overlooking distances along Lyndhurst Avenue are sufficient.</p> <p>The site is well-separated from properties along Hazelwood Drive to the north with notable grass verges on either side of the road.</p> |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Visual receptors</p> <ul style="list-style-type: none"> <li>• Location and context of viewpoint</li> <li>• Expectations and occupation or activity of receptor</li> <li>• Importance of view</li> </ul>                                                                                                                                                                                                             | <p>Properties along Hazelwood Drive will be directly opposite the site whilst residential gardens on the west side of Lyndhurst Avenue will back onto the site. Existing residents will be permanently affected however there is some existing screening. The public right of way along School Walk is identified as a sensitive receptor.</p> <p>To the west users of London Irish Training Ground will be impacted however effects will be temporary due to the commercial/ recreation use of the site. To the south east the effects on the existing scout hut and autism school are expected to be minor as they are not occupied or in use for extended periods of time.</p>                               |
| <p>Magnitude of impacts</p> <ul style="list-style-type: none"> <li>• Scale of change in view</li> <li>• Contrast/integration with existing features</li> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> <li>• Distance of viewpoint from proposed development</li> <li>• Visibility of change</li> <li>• Extent of view occupied by development</li> </ul> | <p>For the existing properties to the north and east views will be significantly impacted, although existing tree planting along Hazelwood drive somewhat screens the site from view. The existing site is of an enclosed nature with overgrown vegetation therefore mitigation could be implemented to reduce the severity of change if developed.</p> <p>Residents to the north and east would experience a change in direct view if the site was developed as proposed by the site promoter as the residential gardens face the site.</p>                                                                                                                                                                    |
| <p>Significance of impacts</p> <ul style="list-style-type: none"> <li>• Refer to Table 8 of methodology</li> </ul>                                                                                                                                                                                                                                                                                                     | <p>The existing properties to the north and east as well as the public right of way along School Walk are highly sensitive visual receptors whilst the London Irish facilities to the west and scout hut and autism school to the south are medium receptors.</p> <p>The site is currently occupied by overgrown vegetation, is of an enclosed nature and is considered to hold limited visual amenity value as there is already dispersed tree planting along the northern boundary, however development could result in a considerable visual impact, although opportunities may exist to improve the site's aesthetics along its boundaries.</p> <p>Impacts on visual amenity are considered to be high.</p> |
| Potential mitigation measures                                                                                                                                                                                                                                                                                                                                                                                          | <p>Tree planting and screening could be implemented along the northern and eastern boundaries of the site. Suitable separation distances should be provided.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Overall visual amenity score                                                                                                                                                                                                                                                                                                                                                                                           | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| <b>Stage 3c – Visual Amenity</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commentary                       | <p>Whilst the site is considered to perform a visual amenity role for properties along Hazelwood Road and Lyndhurst Avenue which are highly sensitive receptors, the site is currently overgrown and is not deemed to be of considerable quality. There are dispersed trees present along the northern boundary of the site which act as a screen. Development would need to mitigate significant negative visual impacts, particularly where it is viewed from residential areas. Commercial uses to the west and south east of the site are medium visual receptors whilst the public right of way along School Walk is a highly sensitive receptor.</p> <p>Overall, whilst there are highly sensitive visual receptors of the site, the existing overgrown vegetation is deemed to be of low quality and the site is of an enclosed nature therefore impacts are not considered to be highly significant. The gardens of the properties along Hazelwood Road and Lyndhurst Avenue back onto the site therefore there would be some separation between properties.</p> <p>If developed mitigation should be put in place to reduce any visual impacts through screening.</p> |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>The site contributes somewhat to the delivery of the spatial strategy as it is weakly performing Green Belt with approximately 65 units proposed. This would enable a range of local needs to be met. The site is unlikely to be able to accommodate high density development and is not previously developed land.</p> <p>There are no absolute constraints on site however the site is identified as contaminated therefore investigation and remediation are likely to be required.</p> <p>The site scores reasonably well against sustainable location criteria with services largely within 2km.</p>                                                                                                                                                                            |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>The site is weakly performing Green Belt as identified through Stage 2 of the Green Belt Assessment. Whilst the wider Local Area performs strongly, the release of the site is not expected to alter the performance of neighbouring Green Belt or its overall integrity. This is largely due to the site's enclosed nature. The site has a semi-urban character and has strong connections with surrounding built form.</p> <p>No part of the site is PDL and the site is considered to perform a moderate visual amenity role. Whilst highly sensitive receptors have been identified at properties to the north and east of the site, the site is currently occupied by overgrown vegetation and the visual value is of limited quality. There is some screening present from</p> |

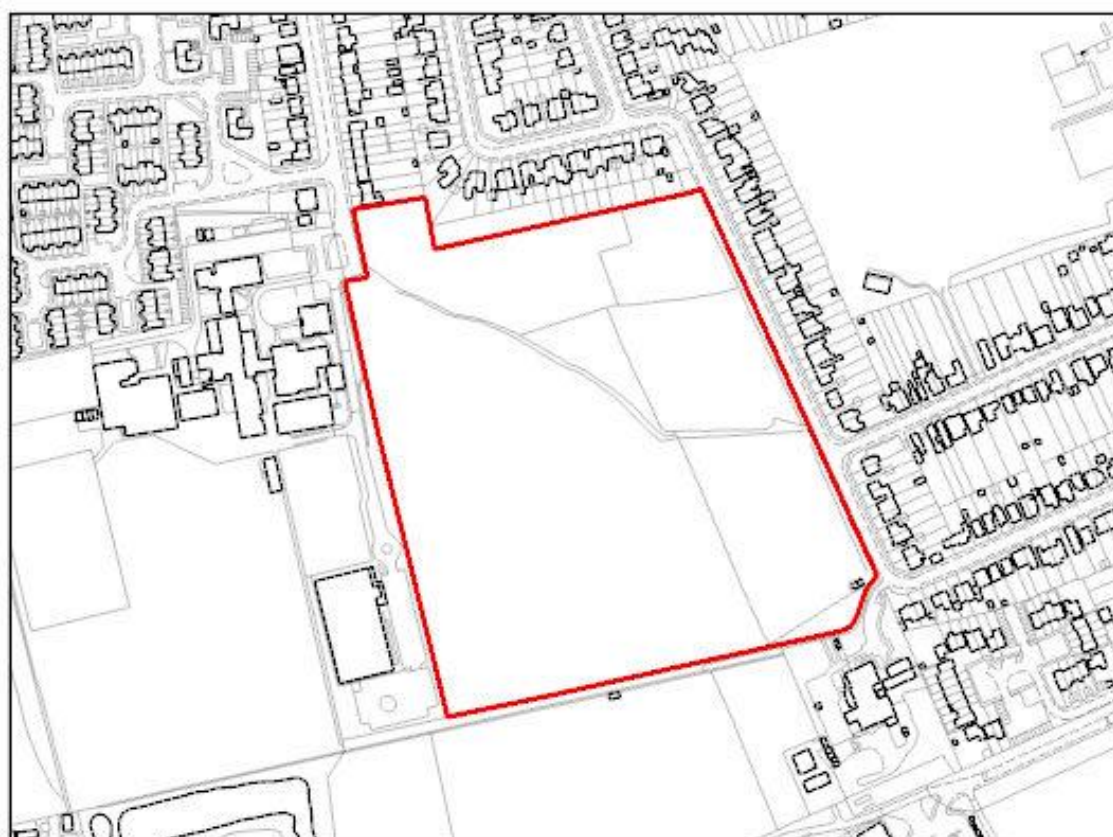
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| dispersed trees along the northern boundary of the site, however there are opportunities to improve views into site, along each boundary.                                                                                                                                                                                                                                                                                                                           |  |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                            |  |
| The site performs positively against housing and employment objectives but largely negative against environmental objectives due to the loss of open Green Belt land.                                                                                                                                                                                                                                                                                               |  |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| The site is weakly performing Green Belt therefore could potentially be released to accommodate residential development, including a significant portion of affordable housing. The site performs a moderate visual amenity role due to its overgrown nature and lack of quality. The site performs well against some SA objectives however negative impacts are expected on the environment. It is anticipated that these can be mitigated to an acceptable level. |  |
| Take forward for further consideration.                                                                                                                                                                                                                                                                                                                                                                                                                             |  |

|                                           |                                      |
|-------------------------------------------|--------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                      |
| Has the site been confirmed as available? | Yes                                  |
| Has the owner been contacted?             | Promoted through the call for sites. |
| Consideration of development phasing      | The site could be phased.            |
| Comments                                  |                                      |
| Viability comments                        | No issues identified.                |

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site size (ha)                                                                                                                                                                                                                                        | 1.68                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Residential use<br>65 units (50% affordable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | <p>The site is of semi-urban character and is located at the urban fringe with residential properties present to the north and east. Given that the site is surrounded by built form on three sides the site could be developed with a similar character to the surrounding.</p> <p>Densities as promoted by the developer would equal 39dph. Whilst acceptable, opportunities should be sought to maximise densities where appropriate.</p> <p>The site is considered potentially suitable for residential use (65 units). Development should be in keeping with the wider character of the area and should incorporate sufficient screening measures.</p> |

## HS1/010 Land to the South and West of Stratton Road, Sunbury

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 07/03/2019                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Proforma last updated                  | 07/03/2019                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site ID                                | HS1/010                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Site name/ address                     | Land to South and West of Stratton Road, Sunbury, TW16 6PG                                                                                                                                                                                                                                                                                                                                                                                  |
| Site area (ha)                         | 7.57                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site description & context             | The site is rectangular parcel of scrub land used for grazing.<br>Bishop of Wand School and Spelthorne Gymnastics gym are located to the west of the site. Residential properties abut the northern boundary, whilst Stratton Road defines the eastern site boundary with residential properties across the road. To the south there is further scrub land (Site HS1/003), the Royal Airforce Cadets building, and Hawkedale Infant School. |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Is the site previously developed land? | No                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site source                            | Call for sites                                                                                                                                                                                                                                                                                                                                                                                                                              |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | ++    | Approximately 200 homes. Ability to meet a range of needs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | 0     | GP within 10 minute walk. There may be opportunity for small scale on site provision of green space. Cedars Recreation Ground is less than 400m walk so there is opportunity for access to improve well-being. Local service provision is limited within the wider area therefore this is unlikely to promote sustainable modes of transport, with bus stops more than 400m walk.<br>Development is unlikely to tackle existing deprivation but integration of market and affordable housing could reduce inequalities. There are no proposed infrastructure improvements that would enhance health and well-being, nor is the site considered large enough to support this. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | -     | Not in flood risk area.<br>Very minimal risk of surface water flooding however potential ground water flood risk (part 50-75% and part +75%). Loss of permeable open land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | -     | The site is designated Green Belt and not PDL.<br>The site could potentially be grade 2 agricultural land which is the best and most versatile so further investigation required. No formal recorded uses for this land that could give rise to contamination but it is adjacent to the historic Vicarage Farm Landfill site and elevated levels of ground gases could be present. |
| 5. To reduce air and noise pollution                                                                                                                                                      | -     | Development is unlikely to reduce pollution with increased car use in the area. Exposure to noise pollution not considered significant. Minor negative impacts expected.                                                                                                                                                                                                           |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | -     | The current use of the site could perform a minor biodiversity role as it is an open green field. Site located within Thames Valley BOA. Small scale opportunities for on-site provision and enhancement.                                                                                                                                                                          |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | Neutral impacts on historic environment.                                                                                                                                                                                                                                                                                                                                           |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | -     | Area of greenfield contributing to open landscape of area. At edge of urban area so some urban influences giving the area a semi-urban character. Limited visual connections to wider countryside to the south.                                                                                                                                                                    |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | -     | There are no local services within the immediate vicinity of the site therefore car use is likely to increase. Bus stops are present more than 400m walk with a school and park in walking distance. Services in Sunbury less than 30 minute walk.                                                                                                                                 |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Construction job generation from house building. Short term benefits identified.                                                                                                                                                                                                                                                                                                   |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | -     | Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. The site has the potential and is of sufficient size to incorporate renewable energy technologies.                                                                                                                       |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                          |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                      |
|                                                                                                                                                           |       | <p>Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation.</p> <p>Potentially increased need to travel as services are generally more than 800m away.</p> |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                          | -     | Water use will increase. Site not near source protection zone so limited impact expected on water quality.                                                                                                                               |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>                                                              |      |                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                           |
| Contributes to meeting housing requirement                                                                                  | 3    | Mixed housing provision                                                                                                                            |
| Meets specific needs                                                                                                        | 3    | Opportunity for affordable housing etc.                                                                                                            |
| Opportunities for higher density development, where appropriate                                                             | 1    | Unlikely to achieve significant high densities due to wider character.                                                                             |
| Opportunities for infrastructure provision                                                                                  | 2    | Limited opportunities given size of site. Potential small scale provision.                                                                         |
| Brownfield land                                                                                                             | 1    | Green field land.                                                                                                                                  |
| Opportunities for mixed use development                                                                                     | 2    | Unlikely given wider character. Possible small scale convenience offer. Site promoter has indicated some employment use could be provided on site. |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | Likely limited. Could be small scale convenience provision.                                                                                        |
| Additional factors                                                                                                          |      |                                                                                                                                                    |
| Area recommended in combination for consideration                                                                           | 3    |                                                                                                                                                    |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2                      | The site provides the opportunity for large scale residential development and would help to meet specific needs of the community. There may be small scale opportunities for some commercial/service provision. The site does however form part of the Borough's open landscape and is greenfield but is recommended for further consideration with sub area 32-n as they play a lesser role than the Local Area, as set out in the Green Belt Assessment. There is deemed to be no harm to the integrity or performance of the wider Green Belt. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>No issues identified however some ground water flood risk.</li> </ul>                                                                                                                                                                                                                                                                                                                                     |
| Minerals/waste safeguarding                                                                                                                                                                                              | 1/2   | <ul style="list-style-type: none"> <li>Minerals safeguarding area: concreting aggregate</li> <li>This is a material planning consideration but does not rule out alternative development. The Mineral and Waste Planning Authority (Surrey County Council) will need to be consulted and the individual circumstances of the case will be taken into account.</li> <li>Mineral assessment required – able to overcome if no conflict.</li> </ul> |
| Biodiversity                                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Thames Valley BOA.</li> <li>Open space likely to provide informal biodiversity/habitat.</li> </ul>                                                                                                                                                                                                                                                                                                        |
| Agricultural Land Classification                                                                                                                                                                                         | 1     | <ul style="list-style-type: none"> <li>Potential Grade 2 therefore detailed survey required.</li> </ul>                                                                                                                                                                                                                                                                                                                                          |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Yes</li> <li>No formal recorded uses for this land that could give rise to contamination but it is adjacent to the historic Vicarage Farm Landfill site and elevated levels of ground gases could be anticipated.</li> <li>Any development of the site likely to require ground gas protection measures. Site investigation will be required of the site.</li> </ul>                                      |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside 66 Leq noise contours.</li> </ul>                                                                                                                                                                                                                                                                                                                                                            |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>No identified likely impacts on historic environment.</li> </ul>                                                                                                                                                                                                                                                                                                                                          |
| Landscape Character and Townscape                                                                                                                                                                                        | 2     | <ul style="list-style-type: none"> <li>Potential impact on landscape, although the site has a semi-urban character. The site is located outside of Sunbury and Upper Halliford</li> </ul>                                                                                                                                                                                                                                                        |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                 |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                          |       | <p>so the impact on the townscape is likely to be limited, although development would increase the overall urban character of the area.</p> <ul style="list-style-type: none"> <li>Site identified as 'River Valley Floor' in Surrey Landscape Character Assessment.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |              |                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |              |                                                                                                                                                                                                         |
| Decision aiding questions                                                                      | Response     | Commentary                                                                                                                                                                                              |
| Does the site perform a recreation role?                                                       | No           | The site is occupied by horse grazing land. Whilst the land could potentially be publicly accessed given the lack of gates or fencing on parts of the site, the site does not a formal recreation site. |
| What is the nature and quality of its role?                                                    | Grazing      |                                                                                                                                                                                                         |
| Is the site publicly accessible?                                                               | Not formally |                                                                                                                                                                                                         |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No           | Cedar's recreation ground less than 400m walk from the site.                                                                                                                                            |
| Overall open space score                                                                       |              | Qualitative Assessment/ Commentary                                                                                                                                                                      |
|                                                                                                |              | 2<br>Limited recreation role but may fulfil some informal open space role.                                                                                                                              |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                             |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                  |
| Distance to primary school                                                                                                                                                                                                                             | 3     | Springfield Primary School                                                                  |
| Distance to secondary school                                                                                                                                                                                                                           | 3     | Bishop Wand Church of England School                                                        |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Sunbury Group Practice                                                                      |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Nursery Road                                                                                |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Sunbury Cross/ Windmill Road employment areas.<br>Kingston upon Thames 30 minutes by train. |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 2     | Bus stops on Nursery Road or Green Street                                                   |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Upper Halliford Station                                                                     |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |                                                                                                                                                                                                                                                                       |
| Qualitative Assessment                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                       |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            | Though not in the immediate environs, the Shepperton Branch rail line could be could form part of Cross Rail 2 proposals, with stations in walking distance (less than 2km). This would provide opportunities for more sustainable modes of transport to be utilised. |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             | Potential to link with adjacent school or improve connectivity with other local services.                                                                                                                                                                             |

| <b>Stage 3</b>                                                                                                                                                                                                       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only                                                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Criteria                                                                                                                                                                                                             | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Green Belt Assessment Stage 1 score                                                                                                                                                                                  | 3     | Local area 32 strong but site identified as part of an area for further consideration (AC-13)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Green Belt Assessment Stage 2 score                                                                                                                                                                                  | 3     | Sub area 32-o performs moderately but identified with part of 32-n as an area in combination recommended for further consideration (RC-4).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Qualitative Assessment                                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> |       | <p>If released in combination, this would result in the designation of a boundary of similar strength to the existing inner Green Belt boundary, defined by a dense tree line to the south, access road partly to the west and the rectilinear, well-defined edges of existing development to the south-west and partly to the west. Subject to further strengthening of this existing tree belt to ensure its durability, it is considered that these features would be sufficiently recognisable and likely to be permanent.</p> <p>Could be opportunities to provide small scale publically accessible open space. Opportunities to improve access to remaining Green Belt may be dependent upon ownership.</p> <p>The site is less important to the strategic Green Belt.</p> |

| Stage 3b – Previously Developed Land                                                                                                       |                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Total site area                                                                                                                            | 7.57                                                                                                                                                                                                                            |
| Amount of PDL (%)                                                                                                                          | 0%                                                                                                                                                                                                                              |
| Qualitative Assessment                                                                                                                     |                                                                                                                                                                                                                                 |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | <p>The majority of the sub-area comprises a low-grade overgrown field with dispersed mature trees throughout.</p> <p>The site does however possess a semi-urban character and performs weakly against Green Belt purpose 3.</p> |
| Overall PDL Score                                                                                                                          | 3                                                                                                                                                                                                                               |

| Stage 3c – Visual Amenity                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                        |
| Current landscape                                                                                                                                                                                                                                                     | Low grade overgrown field.                                                                                                                                                                                                                                                                                                                                                             |
| Existing valued features, vegetation and infrastructure                                                                                                                                                                                                               | Mature trees on site.                                                                                                                                                                                                                                                                                                                                                                  |
| Sense of tranquillity, remoteness and rural character                                                                                                                                                                                                                 | Semi urban character on site reduces the sense of tranquillity. The site is adjacent to residential properties which subsequently limit the sense of remoteness.                                                                                                                                                                                                                       |
| Existing visibility of site <ul style="list-style-type: none"> <li>Consider current screening</li> <li>Truncated/no view</li> <li>Partial view</li> <li>Open view</li> </ul>                                                                                          | Open view, particularly from Stratton Road. Truncated view from Layton's Lane, however this is largely dependent on the existing vegetation present at the site.                                                                                                                                                                                                                       |
| Sensitivity of site and wider landscape                                                                                                                                                                                                                               | Development likely to lead to significant change and unlikely to be absorbed into the wider landscape.                                                                                                                                                                                                                                                                                 |
| Significance of Visual Impacts (qualitative)                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                        |
| Visual effect of the development <ul style="list-style-type: none"> <li>Nature of the proposal</li> <li>Siting</li> <li>Size</li> <li>Design</li> <li>Position and distance from which it is viewed</li> <li>Officer judgment where info not all available</li> </ul> | Large scale residential development likely to have significant impact. Sensitive design could increase separation distances and include screening to reduce the impacts on existing properties. From Stratton Road and the north east the visual effect will be significant with reduced views to the countryside to the south. From the south west impacts are considered to be less. |
| Visual receptors <ul style="list-style-type: none"> <li>Location and context of viewpoint</li> <li>Expectations and occupation or activity of receptor</li> <li>Importance of view</li> </ul>                                                                         | Housing along Stratton Road significant impact. A significant number of properties will be affected by the change therefore the view is considered to be somewhat important, however there is no/limited public access or rights of way on site so the impacts will be less from this perspective.                                                                                     |
| Magnitude of impacts <ul style="list-style-type: none"> <li>Scale of change in view</li> </ul>                                                                                                                                                                        | Significant change in view expected. The wider area is largely urban therefore development would fit somewhat with this character. Effects                                                                                                                                                                                                                                             |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Contrast/integration with existing features</li> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> <li>• Distance of viewpoint from proposed development</li> <li>• Visibility of change</li> <li>• Extent of view occupied by development</li> </ul> | will be permanent and for properties on Stratton Road views would be directly impacted.                                                                                                                                                                                                                                                                                                     |
| Significance of impacts <ul style="list-style-type: none"> <li>• Refer to Table 8 of methodology</li> </ul>                                                                                                                                                                                                                                             | Major visual impacts expected on visual amenity given the open views for properties along Stratton Road.                                                                                                                                                                                                                                                                                    |
| Potential mitigation measures                                                                                                                                                                                                                                                                                                                           | Screening with vegetation could be implemented as well as sensitive design to position development to have reduced impacts on the surrounding environment.                                                                                                                                                                                                                                  |
| Overall visual amenity score                                                                                                                                                                                                                                                                                                                            | 1                                                                                                                                                                                                                                                                                                                                                                                           |
| Commentary                                                                                                                                                                                                                                                                                                                                              | Whilst the site is considered to have a semi-urban character and is identified as an area of further consideration in the Green Belt Assessment, if developed this would result in significant visual change for existing properties on Stratton Road. It is however acknowledged that there is no right to a view and impacts may be reduced with adequate screening and sensitive design. |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>The site is a minerals safeguarding area which may constrain development therefore Surrey County Council need to be consulted. The site is identified as potentially Grade 2 agricultural land therefore further assessment is required. The site is considered to have a semi-urban character and development is likely to increase the overall urban character of the wider area. The site is identified as contaminated therefore further investigation is required, although remediation is considered likely to be possible.</p> <p>The site is generally considered to be located within a sustainable location with local services nearby, however distance to a major centre and bus stop is more than the preferred level.</p> |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>The site is identified as an area recommended for further consideration through the Green Belt Assessment stages 1 and 2. The majority of the site comprises low-grade overgrown field with dispersed trees. The sub-area that the site is located within has a strong sense of containment with strong perceptual and visual connections to the adjacent settlement edge.</p>                                                                                                                                                                                                                                                                                                                                                          |

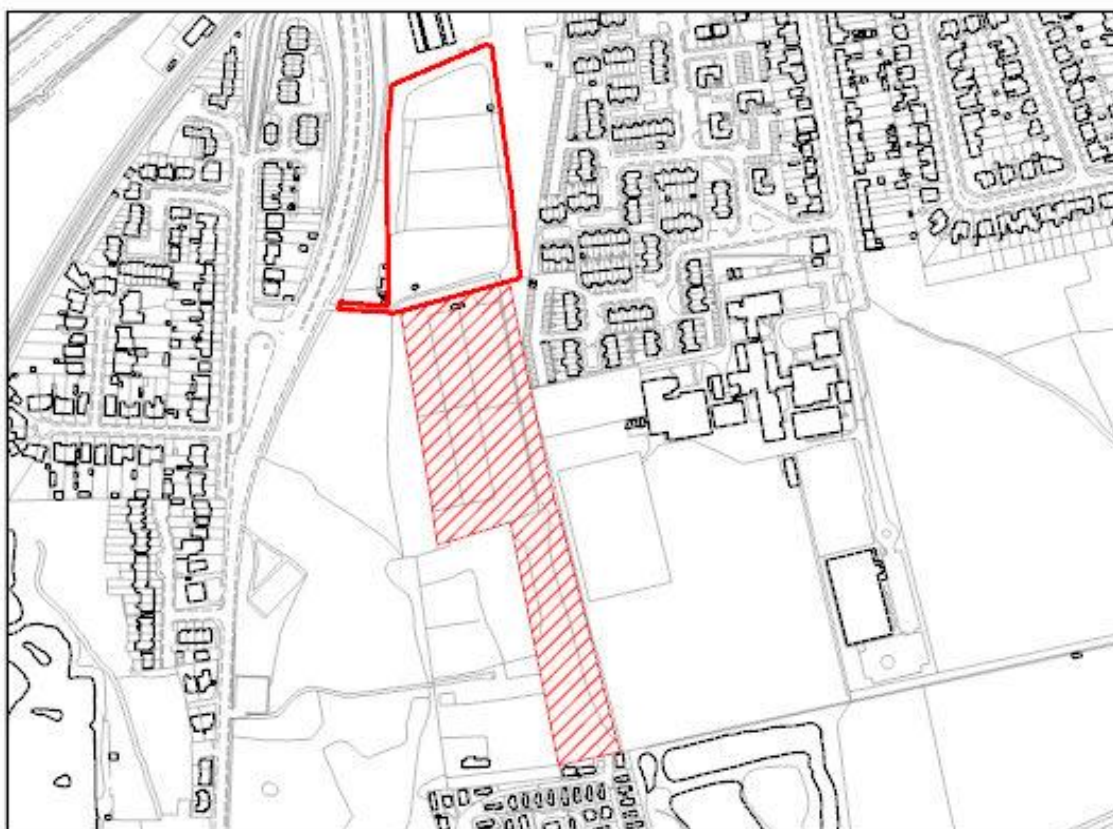
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| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| The site has a semi-urban character however development on site is considered to result in major visual amenity impacts, particularly for residents of Stratton Road. Impacts could be lessened with the use of screening.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| The site performs well against social and economic objectives but less so against environmental objectives as it is an open green field.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <p>In terms of Green Belt performance, the site is identified as an area for further consideration in combination with a parcel to the north west. The sub-area that the site is located within has a strong sense of containment with strong perceptual and visual connections to the adjacent settlement edge and has limited visual links with the wider countryside to the south, therefore there would be little impact upon the visual openness and rurality of neighbouring sub-areas 32-e and 32-n.</p> <p>The site is not subject to any major constraints, although it is an area for minerals safeguarding.</p> <p>The SA shows that the site would deliver a substantial number of new homes and would provide the opportunity to meet a mix of community needs. The site would however not result in the efficient use of land as it is greenfield. Development would need to improve sustainable transport links and reduce negative impacts on neighbouring development.</p> <p>The site contributes towards the spatial strategy as it would help to provide significant housing development and is identified as an area for further consideration through the Green Belt Assessment as it performs a 'less important' function.</p> <p>It is recommended that the site is taken forward.</p> |  |

|                                           |                                                 |
|-------------------------------------------|-------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                 |
| Has the site been confirmed as available? | Yes                                             |
| Has the owner been contacted?             | Promoted through the call for sites.            |
| Consideration of development phasing      | The site could be phased given its large scale. |
| Comments                                  |                                                 |
| Viability comments                        | No identified impacts on deliverability.        |

| Stage 4c – Site Capacity                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 7.57ha                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Residential use.<br><br>230-260 units at 35-40 dph.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | <p>The site could accommodate a significant number of dwellings in line with the character of the wider area. A high proportion of affordable housing should be included on site given the site's current Green Belt designation and opportunity to meet community needs.</p> <p>If developed at 40 dph the site could accommodate 303 units. This is likely to be reduced however to account for any open space provision or commercial uses on site given its large scale.</p> <p>At least 230 units could be developed on site.</p> |

## HS1/012 Land East of Upper Halliford Road, Nursery Road, Sunbury

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 20/03/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Proforma last updated                  | 20/03/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site ID                                | HS1/012                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Site name/ address                     | Land East of Upper Halliford, Nursery Road, Upper Halliford, TW16                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site area (ha)                         | 3.93                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site description & context             | <p>The site is linear in shape and is currently occupied by an open field used for equestrian grazing, with several structures on site associated with this use. The site is located to the west of Upper Halliford Road, east of The Bishop Wand Secondary School and is bound by trees and hedging.</p> <p>The land adjoins residential to the east, south and west The Bishop of Wand Church of England Secondary School to the south east. Upper Halliford Park is located further south west.</p> |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Is the site previously developed land? | No however there are some small scale structures on site.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site source                            | Call for Sites                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                         |
|-----------------------------------------------------------------------------------------|-------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                     |
| Is the site located or largely located within flood zone 3b?                            | No                      |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                      |
| Is the site an SNCI?                                                                    | No                      |
| Is the site located within ancient woodland*?                                           | No                      |
| Is the site located within a public safety zone?                                        | No                      |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                      |
| Comments                                                                                | No absolute constraints |

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                              |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                                                       | +     | Housing scheme or assisted living scheme promoted.                                                                                                                                                                                                                                                                               |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                                                      | +     | Site is in a reasonably sustainable location close to some local services in and around Upper Halliford and Sunbury which could facilitate active lifestyles. Good access to bus routes to reduce reliance on the car, although services could be more frequent. Could increase links to Upper Halliford Park to the west.       |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                                                            | -     | Not within flood zone. Part of site at 50-75% chance of ground water flood risk and southern portion at 75% risk of ground water flood risk. Small part of site at risk from surface water flooding.<br><br>Some loss of permeable land therefore would need to include permeable surfaces and SuDS to contribute to mitigation. |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | -     | Development of site would not avoid development of greenfield over brownfield land. No recorded contamination on site.                                                                                                                                                                                                           |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                         |
| 5. To reduce air and noise pollution                                                                                                                                                      | 0     | No particular noise or air pollution effects although the M3 runs further north of the site beyond Nursery Road.                            |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | -     | Some loss of green space but no particular habitat or biodiversity value.                                                                   |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | None identified.                                                                                                                            |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | -     | Loss of open space that contributes to the character of the landscape (River Valley Floor). Site unlikely to provide additional open space. |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | Reasonably sustainable site in proximity to local services and public transport although the frequency of bus services could be improved.   |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing construction.                                                                      |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | -     | Current use has little/no impact on resources, emissions or carbon use, although could be mitigated through sustainable construction.       |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Proposed use would result in additional water consumption in light of the residential development. Site outside of source protection zone.  |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>  |      |                                                                                         |
|-----------------------------------------------------------------|------|-----------------------------------------------------------------------------------------|
| Criteria                                                        | Met? | Comments                                                                                |
| Contributes to meeting housing requirement                      | 3    | Housing provision with potential opportunity for care facility.                         |
| Meets specific needs                                            | 3    | Opportunity to meet community needs including affordable housing.                       |
| Opportunities for higher density development, where appropriate | 2    | Potential for high density in suitable locations to take account of existing character. |
| Opportunities for infrastructure provision                      | 2    | Site unlikely to be able to provide large scale on-site services due to its             |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------|------|--------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                             |
|                                                                                                                             |      | scale but may be small scale provision.                                              |
| Brownfield land                                                                                                             | 1    | The site is largely open greenfield.                                                 |
| Opportunities for mixed use development                                                                                     | 1    | Housing development is promoted and would unlikely be able to accommodate mixed use. |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified.                                                                     |
| Additional factors                                                                                                          |      |                                                                                      |
| Part of site recommended for further consideration in GBA                                                                   | 2    |                                                                                      |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                        |
| 2                      | The provision of residential development would be considered a benefit towards the strategy. The site is open greenfield but is partly less important to the wider strategic Green Belt so partially fulfils this element of the strategy, and part of the site is recommended for further consideration. There may be an opportunity for small scale infrastructure provision. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                               |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                    |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>Outside flood zones</li> <li>Part of site at 50-75% chance of ground water flood risk and southern portion at 75% risk of ground water flood risk. Small part of site at risk from surface water flooding.</li> <li>Issues can be overcome.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints</li> </ul>                                                                                                                                                                                                                              |
| Biodiversity                                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Thames Valley BOA</li> <li>No formal designations</li> </ul>                                                                                                                                                                                           |
| Agricultural Land Classification                                                                                                                                                                                         | 1     | <ul style="list-style-type: none"> <li>Southern part of the site potentially grade 2 agricultural land. Northern part of the site not best or most versatile land. Further investigation required.</li> </ul>                                                                                 |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                        |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                             |
| Land and water contamination                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No recorded past uses with contaminative potential. In accordance with NPPF would still require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> </ul>                       |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>No constraints.</li> </ul>                                                                                                                                                                                                      |
| Heritage Assets                                                                                                                                                                                                          | 2     | <ul style="list-style-type: none"> <li>Northern half of site within Area of High Archaeological Potential (Linear and Ring ditches)</li> </ul>                                                                                                                         |
| Landscape Character and Townscape                                                                                                                                                                                        | 2     | <ul style="list-style-type: none"> <li>Surrey Landscape character assessment – River Valley Floor</li> <li>The site is largely bordered by trees and smaller vegetation, shielding it from view. Impact on townscape is therefore considered to be limited.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |              |                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |              |                                                                                                                                                                                             |
| Decision aiding questions                                                                      | Response     | Commentary                                                                                                                                                                                  |
| Does the site perform a recreation role?                                                       | No           | The site is not publicly accessible and does not perform a recreation role. The value of the open space is limited to visual however the vegetation screening largely screens it from view. |
| What is the nature and quality of its role?                                                    | Grazing land |                                                                                                                                                                                             |
| Is the site publicly accessible?                                                               | No           |                                                                                                                                                                                             |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No           |                                                                                                                                                                                             |
| Overall open space score                                                                       |              | Qualitative Assessment/ Commentary                                                                                                                                                          |
|                                                                                                | 3            | Site not performing a recreation or publicly accessible function.                                                                                                                           |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                  |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                       |
| Distance to primary school                                                                                                                                                                                                                             | 3     | Springfield Primary School.                                                      |
| Distance to secondary school                                                                                                                                                                                                                           | 3     | The Bishop Wand School.                                                          |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 3     | Upper Halliford Medical Centre.                                                  |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Peregrine Road store.                                                            |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 2/3   | Staines – 43 minutes by bus<br>Windmill Road employment area – 12 minute walk    |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Bus stops along Upper Halliford Road and Nursery Road.                           |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Upper Halliford Rail Station.                                                    |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is reasonably sustainably located with services within close proximity. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | None identified at present.                                                      |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Could improve connectivity through the site from Upper Halliford into Sunbury.   |

| <b>Stage 3</b>                                                                                                                                                                                                       |       |                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only                                                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Criteria                                                                                                                                                                                                             | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                          |
| Green Belt Assessment Stage 1 score                                                                                                                                                                                  | 3     | Local Area 32 – strongly performing but site part of area recommended for further consideration                                                                                                                                                                                                                                                                                                                     |
| Green Belt Assessment Stage 2 score                                                                                                                                                                                  | 3     | Sub Area 32-a – strongly performing but site partly less important to the wider strategic Green Belt. Northern half of site recommended in combination for further consideration with Sub Area 32-b to the north.                                                                                                                                                                                                   |
| Qualitative Assessment                                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> |       | The northern part of the Local Area is less critical to the overall integrity of the Green Belt. The area is heavily influenced by surrounding urban development and may be less sensitive to change in Green Belt terms. The current inner boundaries of the sub area lack permanence and durability whilst the outer boundaries are likely to be permanent and are readily recognisable including Upper Halliford |

| <b>Stage 3</b>                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Stage 3a – Green Belt</b>                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                     | <p>Road and Nursery Road. The outer southern boundary is softer comprised of mobile homes. The release of the sub-area would result in the designation of a weaker boundary, comprising a treeline boundary and backs of mobile residential properties and a car park, compared to the existing Upper Halliford Road, Nursery Road and regularised backs of residential properties.</p> <p>The land promoted in the southern part of the site (adjacent to Upper Halliford Park) performed more strongly in the Green Belt Assessment. If the northern part of the site is developed alongside HS2/004, there could be potential to increase recreational access to this land.</p> |

| <b>Stage 3b – Previously Developed Land</b>                                                                                                |                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Total site area                                                                                                                            | 3.93 ha                                                                                                                                                                                                  |
| Amount of PDL (%)                                                                                                                          | 0.2% built form                                                                                                                                                                                          |
| Qualitative Assessment                                                                                                                     |                                                                                                                                                                                                          |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | The site is largely open green field used for equestrian grazing. The small built structures on site are associated with this use therefore would lead to the development of a largely undeveloped area. |
| Overall PDL Score                                                                                                                          | 1                                                                                                                                                                                                        |

| <b>Stage 3c – Visual Amenity</b>                        |                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)                                  |                                                                                                                                                                                                                                                                                                                            |
| Current landscape                                       | The majority of the site consists of paddocks and open grazing land but is subject to urbanising influences to the west and east. This creates a mixed character.                                                                                                                                                          |
| Existing valued features, vegetation and infrastructure | Land is mainly grazing land, with trees and hedges to most boundaries. Several small scale built structures are present on site which support equestrian uses.                                                                                                                                                             |
| Sense of tranquillity, remoteness and rural character   | The area is heavily influenced by the surrounding urban area, therefore somewhat diminishing the sense of tranquillity. The site is however well screened by trees and other vegetation which helps to retain a sense of remoteness and rural character. The park adds a buffer between the site and Upper Halliford Road. |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing visibility of site <ul style="list-style-type: none"> <li>• Consider current screening</li> <li>• Truncated/no view</li> <li>• Partial view</li> <li>• Open view</li> </ul>                                                                                              | Views into the site are considered to be truncated at present due to heavy vegetation lining the site. There may be some more distant views for properties along Upper Halliford Road and Peregrine Road. There are partial views into the site from Halliford Park along the western boundary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Sensitivity of site and wider landscape                                                                                                                                                                                                                                           | The northern part of the site is more urban in character with limited views to the surrounding built form due to mature tree lines and an internal tree line to the south. Beyond this, the site becomes narrower and is more strongly connected with the Peregrine Road area to the east and mobile homes to the south along Orchard Drive. The site is somewhat enclosed, limiting the sensitivity of the wider landscape which already possesses a semi-urban character.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Significance of Visual Impacts (qualitative)</b>                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Visual effect of the development <ul style="list-style-type: none"> <li>• Nature of the proposal</li> <li>• Siting</li> <li>• Size</li> <li>• Design</li> <li>• Position and distance from which it is viewed</li> <li>• Officer judgment where info not all available</li> </ul> | A housing or assisted living scheme has been identified. The development could be designed to respect the suburban character of the surrounding area, particularly those properties that adjoin the site to the east, whilst increasing densities deeper into the site, although the linear character of the site may limit this ability.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Visual receptors <ul style="list-style-type: none"> <li>• Location and context of viewpoint</li> <li>• Expectations and occupation or activity of receptor</li> <li>• Importance of view</li> </ul>                                                                               | <p>The vantage points are limited to adjacent residential properties along Peregrine Road, however the site is largely lined with mature trees which truncate visibility, and to views from Upper Halliford Park. The residential properties would lose some of the open aspect to the east however this is somewhat prohibited by trees present and is not deemed an important view. Properties on the west side of Upper Halliford Road have a very limited view of the site. A care home, nursery and detached property would be impacted to the north along Nursery Road but appear to be separated from the site by dense vegetation. A housing development would be seen in the context of other nearby buildings and would not appear out of place.</p> <p>Road users and park users would be impacted along Upper Halliford Road. There is some vegetation screening present however this is less dense in areas to the north and there are vantage points from the tracks in the park where the site is visible.</p> |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Magnitude of impacts</p> <ul style="list-style-type: none"> <li>• Scale of change in view</li> <li>• Contrast/integration with existing features</li> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> <li>• Distance of viewpoint from proposed development</li> <li>• Visibility of change</li> <li>• Extent of view occupied by development</li> </ul> | <p>The change of view would not expected to be substantial given the existing presence of mature vegetation, if this were to be maintained. Given the adjoining development to the north west, the site if developed could be integrated with the existing features. This is furthered by the urbanising influences already acting on the site. There would potentially be impacts on the park which has several viewpoints into the site.</p>                                                                                                                                                                                                      |
| <p>Significance of impacts</p> <ul style="list-style-type: none"> <li>• Refer to Table 8 of methodology</li> </ul>                                                                                                                                                                                                                                                                                                     | <p>Moderate/high significance of impacts. Whilst residential properties would be impacted, the view is largely truncated with heavy screening along its boundaries. There are however views into the site from the park tracks which run along the western periphery of the site. The current use of part of the site (grazing) adds to the nature and experience of the park with more rural links. The site is however largely screened and experiences urbanising influences from development to the west and east of the site. Road users would experience limited impacts given the temporary nature of the use and presence of screening.</p> |
| <p>Potential mitigation measures</p>                                                                                                                                                                                                                                                                                                                                                                                   | <p>Potential to strengthen boundary screening, particularly where existing properties are present. Sensitive design could also help to alleviate potential visual impacts.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Overall visual amenity score</p>                                                                                                                                                                                                                                                                                                                                                                                    | <p>2/3</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>Commentary</p>                                                                                                                                                                                                                                                                                                                                                                                                      | <p>The site experiences urbanising influences with development to the west and east. The northern part of the site is more rural in character and while the site is largely open and undeveloped it is deemed to play a limited visual amenity role given the level of screening present and dense tree cover along the boundaries of the site. There are however views into the site from the public park to the west and this somewhat adds to the overall experience of the remoteness of the paths.</p>                                                                                                                                         |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Site scores well at Stage 2 – sustainably located, close to other residential uses, few to none non-absolute constraints although an agricultural land survey would be required. The site scores moderately against the spatial strategy and is deemed to be partly less important to the wider strategic Green Belt so partially fulfils this element of the strategy.                                                                                                                                                                                                                                                                                                                                         |  |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| The Local Area that the site is located within performs strongly at the Green Belt Assessment Stage 1 but was recommended for further consideration. At stage 2 the northern part of the site was recommended for further consideration in combination. The southern part of the site also promoted for development could instead be enhanced, maintained as Green Belt and made publicly available for recreation use. The site performs a limited visual amenity role due to dense vegetation present screening the site, however there are some linkages with the park to the west. Release would result in weaker boundaries than at present.                                                               |  |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| The site performs well against the housing, wellbeing, sustainable travel and economic growth objectives but poorly against environmental objectives due to the majority of the land being an undeveloped Green Belt site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| The site is reasonably sustainably located with few constraints. The site performance in the Green Belt Assessment was mixed, however the northern part of the site has been recommended for further consideration in combination with an area to the north. The site should therefore be taken forward for further consideration, although this is likely to be limited to the northern part. There could be an opportunity to pursue in combination with HS2/004 to the north and produce a holistic scheme. Land to the south not identified for further consideration could be made publicly available for recreation use. Any release would require the identification of strong and permanent boundaries. |  |

|                                           |                                                                                                                        |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                        |
| Has the site been confirmed as available? | Yes                                                                                                                    |
| Has the owner been contacted?             | Promoted to call for sites.                                                                                            |
| Consideration of development phasing      | Potential to phase development, dependent on uses brought forward.                                                     |
| Comments                                  | Whilst the whole site has been promoted, the Green Belt Assessment indicates that the northern area is less important. |
| Viability comments                        | No viability issues identified that could affect deliverability.                                                       |

|                                                                        |                                                                                                 |
|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                        |                                                                                                 |
| Site size (ha)                                                         | 3.93 total site, 1.6 recommended for further consideration.                                     |
| Landowner/promoter preferred use and units (residential or commercial) | The site promoter suggests 80 units or 40 assisted living units. Densities at around 30-35 dph. |

| Stage 4c – Site Capacity                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Council comments on potential use and yield</p> <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | <p>Suburban character in a reasonably sustainable location. Site suggested for development would lend itself to a residential use given neighbouring uses to the west and east. The density and mix of units is likely to be informed by viability considerations and the proportion of the site that could be developed given the results of the Green Belt Assessment and associated recommendations.</p> <p>The northern part of the site was identified as an area recommended for further consideration in the Green Belt Assessment Stage 2, along with land to the north (1.6ha). If developed at 35-55 dph the site could accommodate 56-88 units. The site could potentially be developed in combination with HS2/004 to the north for a holistic approach.</p> |

## HS2/004 Land South of Nursery Road, Sunbury

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 24/07/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Proforma last updated                  | 24/07/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Site ID                                | HS2/004                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site name/ address                     | Land south of Nursery Road, Sunbury on Thames, TW18 6LX                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site area (ha)                         | 0.67                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site description & context             | The site is located to the south of Nursery Road and east of the A244 (Upper Halliford Road). The site is rectangular in shape which slopes away from Nursery Road towards the south east corner of the site. It is currently vacant, although old structures associated with previous nursery use is located on site. A bungalow is enclosed within the centre of the site but outside its boundaries. The nearby A244 lifts above the railway line, with the site at a lower level. Vegetation lines the road and site which limits views between the two. |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Is the site previously developed land? | No however there are some small scale structures associated with agricultural use on site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site source                            | Call for Sites.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                         |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                                                       | +     | Housing scheme promoted. The site could help to meet local needs. The site promoter has not indicated that specialised needs could be met.                                                                                                                                                                                  |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                                                      | +     | Site is in a reasonably sustainable location close to some local services in and around Upper Halliford and Sunbury which could facilitate active lifestyles. Good access to bus routes to reduce reliance on the car, although services could be more frequent. Could increase links to Upper Halliford Park to the south. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                                                            | -     | Not within flood zone. Moderate surface water and ground water flood risk on site.<br><br>Loss of permeable land as the site is currently open greenfield therefore would need to include permeable surfaces and SuDS to contribute to mitigation.                                                                          |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | -     | Development of site would not avoid development of greenfield over brownfield land. Investigation required to determine if the site is contaminated.                                                                                                                                                                        |
| 5. To reduce air and noise pollution                                                                                                                                                      | -     | The site is near to the M3 and A244 which could increase exposure to pollution. The site does not currently generate any                                                                                                                                                                                                    |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| Sustainability Appraisal                                                                                                                                  |       |                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                        |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                    |
|                                                                                                                                                           |       | manmade emissions therefore development would be expected to increase pollution.                                                                                                                                       |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                             | -     | Some loss of green space but no particular habitat or biodiversity value.                                                                                                                                              |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                  | 0     | None identified.                                                                                                                                                                                                       |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                           | -     | Loss of open greenfield land but only a minor area is within a Surrey character area. Site unlikely to provide additional open space.                                                                                  |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                           | +     | Reasonably sustainable site in proximity to local services and public transport although the frequency of bus services could be improved. The current use does not generate any car use therefore this would increase. |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                         | +     | Short-term employment and economic benefits from housing construction.                                                                                                                                                 |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                       | -     | Current use has little/no impact on resources, emissions or carbon use, although could be mitigated through sustainable construction.                                                                                  |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                          | -     | Proposed use would result in additional water consumption in light of the residential development. Site outside of source protection zone.                                                                             |

| Stage 2a – Contribution to the delivery of the strategy         |      |                                                                                                      |
|-----------------------------------------------------------------|------|------------------------------------------------------------------------------------------------------|
| Criteria                                                        | Met? | Comments                                                                                             |
| Contributes to meeting housing requirement                      | 3    | Housing provision proposed on site.                                                                  |
| Meets specific needs                                            | 1    | The landowner has not indicated a preference to meet specific community needs.                       |
| Opportunities for higher density development, where appropriate | 2    | The surrounding housing is largely family style therefore the potential for high density is limited. |
| Opportunities for infrastructure provision                      | 1    | Site unlikely to be able to provide infrastructure due to its scale.                                 |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------|------|--------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                             |
| Brownfield land                                                                                                             | 1    | The site is open greenfield.                                                         |
| Opportunities for mixed use development                                                                                     | 1    | Housing development is promoted and would unlikely be able to accommodate mixed use. |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified.                                                                     |
| Additional factors                                                                                                          |      |                                                                                      |
| The site is recommended for further consideration in the Green Belt Assessment                                              | 3    | Less important to strategic Green Belt.                                              |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                     |
| 2                      | The provision of residential development would be considered a benefit towards the strategy. The site is open greenfield but is partly less important to the wider strategic Green Belt so partially fulfils this element of the strategy, and part of the site is recommended for further consideration. The site is not considered large enough for infrastructure provision or mixed use. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                              |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                   |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>Outside flood zones</li> <li>Potential for moderate groundwater flood risk. Small part of site at risk from surface water flooding.</li> <li>Issues likely to be overcome.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints.</li> </ul>                                                                                                                                                            |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No formal designations.</li> <li>Site may perform an informal biodiversity role.</li> </ul>                                                                                           |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>The site is not identified as high quality agricultural land.</li> </ul>                                                                                                              |
| Land and water contamination                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> </ul>                                       |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>No constraints.</li> </ul>                                                                                                                                                            |
| Heritage Assets                                                                                                                                                                                                          | 2     | <ul style="list-style-type: none"> <li>No impacts identified.</li> </ul>                                                                                                                                                     |
| Landscape Character and Townscape                                                                                                                                                                                        | 2     | <ul style="list-style-type: none"> <li>The site is largely bordered by trees and smaller vegetation, shielding it from view. The</li> </ul>                                                                                  |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                         |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                              |
|                                                                                                                                                                                                                          |       | site is at a lower level when compared to the A244 road to the west. The site is considered to be somewhat overgrown and offers limited landscape character contribution. When considered with land to the south it does create a more rural character. |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |                   |                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |                   |                                                                                                                                                                                             |
| Decision aiding questions                                                                      | Response          | Commentary                                                                                                                                                                                  |
| Does the site perform a recreation role?                                                       | No                | The site is not publicly accessible and does not perform a recreation role. The value of the open space is limited to visual however the vegetation screening largely screens it from view. |
| What is the nature and quality of its role?                                                    | Vacant scrub land |                                                                                                                                                                                             |
| Is the site publicly accessible?                                                               | No                |                                                                                                                                                                                             |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No                |                                                                                                                                                                                             |
| Overall open space score                                                                       |                   | Qualitative Assessment/ Commentary                                                                                                                                                          |
|                                                                                                | 3                 | Site not performing a recreation or publicly accessible function.                                                                                                                           |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                               |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                    |
| Distance to primary school                                                                                                                                                                                                                             | 3     | Springfield Primary School.                                                   |
| Distance to secondary school                                                                                                                                                                                                                           | 3     | The Bishop Wand School.<br>Sunbury Manor School (non-denomination).           |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 3     | Upper Halliford Medical Centre.                                               |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Peregrine Road store.                                                         |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 2/3   | Staines – 45 minutes by bus<br>Windmill Road employment area – 12 minute walk |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Bus stops along Upper Halliford Road and Nursery Road.                        |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                     |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                          |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Upper Halliford Rail Station.                                                                       |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is reasonably sustainably located with services within close proximity.                    |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | The site could benefit from improved connectivity through Crossrail 2 proposals.                    |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Could improve connectivity and safety between the site and Upper Halliford Station for pedestrians. |

| <b>Stage 3</b>                                                                                                                                                                                                       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only                                                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Criteria                                                                                                                                                                                                             | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Green Belt Assessment Stage 1 score                                                                                                                                                                                  | 3     | Local Area 32 – strongly performing but site part of area recommended for further consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Green Belt Assessment Stage 2 score                                                                                                                                                                                  | 3     | Sub Area 32-a – strongly performing but site partly less important to the wider strategic Green Belt. Northern half of site recommended in combination for further consideration with Sub Area 32-b to the north.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Qualitative Assessment</b>                                                                                                                                                                                        |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> |       | <p>The northern part of the Local Area is less critical to the overall integrity of the Green Belt. The area is heavily influenced by surrounding urban development and may be less sensitive to change in Green Belt terms. The current inner boundaries of the sub area lack permanence and durability whilst the outer boundaries are likely to be permanent and are readily recognisable including Upper Halliford Road and Nursery Road. The outer southern boundary is softer comprised of mobile homes. The release of the sub-area would result in the designation of a weaker boundary, comprising a treeline boundary and backs of mobile residential properties and a car park, compared to the existing Upper Halliford Road, Nursery Road and regularised backs of residential properties.</p> <p>If released/developed in combination with HS1/012 there could be potential to increase recreational access to remaining Green Belt</p> |

|                                                                       |                                                         |
|-----------------------------------------------------------------------|---------------------------------------------------------|
| <b>Stage 3</b><br>Applies to sites located within the Green Belt only |                                                         |
| <b>Stage 3a – Green Belt</b>                                          |                                                         |
|                                                                       | located to the south, adjacent to Upper Halliford Park. |

|                                                                                                                                            |                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 3b – Previously Developed Land</b>                                                                                                |                                                                                                                                           |
| Total site area                                                                                                                            | 0.67 ha                                                                                                                                   |
| Amount of PDL (%)                                                                                                                          | 0%                                                                                                                                        |
| <b>Qualitative Assessment</b>                                                                                                              |                                                                                                                                           |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | The site is a vacant site with dilapidated structure associated with previous nursery use. This falls outside the NPPF definition of PDL. |
| Overall PDL Score                                                                                                                          | 1                                                                                                                                         |

|                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 3c – Visual Amenity</b>                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Baseline (qualitative)</b>                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Current landscape                                                                                                                                                            | The site consists of open vacant land with a bungalow enclosed in its centre, but outside the site boundary. Dilapidated structures associated with the previous nursery use present to the west. Overgrown trees and shrubs occupy the remainder of the site.                                                                                                                                                                                      |
| Existing valued features, vegetation and infrastructure                                                                                                                      | Old structures associated with the previous nursery use and dense overgrown vegetation.                                                                                                                                                                                                                                                                                                                                                             |
| Sense of tranquillity, remoteness and rural character                                                                                                                        | The area is heavily influenced by the surrounding urban area, therefore somewhat diminishing the sense of tranquillity. The site is however well screened by trees and other vegetation which helps to retain a degree of rural character. The busy road immediately to the west is a significant influence on the site.                                                                                                                            |
| Existing visibility of site <ul style="list-style-type: none"> <li>Consider current screening</li> <li>Truncated/no view</li> <li>Partial view</li> <li>Open view</li> </ul> | Views into the site are considered to be truncated at present due to heavy vegetation lining the site. There may be some obscured views for properties along Upper Halliford Road and Peregrine Road. The bungalow at 201 Nursery Road is enclosed by the site so has an open view.                                                                                                                                                                 |
| Sensitivity of site and wider landscape                                                                                                                                      | The site has a semi-urban character due to its close proximity to built form in the wider area. The site is somewhat enclosed, limiting the sensitivity of the wider landscape. The presence of the A244 and railway line further north mean that the site is heavily influenced by urban uses in the wider landscape. The land further south has a more rural character but the land immediately south is also promoted for development (HS1/012). |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Significance of Visual Impacts (qualitative)</b>                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>Visual effect of the development</p> <ul style="list-style-type: none"> <li>• Nature of the proposal</li> <li>• Siting</li> <li>• Size</li> <li>• Design</li> <li>• Position and distance from which it is viewed</li> <li>• Officer judgment where info not all available</li> </ul>                                                                                                                               | <p>A housing scheme of approximately 40 units is proposed. The development could be designed to respect the suburban character of the surrounding area, particularly those properties that adjoin the site to the east.</p> <p>According to the submitted plans, the proposal seeks to retain the appearance of the buildings in the wider area consistent with the street scene. A mix of flats and family housing is proposed which would be in keeping with the wider character of the area.</p>                                                                                                                                                                                                                                                                                                                                |
| <p>Visual receptors</p> <ul style="list-style-type: none"> <li>• Location and context of viewpoint</li> <li>• Expectations and occupation or activity of receptor</li> <li>• Importance of view</li> </ul>                                                                                                                                                                                                             | <p>The site is somewhat enclosed due to vegetation along its boundaries. There are some glimpses of the site from the A244. Properties along Nursery Road are likely to be the most significantly as they neighbour the site to the east. Indicative plans show that the dense vegetation on site would be removed which would make the site more visible to neighbouring properties. The site is considered to offer limited landscape value due to its overgrown nature at present but it does provide some relief from nearby built form. The site is currently unused and vacant since its previous use as a nursery, therefore there could be some expectation for the site to be reused at some point, however it is designated Green Belt so the impact could be expected to be within the confines of this constraint.</p> |
| <p>Magnitude of impacts</p> <ul style="list-style-type: none"> <li>• Scale of change in view</li> <li>• Contrast/integration with existing features</li> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> <li>• Distance of viewpoint from proposed development</li> <li>• Visibility of change</li> <li>• Extent of view occupied by development</li> </ul> | <p>The change of view would be considerable due to the level of contrast with the existing use. The surrounding area is largely urban so the proposed development could be well integrated with its surroundings. The site is currently occupied by a significant quantity of vegetation, albeit somewhat overgrown. Plans indicate that this would be removed, with more open views into the site from the north and east. Impacts would be permanent for neighbouring properties, although most are perpendicular to the site. A property at 187 Nursery Road will back on to the site so will be significantly impacted.</p> <p>Use of materials, sizing and design in keeping with the surrounding character will help to assimilate the scheme with the wider area.</p>                                                       |
| <p>Significance of impacts</p> <ul style="list-style-type: none"> <li>• Refer to Table 8 of methodology</li> </ul>                                                                                                                                                                                                                                                                                                     | <p>Major/High impacts are expected. The site performs a limited visual amenity role at present but it does offer some relief from the surrounding built form. The site is somewhat obscured from view by dense vegetation along</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Stage 3c – Visual Amenity     |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               | <p>its boundaries. Plans indicate that this will be removed in the eastern part of the site so residential properties along Nursery Road can expect a consideration change in view.</p> <p>There are fleeting views for road users and pedestrians along the A244/ Upper Halliford Road but impacts are expected to be low due to the nature of the use.</p> <p>A greater impact can be expected if HS1/012 is also developed to the south.</p> |
| Potential mitigation measures | Potential to strengthen boundary screening, particularly where existing properties are present. Sensitive design could also help to alleviate potential visual impacts and integrate the scheme with the wider character.                                                                                                                                                                                                                       |
| Overall visual amenity score  | 2                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Commentary                    | The site has a semi-urban character due to the built form to the east and west. The site is occupied by overgrown vegetation and offers a moderate visual amenity role for road users and nearby properties. It adds to the sense of rurality when viewed in the context of land to the south. It is however somewhat shielded from view by dense vegetation, which if removed, would make the site much more open.                             |

| Stage 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stage 4a – Overall Performance of sites                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site scores well at Stage 2 – sustainably located, close to other residential uses and few to none non-absolute constraints. The site scores moderately against the spatial strategy and is deemed to be partly less important to the wider strategic Green Belt so partially fulfils this element of the strategy.                                                                                                                                                                                                                                                                                                                  |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| The Local Area that the site is located within performs strongly at the Green Belt Assessment Stage 1 but was recommended for further consideration. At Stage 2 the northern part of the site was recommended for further consideration in combination. The site performs a moderate visual amenity role for nearby properties and road users to the west above. There are some linkages with the open land to the south. Due to dense vegetation present the site is somewhat screened from view. The site would be more open if this is removed to the east as planned. Release would result in weaker boundaries than at present. |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| The site performs positively against housing, health, transport and employment objectives as the development would generate construction jobs and it is in a reasonably sustainable location. Negative impacts are expected on emissions, flood risk, land and open space/landscape, resources and water objectives as the                                                                                                                                                                                                                                                                                                           |

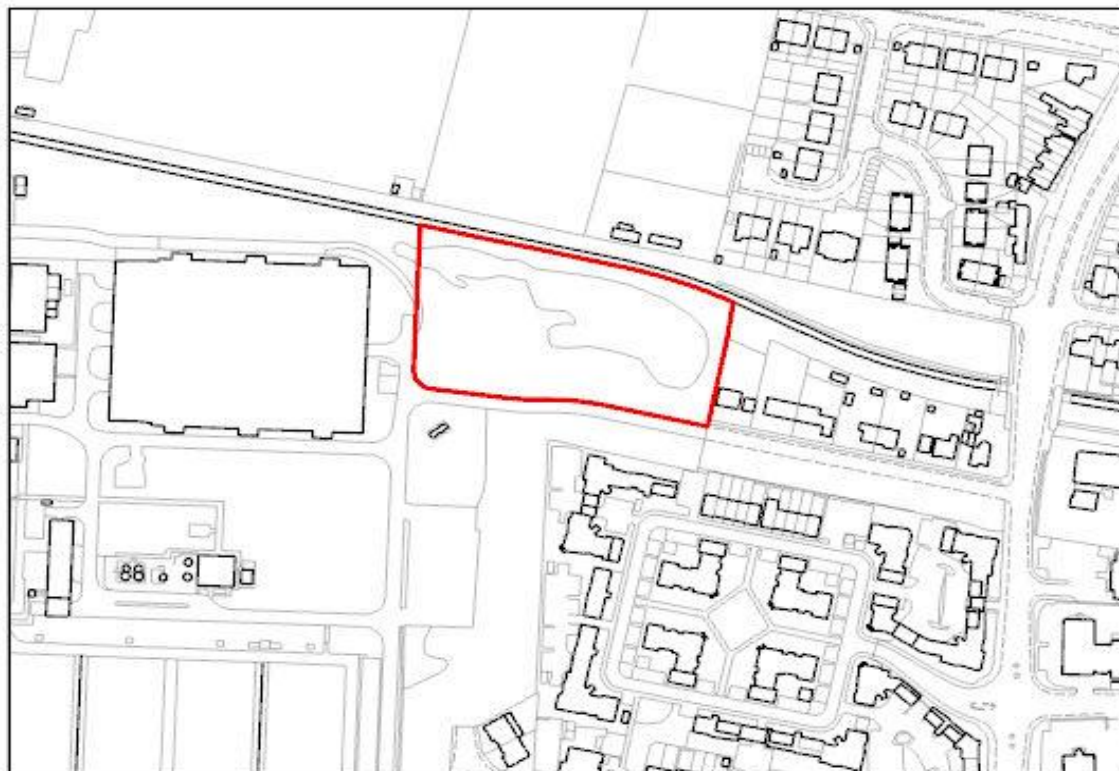
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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| site is an open greenfield site. Development would increase the level of activity on site and increase resource use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>The site is reasonably sustainably located with few constraints. The site performance in the Green Belt Assessment was mixed, however the northern part of the site has been recommended for further consideration in combination with an area to the north and south. The site could be developed in combination with parcels to the north (HS2/003) and to the south (HS1/012) to produce a holistic development. There may be opportunities to improve access to land to the south for recreational use.</p> <p>The site should therefore be taken forward for further consideration. Any release would require the identification of strong and permanent boundaries.</p> |

| Stage 4b – Deliverability                 |                                                                  |
|-------------------------------------------|------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                              |
| Has the owner been contacted?             | Promoted to call for sites.                                      |
| Consideration of development phasing      | Unlikely to be required given the scale of the site.             |
| Comments                                  | Two landowners both of whom are willing and able sellers.        |
| Viability comments                        | No viability issues identified that could affect deliverability. |

| Stage 4c – Site Capacity                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                  | 0.67                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                          | The site promoter suggests approximately 41 units could be accommodated on site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Council comments on potential use and yield <ul style="list-style-type: none"><li>• Location and character</li><li>• Type of development promoted</li><li>• Mix of units</li><li>• Density assumptions</li><li>• Net developable area</li></ul> | Suburban character in a reasonably sustainable location. Site suggested for development would lend itself to a residential use given neighbouring uses to the west and east. The density and mix of units is likely to be informed by viability considerations and the character of the wider area.<br>The site was identified as an area recommended for further consideration in the Green Belt Assessment Stage 2, along with land to the north and south. There could be an opportunity for a holistic development scheme if progressed. If developed at 41 units a density of 60 dph would be achieved. |

## LS1/006 Land at Windmill Close, Sunbury

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 13/03/19                                                                                                                                                                                                                                                                                                                                              |
| Proforma last updated                  | 19/06/19                                                                                                                                                                                                                                                                                                                                              |
| Site ID                                | LS1/006                                                                                                                                                                                                                                                                                                                                               |
| Site name/ address                     | Land at Windmill Close, Sunbury, TW16 7HU                                                                                                                                                                                                                                                                                                             |
| Site area (ha)                         | 0.9                                                                                                                                                                                                                                                                                                                                                   |
| Site description & context             | The site is rectangular in shape with Staines Reservoirs Aqueduct along its northern boundary. The site is a green field and is operational land associated with Ashford Common Water Treatment Works. An access road runs to the south with residential development to the east and south east. The area therefore possesses a semi-urban character. |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                                                                                                                                   |
| Is the site previously developed land? | No                                                                                                                                                                                                                                                                                                                                                    |
| Site source                            | Call for sites.<br>It should be noted that the whole water works was recommended for further consideration in combination through the Green Belt Assessment Stage 2 however only land available to meet development needs will be considered.                                                                                                         |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                                                                                                                   |
|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                                                                                                               |
| Is the site located or largely located within flood zone 3b?                            | No                                                                                                                |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                                                                                                                |
| Is the site an SNCI?                                                                    | No                                                                                                                |
| Is the site located within ancient woodland*?                                           | No                                                                                                                |
| Is the site located within a public safety zone?                                        | No                                                                                                                |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                                                                                                                |
| Comments                                                                                | The site currently forms part of the Ashford Common Treatment works but is identified as surplus to requirements. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                       |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                   |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Opportunity to provide a dwellings. Opportunities to meet specific needs is likely to be limited given the site size.                                                                                                                                                                                 |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | The site is unlikely to be big enough to accommodate on site open space. The site is within a reasonably sustainable location close to services in Sunbury. Bus stops are within walking distance.                                                                                                    |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | -     | Not within flood zone but potential loss of permeable land and introduction of hardstanding. Would need to include permeable surfaces and SuDS but unlikely to fully mitigate compared to undeveloped land.                                                                                           |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | -     | The site is not in agricultural use. Potential contamination from waterworks use and former sewage works therefore remediation is likely to be required. The site is undeveloped greenfield. Higher density development could potentially be accommodated on site given the presence of flats nearby. |
| 5. To reduce air and noise pollution                                                                                                                      | -     | Increase in development is likely to increase pollution and exposure.                                                                                                                                                                                                                                 |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                 |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | -     | LS1/006 is not within a designated area however the mature vegetation on site may perform a minor biodiversity role.                                                                                |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No negative or positive impacts identified on historic environment.                                                                                                                                 |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | -     | Loss of open greenspace. The site has a somewhat urban character due to the presence of the waterworks and nearby residential development.                                                          |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | Local services are within walking distance in the northern part of the site. The site is too small to improve access to public transport. Bus stops located along Staines Road West are accessible. |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Opportunities for construction jobs in the short term.<br>LS1/006 is identified as surplus to requirements so would not negatively impact employment.                                               |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The site currently has little/no impact on resources or emissions.                                                                                                                                  |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Increase in water use. The site is not within a source protection zone.                                                                                                                             |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>  |      |                                                                                                                 |
|-----------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------|
| Criteria                                                        | Met? | Comments                                                                                                        |
| Contributes to meeting housing requirement                      | 2    | Opportunity for residential development.                                                                        |
| Meets specific needs                                            | 3    | The site could potentially accommodate gypsy and traveller pitches.                                             |
| Opportunities for higher density development, where appropriate | 2    | There may be the opportunity to increase densities take account of local character. Flatted development nearby. |
| Opportunities for infrastructure provision                      | 1    | Limited due to small scale.                                                                                     |
| Brownfield land                                                 | 1    | Undeveloped greenfield land.                                                                                    |
| Opportunities for mixed use development                         | 1    | Limited due to small scale.                                                                                     |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                  |
|-----------------------------------------------------------------------------------------------------------------------------|------|------------------|
| Criteria                                                                                                                    | Met? | Comments         |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified. |
| Additional factors                                                                                                          |      |                  |
| Weakly performing Green Belt                                                                                                | 3    |                  |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 3                      | LS1/006 could provide small scale development but is not large enough for wider on-site service provision. There may be an opportunity to accommodate gypsy and traveller pitches which would help meet the needs of the community, therefore this element is considered to boost its contribution to the spatial strategy. Release from the Green Belt has been recommended in combination with the wider water works therefore fulfils this element of the strategy. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                             |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                  |
| Flood Risk                                                                                                                                                                                                               | 3     | <ul style="list-style-type: none"> <li>No flood risk issues on site</li> </ul>                                                                                                                                                              |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No issues</li> </ul>                                                                                                                                                                                 |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>The site does not perform a role.</li> </ul>                                                                                                                                                         |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>Site not in agricultural use.</li> </ul>                                                                                                                                                             |
| Land and water contamination                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No recorded past contamination but neighbours operational treatment works. Investigation required.</li> </ul>                                                                                        |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside of the 66 Leq noise contour.</li> </ul>                                                                                                                                                 |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>Site unlikely to impact historic environment</li> </ul>                                                                                                                                              |
| Landscape Character and Townscape                                                                                                                                                                                        | 2     | <ul style="list-style-type: none"> <li>Surrey Landscape character Area – River Valley Floor</li> <li>The site has a largely urban character with visual links to the built up area and developed nature of the much of the site.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |             |                                                                                                   |
|------------------------------------------------------------------------------------------------|-------------|---------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |             |                                                                                                   |
| Decision aiding questions                                                                      | Response    | Commentary                                                                                        |
| Does the site perform a recreation role?                                                       | Partly      | The site provides no recreation role.                                                             |
| What is the nature and quality of its role?                                                    | Sports club |                                                                                                   |
| Is the site publicly accessible?                                                               | No          |                                                                                                   |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | Unknown     |                                                                                                   |
| Overall open space score                                                                       |             | Qualitative Assessment/ Commentary                                                                |
|                                                                                                |             | 3<br>LS1/006 plays no recreation role. There may be an opportunity to increase on site provision. |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                     |
| Distance to primary school                                                                                                                                                                                                                             | 2     | Meadhurst Primary School                       |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Bishop Wand School                             |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Upper Halliford Medical Centre                 |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Tesco, Escot Road                              |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Sunbury Employment area<br>Staines ~30 minutes |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Staines Road West                              |
| Distance to train station with good service                                                                                                                                                                                                            | 2     | Upper Halliford Station                        |
| Qualitative Assessment                                                                                                                                                                                                                                 |       |                                                |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | No known likely impacts at this stage.         |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | None identified.                               |

| <b>Stage 3</b>                                                                                                                                                                                                       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only                                                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Criteria                                                                                                                                                                                                             | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Green Belt Assessment Stage 1 score                                                                                                                                                                                  | 3     | Recommended for sub division (LA 29 moderately performing)                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Green Belt Assessment Stage 2 score                                                                                                                                                                                  | 3     | Recommended for further consideration in combination (29-a)                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Qualitative Assessment                                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> |       | <p>The site sits within sub area 29-a which performs weakly, with an access road to the south. This would provide the opportunities for boundary separation, along with the reservoir aqueduct to the north, however the strength of boundaries to the west, adjoining the operational waterworks, is limited with no durable features.</p> <p>The area was however recommended for further consideration as one and release of smaller areas may impact the overall Green Belt integrity.</p> |

| <b>Stage 3b – Previously Developed Land</b>                                                                                                |                       |
|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Total site area                                                                                                                            | 0.9                   |
| Amount of PDL (%)                                                                                                                          | 0%                    |
| Qualitative Assessment                                                                                                                     |                       |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | Open greenfield land. |
| Overall PDL Score                                                                                                                          | 1                     |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                             |                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)                                                                                                                                                       |                                                                                                                                                                                                                                                                           |
| Current landscape                                                                                                                                                            | Somewhat urban character with built form neighbouring the site. The site is open although a small area. It is located on Windmill close which has limited access.                                                                                                         |
| Existing valued features, vegetation and infrastructure                                                                                                                      | Grassed area with some mature trees on site.                                                                                                                                                                                                                              |
| Sense of tranquillity, remoteness and rural character                                                                                                                        | Due to the site being surrounded by built form the sense of tranquillity is limited. The site has an urban character.                                                                                                                                                     |
| Existing visibility of site <ul style="list-style-type: none"> <li>Consider current screening</li> <li>Truncated/no view</li> <li>Partial view</li> <li>Open view</li> </ul> | <p>The sports ground to the north of the site is visible however the view of the site and waterworks, which is set back to the south of the Staines Reservoirs aqueduct, is limited.</p> <p>Trees along the north screen the site somewhat with truncated visibility.</p> |

| Stage 3c – Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                 | Limited view of LS1/006 from the east as it is located on a road with limited access. Properties on Cedar Way and International Way would potentially have views of the site however existing dense vegetation would limit impacts if maintained to some extent.                                                                                                                                                                                                                                                                                                       |
| Sensitivity of site and wider landscape                                                                                                                                                                                                                                                                                                                                                                         | Due to the somewhat urban character of the site at present and the built form neighbouring the site it is considered that development could be accommodated.                                                                                                                                                                                                                                                                                                                                                                                                           |
| Significance of Visual Impacts (qualitative)                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Visual effect of the development <ul style="list-style-type: none"> <li>• Nature of the proposal</li> <li>• Siting</li> <li>• Size</li> <li>• Design</li> <li>• Position and distance from which it is viewed</li> <li>• Officer judgment where info not all available</li> </ul>                                                                                                                               | If developed, LS1/006 would result in a significant change when compared to the open greenfield at present. Vegetation to the north and south would limit visual impacts.                                                                                                                                                                                                                                                                                                                                                                                              |
| Visual receptors <ul style="list-style-type: none"> <li>• Location and context of viewpoint</li> <li>• Expectations and occupation or activity of receptor</li> <li>• Importance of view</li> </ul>                                                                                                                                                                                                             | Residents to the west of Windmill Road will be most significantly impacted. To the north the reservoir aqueduct and sports field limits the view of the site and due to the nature of the commercial buildings to the east the importance of the view is considered limited. The site has an urban character and is in use as a water treatment works therefore the view is not considered important.                                                                                                                                                                  |
| Magnitude of impacts <ul style="list-style-type: none"> <li>• Scale of change in view</li> <li>• Contrast/integration with existing features</li> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> <li>• Distance of viewpoint from proposed development</li> <li>• Visibility of change</li> <li>• Extent of view occupied by development</li> </ul> | It is expected that there will be a significant change in view, however the impacts are somewhat reduced due to the presence of existing vegetation and the urbanising influences surrounding the site. From the north there will be a particularly significant change however development may be set back from the periphery due to the presence of the Staines Reservoirs aqueduct in the north of the site, creating some separation. The site is however already somewhat developed as it is used as part of the operational Ashford Common Water Treatment Works. |
| Significance of impacts <ul style="list-style-type: none"> <li>• Refer to Table 8 of methodology</li> </ul>                                                                                                                                                                                                                                                                                                     | Residential properties will be impacted along Windmill Close and International Way however the site is somewhat shielded from view from vegetation. For LS1/006 the impacts are deemed major as the site is currently open, with residential properties to the east.                                                                                                                                                                                                                                                                                                   |

| <b>Stage 3c – Visual Amenity</b> |                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Potential mitigation measures    | Extended planting along boundaries and stepped development with lower densities towards the periphery of the site.                                                                                                                                                                                                                                 |
| Overall visual amenity score     | 2                                                                                                                                                                                                                                                                                                                                                  |
| Commentary                       | The site possesses a somewhat urban character and plays a very limited role in visual amenity given its associations with the neighbouring operational waterworks, therefore it is not considered that development would cause significant negative impacts. If developed, existing vegetative boundaries should be maintained to screen the site. |

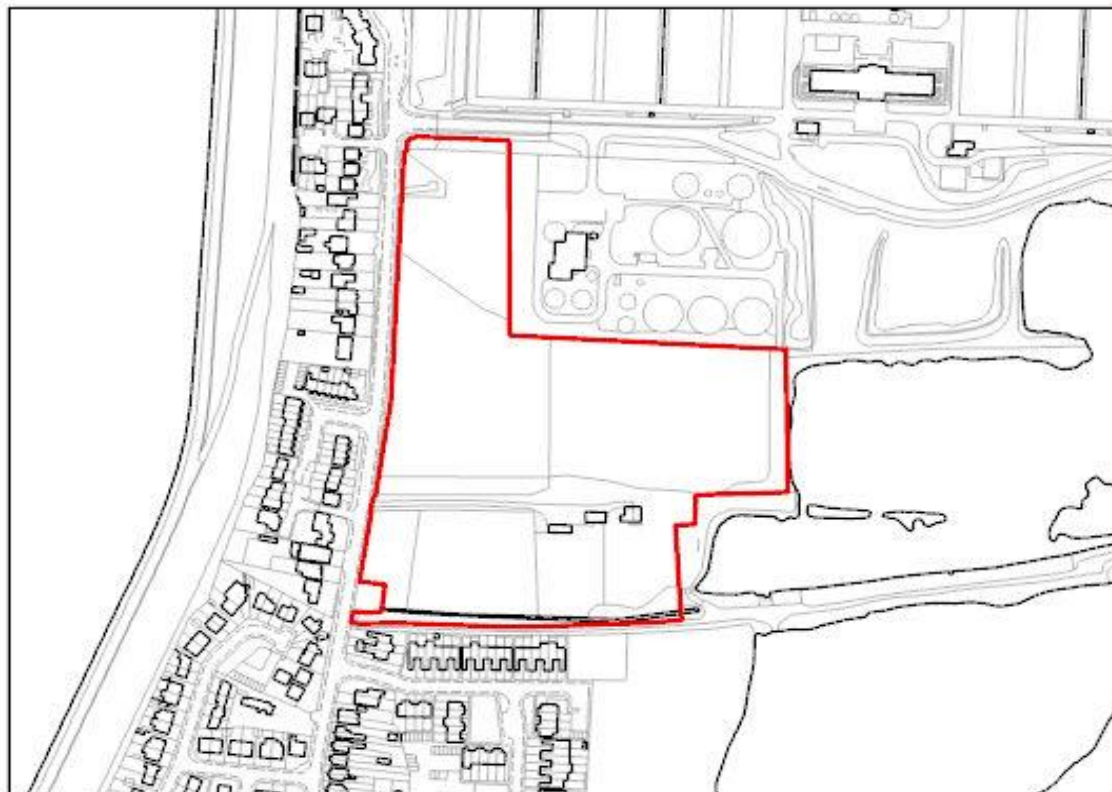
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| The site makes a positive contribution to the spatial strategy as it is weakly performing Green Belt and could provide much needed gypsy and traveller pitches to meet community needs. The site is not subject to any major non-absolute constraints and is reasonably sustainably located with services generally within the preferred maximum walking distance.                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| The site is identified as an area for further consideration in the Green Belt Assessment stage 1 and 2. The site makes a less important contribution to the strategic Green Belt and sub areas 29-a and 29-c were recommended for further consideration together. The site has a somewhat urban character due to the neighbouring operational waterworks and urban influences to the east and north. The site does perform some visual amenity role but screening limits this. Boundary strengthening would be required if released.                                                                                                                                                                                                                                                |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| The site performs positively with regards to housing provision and health and well-being. The site is located on the urban periphery with local services generally within walking distance. There are negative impacts expected on environmental objectives due to the site being undeveloped greenfield.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>The site performs a limited role in Green Belt terms and is not subject to any major non-absolute constraints that cannot be overcome. The site is in a sustainable location, close to the urban area. The site performs well against some sustainability objectives such as housing provision however has negative impacts on environmental objectives with it being an undeveloped greenfield site. If released site boundaries would need to be strengthened to maintain the integrity of the Green Belt.</p> <p>The site offers the opportunity to deliver much needed gypsy and traveller pitches to help meet community needs in a sustainable location.</p> <p>Take forward for further consideration in combination with LS1/007 which possesses the same landowner.</p> |

| Stage 4b – Deliverability                 |                                                                                                                                                             |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                                                                                                                         |
| Has the owner been contacted?             | Submitted to call for sites                                                                                                                                 |
| Consideration of development phasing      | Small site so not required                                                                                                                                  |
| Comments                                  | The site and is owned by Thames Water. The site has been made available as it is surplus to requirements. Access via Windmill Close would require securing. |
| Viability comments                        | No issues identified.                                                                                                                                       |

| Stage 4c – Site Capacity                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 0.9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | 30 units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | <p>The landowner has identified that 30 residential units could be accommodated on site however it is felt that the site is suitable for gypsy and traveller use, with the potential to accommodate approximately 15 pitches. The site possess a largely urban character and is in a sustainable location so is considered suitable for this use. Boundary strengthening and screening would be expected to reduce visual impacts. Access via Windmill Close would need to be secured.</p> <p>The site should be taken forward as a joint allocation with LS1/007, owing to the sites possessing the same landowner, to enable the much needed pitches to be delivered on site.</p> |

**LS1/007 Land south of Ashford Common Water Treatment Works,  
Charlton Road, Shepperton**

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 13/03/19                                                                                                                                                                                                                                                                                                                                                                                                            |
| Proforma last updated                  | 19/06/19                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site ID                                | LS1/007                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site name/ address                     | Land to the south of Ashford Common Water Treatment Works, Charlton Road, Shepperton, TW17 0SH                                                                                                                                                                                                                                                                                                                      |
| Site area (ha)                         | 5.1                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site description & context             | The site forms part of the operational area of Thames Water's plant at Ashford Common Water Treatment Works. The site is currently used as paddocks for horses. The site forms an 'L'-shape with residential development to the west boundary, the treatment works to the north and east and a mix of residential and open fields to the south. The southernmost part of the site is heavily lined by mature trees. |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Is the site previously developed land? | No                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site source                            | Call for sites.<br>It should be noted that the whole water works was recommended for further consideration in combination through the Green Belt Assessment Stage 2 however only land available to meet development needs will be considered.                                                                                                                                                                       |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                                                                                                                   |
|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                                                                                                               |
| Is the site located or largely located within flood zone 3b?                            | No                                                                                                                |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                                                                                                                |
| Is the site an SNCI?                                                                    | No                                                                                                                |
| Is the site located within ancient woodland*?                                           | No                                                                                                                |
| Is the site located within a public safety zone?                                        | No                                                                                                                |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                                                                                                                |
| Comments                                                                                | The site currently forms part of the Ashford Common Treatment works but is identified as surplus to requirements. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                          |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                      |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | ++    | Opportunity to provide a high quantity of dwellings to meet a range of local needs.                                                                                                                                                                                                                                      |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | -     | The site is unlikely to be big enough to accommodate on site open space. The site is within a reasonably sustainable location. Local services are within walking distance in Charlton village but provision is limited. Bus services along Charlton Road are not considered to be good.                                  |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | -     | Not within flood zone but potential loss of permeable land and introduction of hardstanding. Would need to include permeable surfaces and SuDS but unlikely to fully mitigate compared to undeveloped land.                                                                                                              |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | -     | The site is not in agricultural use. Potential contamination from waterworks use and former sewage works therefore remediation is likely to be required. The site is undeveloped greenfield. Higher density development could potentially be accommodated in the centre of the site whilst mature vegetation screens the |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                            |
|                                                                                                                                                                                           |       | periphery of the site which may provide opportunities for higher densities.                                                                                                                                                                                    |
| 5. To reduce air and noise pollution                                                                                                                                                      | -     | Increase in development is likely to increase pollution and exposure.                                                                                                                                                                                          |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | -     | LS1/007 is partly within the SNCI and it comprises the sites eastern boundary. The site is located within the Thames Valley BOA.<br>Where the site adjoins the SNCI, mitigation should be put in place to reduce impacts.                                      |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No negative or positive impacts identified on historic environment.                                                                                                                                                                                            |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | -     | Loss of open greenspace. The site has a somewhat urban character due to the presence of the waterworks, however there is a sense of openness given the site's undeveloped nature.<br>There may be an opportunity for small scale on-site open space provision. |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | -     | Services are less accessible and private vehicle use is likely to increase. Bus services along Charlton road are not regular.                                                                                                                                  |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Opportunities for construction jobs in the short term.<br>LS1/006 is identified as surplus to requirements so would not negatively impact employment.                                                                                                          |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The site currently has little/no impact on resources or emissions.                                                                                                                                                                                             |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Increase in water use. The site is not within a source protection zone.                                                                                                                                                                                        |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                     |
| Contributes to meeting housing requirement                                                                                  | 3    | Opportunity for large scale residential development.                                                                                                         |
| Meets specific needs                                                                                                        | 3    | Large site with potential to meet needs.                                                                                                                     |
| Opportunities for higher density development, where appropriate                                                             | 1    | Limited opportunity given the character of the wider area with lower density family housing present.                                                         |
| Opportunities for infrastructure provision                                                                                  | 1    | Limited opportunities for on-site infrastructure. A new access would be required into the site and may result in a loss of existing development in the area. |
| Brownfield land                                                                                                             | 1    | Undeveloped greenfield land.                                                                                                                                 |
| Opportunities for mixed use development                                                                                     | 2    | Housing use promoted but may be opportunity for small scale convenience provision.                                                                           |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified.                                                                                                                                             |
| Additional factors                                                                                                          |      |                                                                                                                                                              |

| Spatial Strategy Score |                                                                                                                                                                                                                                                |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                       |
| 2                      | LS1/007 would provide a significant quantity of housing but is unlikely to be able to provide infrastructure or mixed use. The site has been identified as less important to the strategic Green Belt so fulfils this element of the strategy. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                            |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                 |
| Flood Risk                                                                                                                                                                                                               | 3     | <ul style="list-style-type: none"> <li>No flood risk issues on site</li> </ul>                                                                                                                                                                                             |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No issues</li> </ul>                                                                                                                                                                                                                |
| Biodiversity                                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>SNCI (Ashford Plant) neighbouring the site.</li> <li>Located within Thames Valley BOA.</li> </ul>                                                                                                                                   |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>Site not in agricultural use.</li> </ul>                                                                                                                                                                                            |
| Land and water contamination                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>Potential contamination from neighbouring light industrial farm buildings.</li> <li>In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> </ul> |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                              |
|-----------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heathrow Noise Contours           | 3     | • Site outside of the 66 Leq noise contour.                                                                                                                                                                                                             |
| Heritage Assets                   | 3     | • Site unlikely to impact historic environment                                                                                                                                                                                                          |
| Landscape Character and Townscape | 2     | <ul style="list-style-type: none"> <li>• Surrey Landscape character Area – River Valley Floor</li> <li>• Development would increase the urban character of the wider area and may negatively impact on the water body neighbouring the site.</li> </ul> |

**Stage 2c – Open Space and Recreation Value**

- Based on Open Space Assessment

| Decision aiding questions                                                                      | Response    | Commentary                                                                                   |
|------------------------------------------------------------------------------------------------|-------------|----------------------------------------------------------------------------------------------|
| Does the site perform a recreation role?                                                       | Partly      | The site provides no recreation role.                                                        |
| What is the nature and quality of its role?                                                    | Sports club |                                                                                              |
| Is the site publicly accessible?                                                               | No          |                                                                                              |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | Unknown     |                                                                                              |
| Overall open space score                                                                       |             | Qualitative Assessment/ Commentary                                                           |
|                                                                                                | 3           | LS1/007 plays no recreation role. There may be an opportunity to increase on site provision. |

**Stage 2d – Sustainable Location**

- Note where there may be exceptions to broad principles
- Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity

| Criteria                                           | Score | Commentary                                             |
|----------------------------------------------------|-------|--------------------------------------------------------|
| Distance to primary school                         | 1     | Saxon Primary School                                   |
| Distance to secondary school                       | 1     | Bishop Wand School                                     |
| Distance to health centre or GP surgery            | 2     | Shepperton Medical Practice                            |
| Distance to local convenience retail               | 3     | Charlton Village                                       |
| Distance to major centres or centres of employment | 3     | Sunbury Employment area (3)<br>Staines ~45 minutes (2) |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                   |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                        |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 1     | Staines Road West Services in Charlton Village not regular        |
| Distance to train station with good service                                                                                                                                                                                                            | 1     | Shepperton Station                                                |
| Qualitative Assessment                                                                                                                                                                                                                                 |       |                                                                   |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | No known likely impacts at this stage.                            |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Potential to improve public transport connectivity with the site. |

| <b>Stage 3</b>                                                                                                                                                                                                       |       |                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only                                                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Criteria                                                                                                                                                                                                             | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                              |
| Green Belt Assessment Stage 1 score                                                                                                                                                                                  | 3     | Recommended for sub division (LA 29 moderately performing)                                                                                                                                                                                                                                                                                                                                                              |
| Green Belt Assessment Stage 2 score                                                                                                                                                                                  | 3     | Recommended for further consideration in combination (Sub area 29-c)                                                                                                                                                                                                                                                                                                                                                    |
| Qualitative Assessment                                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> |       | LS1/007 sits within sub area 29-c which performs moderately alone. It is considered to have an existing dense treeline to the south and somewhat to the east and north. An access road to the west and waterbody to the east also provide boundaries. The area was however recommended for further consideration along with an area to the north as it makes a less important contribution to the strategic Green Belt. |

| <b>Stage 3b – Previously Developed Land</b>                                                                                                |                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Total site area                                                                                                                            | 5.1                                                                                       |
| Amount of PDL (%)                                                                                                                          | 0%                                                                                        |
| Qualitative Assessment                                                                                                                     |                                                                                           |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | There is no previously developed land on site as it is in use as private recreation land. |

| Stage 3c – Visual Amenity                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                  |
| Current landscape                                                                                                                                                                                                                                                                 | The site is occupied by open greenfield land with grazing use.                                                                                                                                                                                                                                                                                                   |
| Existing valued features, vegetation and infrastructure                                                                                                                                                                                                                           | Water body to the south east, water treatment works on the majority of the site, dense tree belt to the south and south west. Building associated with the waterworks and sports club present but dispersed. Some residential units enclosed by vegetation in the south west.                                                                                    |
| Sense of tranquillity, remoteness and rural character                                                                                                                                                                                                                             | Due to the site being surrounded by built form on the west, north and east the sense of tranquillity is limited. The site has an urban character.                                                                                                                                                                                                                |
| Existing visibility of site <ul style="list-style-type: none"> <li>• Consider current screening</li> <li>• Truncated/no view</li> <li>• Partial view</li> <li>• Open view</li> </ul>                                                                                              | Trees along the west screen the site somewhat with truncated visibility.<br>To the west along Millfield and Dolphin Road North there is a partial view of the site where there are gaps in vegetation.<br>LS1/007 is largely concealed due to dense vegetation along its western boundary. The southern part of the site is more open but visibility is limited. |
| Sensitivity of site and wider landscape                                                                                                                                                                                                                                           | The site is quite well hidden from view at present and if the dense tree boundaries are maintained, this could help to reduce impacts on the wider landscape.                                                                                                                                                                                                    |
| Significance of Visual Impacts (qualitative)                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                  |
| Visual effect of the development <ul style="list-style-type: none"> <li>• Nature of the proposal</li> <li>• Siting</li> <li>• Size</li> <li>• Design</li> <li>• Position and distance from which it is viewed</li> <li>• Officer judgment where info not all available</li> </ul> | LS1/007 is of a somewhat significant scale and development is likely to substantially increase built form in the area. Existing vegetation acts as screening to some extent.                                                                                                                                                                                     |
| Visual receptors <ul style="list-style-type: none"> <li>• Location and context of viewpoint</li> <li>• Expectations and occupation or activity of receptor</li> <li>• Importance of view</li> </ul>                                                                               | Residents on Charlton Road will be most significantly impacted.<br>Properties along Hetherington Road may experience change, however dense vegetation to the north of the properties somewhat shields the site.                                                                                                                                                  |
| Magnitude of impacts <ul style="list-style-type: none"> <li>• Scale of change in view</li> <li>• Contrast/integration with existing features</li> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> </ul>                | It is expected that there will be a significant change in view, however the impacts are somewhat reduced due to the presence of existing vegetation around the southern and western boundaries of the site. The wider site is however already somewhat developed as it is part of the Ashford Common Water Treatment Works. Given this associated link           |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Distance of viewpoint from proposed development</li> <li>Visibility of change</li> <li>Extent of view occupied by development</li> </ul> | the magnitude of impacts with this influence may be reduced somewhat.                                                                                                                                                                                                                                                                                                                       |
| Significance of impacts <ul style="list-style-type: none"> <li>Refer to Table 8 of methodology</li> </ul>                                                                       | Residential properties will be impacted along Charlton Road and Hetherington Road however the site is somewhat shielded from view from vegetation. There will therefore be a moderate significance of impact on visual amenity.<br>For LS1/007 the impacts are low if the existing mature tree belt is maintained along the western boundary. If removed however the impact would be major. |
| Potential mitigation measures                                                                                                                                                   | Extended planting along boundaries and stepped development with lower densities towards the periphery of the site.                                                                                                                                                                                                                                                                          |
| Overall visual amenity score                                                                                                                                                    | 3                                                                                                                                                                                                                                                                                                                                                                                           |
| Commentary                                                                                                                                                                      | Whilst there is a sense of openness in the south, views towards the adjacent water works and commercial warehouses further east diminish the rurality of the area.<br>The site is well-shielded from vegetation on its periphery. If developed, this should be maintained to screen the site.                                                                                               |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>The site meets the spatial strategy moderately as it is weakly performing Green Belt and would provide housing. The site is not subject to any major non-absolute constraints but is not considered to be sustainably located with services generally beyond the preferred maximum walking distance.</p> <p>Part of the south of the site is an SNCI.</p> <p>The site would provide a notable quantity of housing units but is unlikely to be able to provide infrastructure or mixed use. Release from the Green Belt has been recommended as the site makes a limited contribution to the wider strategic Green Belt.</p> |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>The site is identified as an area for further consideration in the Green Belt Assessment stage 1 and 2. Sub areas 29-a and 29-c were recommended for further consideration together. The site makes a less important contribution to the wider Green Belt. If released this would result in weaker boundaries than existing. The tree line running to the south of the site bordering the wider Green Belt is considered to be permanent and well-established however.</p>                                                                                                                                                  |

|                                                                                                                                                                                                                                                                                                                                                                                                                |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                 |  |
| The site has a semi-urban character due to its current association with the water treatment works. The site performs a moderate visual amenity role, however the site is well screened by mature trees which should be maintained if developed.                                                                                                                                                                |  |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                       |  |
| The site performs positively with regards to housing provision but negatively or neutral against other objectives. The site is located on the urban periphery but local services are beyond preferred maximum walking distance therefore local connectivity could be improved. The site would provide construction jobs in the short term.                                                                     |  |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                                                                                                                     |  |
| The site performs a limited role in strategic Green Belt terms but moderately against Green Belt purposes. The site is not subject to any major non-absolute constraints that cannot be overcome, although the southern portion of the site is an SNCI therefore this area should be avoided. The site performs well against housing provision objectives but negatively in terms of environmental objectives. |  |
| If released then Green Belt boundaries will require strengthening.                                                                                                                                                                                                                                                                                                                                             |  |
| Take forward for further consideration in combination with LS1/006 to the north. This will enable both sites to be delivered for the appropriate uses.                                                                                                                                                                                                                                                         |  |

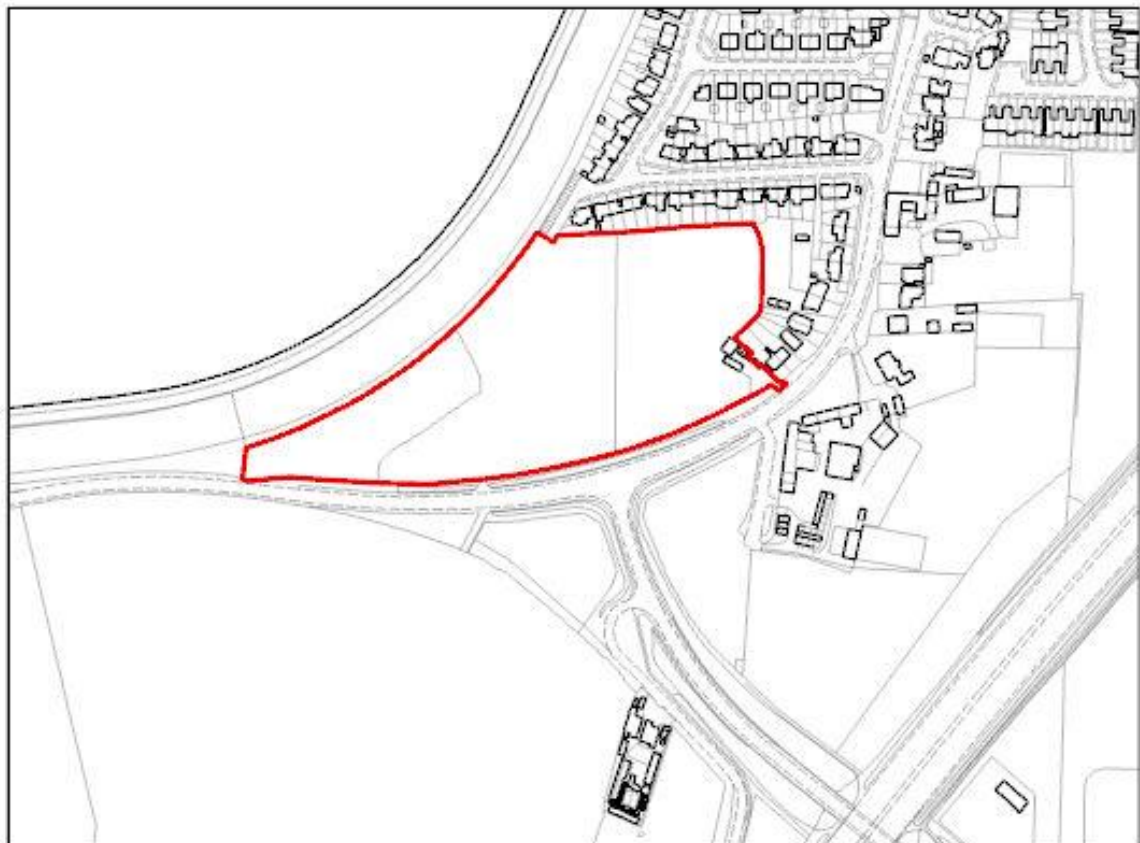
|                                           |                                                                                                           |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                           |
| Has the site been confirmed as available? | Yes                                                                                                       |
| Has the owner been contacted?             | Submitted to call for sites                                                                               |
| Consideration of development phasing      | Large site would likely require phasing.                                                                  |
| Comments                                  | The site and is owned by Thames Water. The site has been made available as it is surplus to requirements. |
| Viability comments                        | No issues identified.                                                                                     |

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                            |
| Site size (ha)                                                                                                                                                                                                                                        | 5.1                                                                                                                                                                                                        |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | 150 – 200 units                                                                                                                                                                                            |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | If LS1/007 were developed this would result in 178-280 units at 35-55 dph. Development is dependent upon LS1/006 and LS1/007 coming forward together. This will enable both proposed uses to be delivered. |



## LS1/020 Land north of Charlton Road, Charlton Village

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 21/03/19                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Proforma last updated                  | 21/03/19                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site ID                                | LS1/020                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site name/ address                     | Land north of Charlton Road, Charlton Village, Shepperton                                                                                                                                                                                                                                                                                                                                                                                       |
| Site area (ha)                         | 3.01                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site description & context             | <p>The site is occupied by open green fields and is currently used for equestrian-related uses. The site is also utilised by the film industry. Trees and vegetation line the south of the site.</p> <p>The wider area is semi-rural in character, with open space to the south and west and residential development immediately to the east along Walnut Tree Road. Queen Mary Reservoir is situated immediately to the north of the site.</p> |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Is the site previously developed land? | No                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site source                            | Call for Sites                                                                                                                                                                                                                                                                                                                                                                                                                                  |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                         |
|-----------------------------------------------------------------------------------------|-------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                     |
| Is the site located or largely located within flood zone 3b?                            | No                      |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                      |
| Is the site an SNCI?                                                                    | No                      |
| Is the site located within ancient woodland*?                                           | No                      |
| Is the site located within a public safety zone?                                        | No                      |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                      |
| Comments                                                                                | No absolute constraints |

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                              |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                                                       | ++    | Housing promoted on site, with potential to meet a range of community needs.                                                                                                                                                                                                                                                                     |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                                                      | -     | The site is within walking distance to Charlton Village but services present are limited. Car reliance likely to increase. Currently bus services are poor near the site therefore unlikely to encourage healthy lifestyles. No loss of recreation facilities. Development unlikely to address existing deprivation.                             |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding.                                                                           | -     | Site within flood zone 2 therefore flood risk assessment required. Potential loss of permeable land and introduction of hardstanding.<br>50-75% chance of ground water flooding. Part of site with 0.1% chance and part with 1% chance of surface water flooding. Would need to include permeable surfaces and SuDS to contribute to mitigation. |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | -     | No PDL therefore loss of undeveloped greenfield land. No loss of Grade 1, 2 or 3 agricultural land. No previous uses that could give rise to contamination but the site is adjacent to historic Charlton Lane West landfill.                                                                                                                     |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                    |
| 5. To reduce air and noise pollution                                                                                                                                                      | 0     | No particular noise or air pollution effects.                                                                                          |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | -     | Loss of green space/infrastructure but no particular habitat or biodiversity value. The site is adjacent to Queen Mary Reservoir SNCI. |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No impacts on historic environment identified.                                                                                         |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | -     | Loss of open space that contributes to the character of the landscape (River Floodplain – Surrey Landscape Character Assessment).      |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | -     | The site is not well located with poor connections to sustainable modes of transport. Unlikely to reduce car use and congestion.       |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing construction.                                                                 |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | -     | Current use has little/no impact on resources, emissions or carbon use, although could be mitigated through sustainable construction.  |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Proposed use would result in additional water consumption. Site outside of source protection zone.                                     |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>  |      |                                                                                               |
|-----------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------|
| Criteria                                                        | Met? | Comments                                                                                      |
| Contributes to meeting housing requirement                      | 3    | Housing use identified by site promoter.                                                      |
| Meets specific needs                                            | 3    | Potential to meet the needs of the community, including custom/self-build and care living.    |
| Opportunities for higher density development, where appropriate | 2    | Surrounding character semi-urban therefore could potentially accommodate some higher density. |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                                                                                                         |
| Opportunities for infrastructure provision                                                                                  | 2    | Site unlikely to be able to provide large scale on-site services due to its scale but may be small scale provision.                                                                                                                              |
| Brownfield land                                                                                                             | 1    | The site is largely open greenfield land with some open pony paddocks on site however this is excluded from PDL.                                                                                                                                 |
| Opportunities for mixed use development                                                                                     | 2    | Site promoted for mixed use and residential. Could be potential for small scale mixed use that is residential-led.                                                                                                                               |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 2    | Small scale open space could be provided on site. Landowner also submitted two other land parcels in the area which could be made publicly accessible if not suitable for development. This would however be dependent on landowner discussions. |
| Additional factors                                                                                                          |      |                                                                                                                                                                                                                                                  |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2                      | The site would provide the opportunity for a notable quantity of residential development however this would be on open greenfield. The site is deemed to make a less important contribution to the wider strategic Green Belt, which is in line with the preferred strategy. Due to its size, there may be some small scale opportunities for open space provision however this is not expected to be of a great scale. Mixed use also promoted by the developer. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                         |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                              |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>Flood zone 2</li> <li>Potential 50-75% ground water flood risk</li> <li>Part of site subject to 0.1% and 1% surface water flood risk.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 2     | <ul style="list-style-type: none"> <li>No constraints</li> </ul>                                                                                                                        |
| Biodiversity                                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Thames Valley BOA</li> <li>No formal designations</li> <li>The site is adjacent to Queen Mary Reservoir SNCI</li> </ul>                          |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints</li> </ul>                                                                                                                        |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land and water contamination      | 2     | <ul style="list-style-type: none"> <li>• No formal recorded uses that could give rise to contamination but it is adjacent to the historic Charlton Lane West landfill.</li> <li>• In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use, especially re ground gases.</li> </ul>   |
| Heathrow Noise Contours           | 3     | <ul style="list-style-type: none"> <li>• No constraints</li> </ul>                                                                                                                                                                                                                                                                                              |
| Heritage Assets                   | 3     | <ul style="list-style-type: none"> <li>• No constraints</li> </ul>                                                                                                                                                                                                                                                                                              |
| Landscape Character and Townscape | 2     | <ul style="list-style-type: none"> <li>• Surrey Landscape Character Assessment - River Floodplain</li> <li>• The surrounding area has a semi-urban character however the site is considered to possess a largely rural character due to its openness therefore development would increase the urban nature of the area. Limited impact on townscape.</li> </ul> |

**Stage 2c – Open Space and Recreation Value**

- Based on Open Space Assessment

| Decision aiding questions                                                                      | Response           | Commentary                                                                                                                        |
|------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Does the site perform a recreation role?                                                       | No                 | Value as open space limited to visual not recreational. No public access currently. Potential for on-site small scale open space. |
| What is the nature and quality of its role?                                                    | Open pony paddocks |                                                                                                                                   |
| Is the site publically accessible?                                                             | No                 |                                                                                                                                   |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No                 |                                                                                                                                   |
| Overall open space score                                                                       |                    | Qualitative Assessment/ Commentary                                                                                                |
|                                                                                                | 3                  | Site not performing a recreation or publicly accessible function                                                                  |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                   |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                        |
| Distance to primary school                                                                                                                                                                                                                             | 1     | St Nicholas CofE Primary School                                                                                                                                                                                   |
| Distance to secondary school                                                                                                                                                                                                                           | 1     | Thamesmead School                                                                                                                                                                                                 |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 1     | Shepperton Medical Practice                                                                                                                                                                                       |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Charlton Village store                                                                                                                                                                                            |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 2/3   | Staines – 43 minutes bus<br>Shepperton employment area – 21 minute walk                                                                                                                                           |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 1     | Bus stops along New Road/Charlton Road irregular.<br>Walk to Staines Road West or Laleham Road required (approximately 1.9km)                                                                                     |
| Distance to train station with good service                                                                                                                                                                                                            | 2     | Shepperton Rail Station                                                                                                                                                                                           |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is not considered to be particularly sustainably located as sustainable transport links are limited and will likely increase car use and dependency. Local services within Charlton village are limited. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Potential benefits from Cross Rail 2 but likely to be long term.                                                                                                                                                  |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Site located close to bus routes but current services are poor therefore these could be improved.                                                                                                                 |

| <b>Stage 3</b>                                                                                                                                                                                                       |       |                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only                                                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                         |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                                                                                         |
| Criteria                                                                                                                                                                                                             | Score | Commentary                                                                                                                                                                                                                                                                                                                                              |
| Green Belt Assessment Stage 1 score                                                                                                                                                                                  | 2     | Local Area 25 – moderately performing                                                                                                                                                                                                                                                                                                                   |
| Green Belt Assessment Stage 2 score                                                                                                                                                                                  | 3     | Sub Area 25-b – moderately performing but less important contribution wider strategic Green Belt. Recommended for further consideration.                                                                                                                                                                                                                |
| Qualitative Assessment                                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                         |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> |       | <p>At Stage 1, the wider Local Area performed moderately whilst the Sub Area, the majority of which comprises the site, performs moderately against NPPF purposes but plays a limited role in respect of the wider strategic Green Belt.</p> <p>If released this would result in a stronger Green Belt boundary than existing, with the presence of</p> |

| <b>Stage 3</b><br>Applies to sites located within the Green Belt only |                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 3a – Green Belt</b>                                          |                                                                                                                                                                                                                                                              |
|                                                                       | <p>New Road/Charlton Road and the base of Queen Mary Reservoir.</p> <p>The landowner may own other green land in the surrounding vicinity which could be made publically available if the site were to be developed to act as compensatory improvements.</p> |

| <b>Stage 3b – Previously Developed Land</b>                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Total site area                                                                                                                            | 3.01 ha                                                                                                                                                                                                                                                                                                                                                                         |
| Amount of PDL (%)                                                                                                                          | 4% built form which are used as stables.                                                                                                                                                                                                                                                                                                                                        |
| Qualitative Assessment                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                 |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | <p>Part of the site consists of former farm buildings, now in commercial/industrial use. Much of the site however is open greenfield, particularly to the south.</p> <p>There are strong visual links to the surrounding urban features however with the site's openness and functional land use comprising open pony paddocks, the site retains a largely rural character.</p> |
| Overall PDL Score                                                                                                                          | 1                                                                                                                                                                                                                                                                                                                                                                               |

| <b>Stage 3c – Visual Amenity</b>                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Current landscape                                       | Open pony paddocks with largely open character. There are substantive urbanising influences surrounding the site to the north west, with strong visual links to residential properties and gardens as well as Charlton Road and New Road to the south. These features, as well as the embankment of the Queen Mary Reservoir to the north-west, create a sense of visual containment and severance from the wider countryside, and a strong connection to the adjacent settlement edge. However, based on the openness of the sub-area and its functional land use, it retains a largely rural character. |
| Existing valued features, vegetation and infrastructure | The site is largely occupied by open pony paddocks although there is a small stable area in the south east of the site. Shrubs and trees line parts of the site however they are somewhat dispersed in areas.                                                                                                                                                                                                                                                                                                                                                                                             |
| Sense of tranquillity, remoteness and rural character   | The site itself has a largely rural character due to the openness associated with the current horse grazing use. There are however urbanising influences from properties adjacent                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Stage 3c – Visual Amenity                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                   | on Walnut Tree Road and New Road/Charlton Road to the south. This somewhat limits the sense of tranquillity and remoteness. The site has limited connections to the wider Green Belt given the presence of the reservoir embankment and urban features creating an enclosed nature. This acts as a slight impediment to the rural character.                                                                                                                                                                                                                                                          |
| Existing visibility of site <ul style="list-style-type: none"> <li>• Consider current screening</li> <li>• Truncated/no view</li> <li>• Partial view</li> <li>• Open view</li> </ul>                                                                                              | Largely open views from the rear of properties along Walnut Tree Road and the northern side of Charlton Road, with some more partial views from properties on the southern side of Charlton Road. Parts of the site are screened with trees lining Charlton Road however it is largely visible along New Road/Charlton Road.                                                                                                                                                                                                                                                                          |
| Sensitivity of site and wider landscape                                                                                                                                                                                                                                           | The site has a largely rural character given the open nature associated with the current horse grazing on site. There are however strong visual connections with the urban area to the north east, particularly the properties and gardens along Walnut Tree Road. The site is therefore somewhat contained and severed from the wider countryside which is supported by the presence of the reservoir embankment to the north, with well-defined boundaries with the rest of the Green Belt from the reservoir and New Road. This therefore reduces the sensitivity of the site and wider landscape. |
| Significance of Visual Impacts (qualitative)                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Visual effect of the development <ul style="list-style-type: none"> <li>• Nature of the proposal</li> <li>• Siting</li> <li>• Size</li> <li>• Design</li> <li>• Position and distance from which it is viewed</li> <li>• Officer judgment where info not all available</li> </ul> | A housing or mixed use scheme has been identified. This would offer potential to create a small area of publicly accessible space. The development could be designed to respect the semi-urban character of the surrounding area, particularly those properties that adjoin the site to the north, whilst increasing densities deeper into the site.                                                                                                                                                                                                                                                  |
| Visual receptors <ul style="list-style-type: none"> <li>• Location and context of viewpoint</li> <li>• Expectations and occupation or activity of receptor</li> <li>• Importance of view</li> </ul>                                                                               | Vantage points are present from residential properties along Walnut Tree Road and Charlton Road. These properties would lose nearly all of their open aspect to the rear of their properties. A housing development would be seen in the context of other nearby buildings to the north east and would not appear out of place, however would substantially alter direct views for approximately 32 properties adjacent.                                                                                                                                                                              |
| Magnitude of impacts <ul style="list-style-type: none"> <li>• Scale of change in view</li> <li>• Contrast/integration with existing features</li> </ul>                                                                                                                           | The change of view would be significant and permanent, with more intensive use of the site than the current greenfield. Development would increase the overall sense of urban character                                                                                                                                                                                                                                                                                                                                                                                                               |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> <li>• Distance of viewpoint from proposed development</li> <li>• Visibility of change</li> <li>• Extent of view occupied by development</li> </ul> | <p>and concentration of development, although there are visual links to the urban influences to the north at present. This would therefore allow some integration with existing features.</p> <p>A high quality design that would introduce some small scale public open space would be possible given the size of the site. This may be strategically located to reduce the overall perception of built form and severity of impacts on immediately adjacent properties.</p> |
| <p>Significance of impacts</p> <ul style="list-style-type: none"> <li>• Refer to Table 8 of methodology</li> </ul>                                                                                                                                                                               | <p>Considered to be major due to the loss of open views for neighbouring properties. This is particularly in relation to the existing open field which form a large portion of the views of the adjacent properties. For road users to the south impacts would be low due to the temporary experience of impacts and current irregular tree screening present.</p>                                                                                                            |
| Potential mitigation measures                                                                                                                                                                                                                                                                    | <p>A residential or mixed use development would offer opportunities to lay the site out sensitively and to include open spaces and boundary screening where appropriate.</p>                                                                                                                                                                                                                                                                                                  |
| Overall visual amenity score                                                                                                                                                                                                                                                                     | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Commentary                                                                                                                                                                                                                                                                                       | <p>The site possesses a largely rural character and forms a significant proportion of the view of properties along Walnut Tree Road and along the north side of Charlton Road. There are however substantive urbanising influences to the north and the site is visually contained given the current boundaries. Any development would significantly alter visual amenity however sensitive design and screening could reduce the impacts.</p>                                |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>The site contributes to some elements of the spatial strategy in providing a notable number of homes. The site is however not considered to be sustainably located, with public transport improvements required. The site has a limited contribution to the wider strategic Green Belt therefore corresponds with this element of the spatial strategy. There are no major non-absolute constraints on site that would prohibit development.</p>                                                                       |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>The site is deemed to be moderately performing against NPPF Green Belt purposes but performs a less important role in the contribution to the wider strategic Green Belt. The site is largely open and rural in character but there are strong urbanising links with development to the north east. The site is of a contained nature when viewed in relation to the wider Green Belt given the development bordering part of the site, the presence of the reservoir embankment and road adjoining the site. This</p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| may limit the overall visual impact of developing the site, although there will be significant impacts on adjacent properties, particularly to the north east. Lower impacts are expected on road users.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| The site performs well against the housing and economic growth objectives but poorly against environmental objectives due to its reasonably unsustainable location and current green field status. Significant development on site would increase pressure on local infrastructure and resources with poor connectivity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| The site performs moderately in relation to the spatial strategy and would help to deliver a notable quantity of homes. There are no overriding constraints on site and the site is reasonably well-connected to the urban area of Charlton Village to the north. There are however a limited number of services within desirable or maximum walking distances therefore sustainable transport modes would need to be improved in the area if the site were to be developed. The site performs moderately against NPPF Green Belt purposes but was recommended for further consideration in the Green Belt stage 2 as it is less important to the wider strategic Green Belt. The site immediately adjoins properties to the north and east which would experience direct visual amenity impacts, therefore adequate design and screening would be required. Site considered appropriate for further consideration however several mitigation measures would be required as part of the scheme to lessen negative impacts. |

| Stage 4b – Deliverability                 |                                                                  |
|-------------------------------------------|------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                              |
| Has the owner been contacted?             | No                                                               |
| Consideration of development phasing      | N/A                                                              |
| Comments                                  |                                                                  |
| Viability comments                        | No viability issues identified that could affect deliverability. |

| Stage 4c – Site Capacity                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                        | 3.01                                                                                                                                                                                                                                                                                                                                                                            |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                | The site promoter suggests 222 dwellings, at 75 dph.<br>The site promoter has also suggested that mixed use development could be accommodated on site, including retail, commercial or leisure uses.                                                                                                                                                                            |
| Council comments on potential use and yield <ul style="list-style-type: none"><li>Location and character</li><li>Type of development promoted</li><li>Mix of units</li><li>Density assumptions</li><li>Net developable area</li></ul> | The site is considered to be able to accommodate 105-166 units at 35-55 dph given the character of the wider area. The site could accommodate a range of units to meet community needs. The landowner has suggested mixed use therefore this could provide the opportunity for on-site infrastructure provision which could help to combat the somewhat unsustainable nature of |

| Stage 4c – Site Capacity |                                                                                   |
|--------------------------|-----------------------------------------------------------------------------------|
|                          | the site. Viability considerations will inform the mix of units and uses on site. |

## RL1/007 Land off Worple Road, Staines

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 15/03/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Proforma last updated                  | 15/03/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site ID                                | RL1/007                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site name/ address                     | Land off Worple Road, Staines, TW18 1SB                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site area (ha)                         | 6.4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site description & context             | This L shaped parcel of land forms part of the Manor Farm active mineral working. The gravel will be extracted and the site restored in the next 2 to 3 years. In the meantime it is farmed in conjunction with the land to the south. The site is flat and has no distinguishing features. The site is surrounded on three sides by existing housing with a sports field and Manor Farm to the south. The surrounding character is largely urban to the north west and rural to the south and east. |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Is the site previously developed land? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site source                            | Call for Sites                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                               |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                           |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | ++    | Affordable housing scheme promoted.                                                                                                                                                                                           |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Site is in a reasonably sustainable location close to some local services in and around Staines. Good access to bus routes to reduce reliance on the car. No loss of recreation facilities. 100% affordable housing proposed. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | -     | Within flood zone, potential loss of permeable land and introduction of hardstanding. Would need to include permeable surfaces and SuDS but unlikely to fully mitigate compared to undeveloped land.                          |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | -     | Development of site would not avoid development of greenfield over brownfield land. Although used for agriculture (grazing), no loss of Grade 1, 2 or 3 agricultural land.                                                    |
| 5. To reduce air and noise pollution                                                                                                                      | -     | No particular noise or air pollution effects but likely rise in car use and emissions.                                                                                                                                        |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                             | -     | Loss of green space/infrastructure but no particular habitat or biodiversity value.                                                                                                                                           |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                  | 0     | None identified.                                                                                                                                                                                                              |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                   |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | -     | Loss of open space that contributes to the character of the landscape (River Floodplain).                                             |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | Reasonably sustainable site in proximity to local services and public transport.                                                      |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing construction.                                                                |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | -     | Current use has little/no impact on resources, emissions or carbon use, although could be mitigated through sustainable construction. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Proposed use would result in additional water consumption.                                                                            |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>                                                              |      |                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------|------|---------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                      |
| Contributes to meeting housing requirement                                                                                  | 3    | Housing use identified as preferred use                                                                       |
| Meets specific needs                                                                                                        | 3    | 100% affordable housing and is potentially large enough to consider residential uses for other specific needs |
| Opportunities for higher density development, where appropriate                                                             | 3    | Surrounding character is suburban but parts of the site could accommodate higher density                      |
| Opportunities for infrastructure provision                                                                                  | 2    | Site is large enough that it could accommodate some social/community facilities if required                   |
| Brownfield land                                                                                                             | 1    | Open Green Belt site with no PDL                                                                              |
| Opportunities for mixed use development                                                                                     | 1    | Not promoted and location is in an almost entirely residential area so unlikely                               |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified                                                                                               |

| Stage 2a – Contribution to the delivery of the strategy |      |          |
|---------------------------------------------------------|------|----------|
| Criteria                                                | Met? | Comments |
| Additional factors                                      |      |          |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                       |
| 2                      | Provision of affordable housing and potential for accommodation for specialist needs, e.g. sheltered housing for the elderly, would contribute to the spatial strategy. Although not specifically promoted, the site is fairly large and could make a contribution towards infrastructure and other benefits. Green Belt site but not used for recreation or other public uses |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                  |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                       |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>Predominantly Flood Zone 2 with small area within Flood Zone 3a</li> <li>The site is in an area (1km squared) whereby &gt;75% is susceptible to groundwater flooding.</li> </ul>                          |
| Minerals/waste safeguarding                                                                                                                                                                                              | 2     | <ul style="list-style-type: none"> <li>Safeguarded for minerals and permission granted but site promoted on the basis of a development scheme once the extraction is complete</li> </ul>                                                         |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No impacts identified but loss of open green area.</li> </ul>                                                                                                                                             |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No impacts identified.</li> </ul>                                                                                                                                                                         |
| Land and water contamination                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No recorded past uses with contaminative potential. In accordance with NPPF would still require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> </ul> |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>No impacts identified.</li> </ul>                                                                                                                                                                         |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>No impacts identified.</li> </ul>                                                                                                                                                                         |
| Landscape Character and Townscape                                                                                                                                                                                        | 2     | <ul style="list-style-type: none"> <li>River Floodplain Character Area</li> </ul>                                                                                                                                                                |

| Stage 2c – Open Space and Recreation Value                                       |              |                                                                                                                                                                           |
|----------------------------------------------------------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul> |              |                                                                                                                                                                           |
| Decision aiding questions                                                        | Response     | Commentary                                                                                                                                                                |
| Does the site perform a recreation role?                                         | No           | Value as open space limited to visual not recreational. Site large enough to consider including a play area within a development if required. No public access currently. |
| What is the nature and quality of its role?                                      | Grazing land |                                                                                                                                                                           |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |    |                                                                  |
|------------------------------------------------------------------------------------------------|----|------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |    |                                                                  |
| Is the site publicly accessible?                                                               | No |                                                                  |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No |                                                                  |
| Overall open space score                                                                       |    | Qualitative Assessment/ Commentary                               |
|                                                                                                | 3  | Site not performing a recreation or publicly accessible function |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                        |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                             |
| Distance to primary school                                                                                                                                                                                                                             | 3     | Buckland Primary school                                                                                                                                                                                |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Matthew Arnold School                                                                                                                                                                                  |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Staines Health Centre                                                                                                                                                                                  |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Convenience store on Laleham Road                                                                                                                                                                      |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Nearest major centre is Staines upon Thames (15 mins by bus)                                                                                                                                           |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Worple Road has multiple bus routes serving a variety of destinations                                                                                                                                  |
| Distance to train station with good service                                                                                                                                                                                                            | 2     | Staines train station                                                                                                                                                                                  |
| Qualitative Assessment                                                                                                                                                                                                                                 |       |                                                                                                                                                                                                        |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | None identified.                                                                                                                                                                                       |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Site located close to bus routes but more remote from a train station, although the bus routes include station destinations. Potential to improve access into the site if developed alongside RL1/010. |

| <b>Stage 3</b>                                      |       |                                                                                                                    |
|-----------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only |       |                                                                                                                    |
| <b>Stage 3a – Green Belt</b>                        |       |                                                                                                                    |
| Criteria                                            | Score | Commentary                                                                                                         |
| Green Belt Assessment Stage 1 score                 | 1     | Local Area 27 – strongly performing                                                                                |
| Green Belt Assessment Stage 2 score                 | 3     | Sub Area 27-a – could be released without harming the performance of the wider Local Area and strategic Green Belt |

|                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 3</b>                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Applies to sites located within the Green Belt only                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Qualitative Assessment                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> | At Stage 1, the wider Local Area performed strongly but the proposed site (together with further land to the south within the same Sub Area) was considered at Stage 2 to be capable of release without affecting the wider Green Belt. Consideration would need to be given to whether the whole site could be removed (as per the Stage 2 land parcel) but there is other land within this Sub Area that has been promoted for development through the Call for Sites and this will be considered through a different site assessment. |

|                                                                                                                                            |                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>Stage 3b – Previously Developed Land</b>                                                                                                |                                                                                                |
| Total site area                                                                                                                            | 6.4 ha                                                                                         |
| Amount of PDL (%)                                                                                                                          | 0%                                                                                             |
| Qualitative Assessment                                                                                                                     |                                                                                                |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | No PDL – open grazing land with just a few fences/enclosures that would not be considered PDL. |
| Overall PDL Score                                                                                                                          | 1                                                                                              |

|                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 3c – Visual Amenity</b>                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                         |
| Baseline (qualitative)                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                         |
| Current landscape                                                                                                                                         | Open grazing land.                                                                                                                                                                                                                                                                                                                                                                      |
| Existing valued features, vegetation and infrastructure                                                                                                   | Field is mainly grass, with trees and hedges to most boundaries but there are relatively low in the case of hedges/shrubs and sparse in the case of trees so they do not screen the site and still afford views into the field. The field appears separate and distinct from the remainder of the land to the south as a result of boundary trees and hedges.                           |
| Sense of tranquillity, remoteness and rural character                                                                                                     | Site itself is quite rural in character due to its use for grazing and animals are visible from the road, although this is juxtaposed by residential development surrounding the field on three sides, which reduces its sense of tranquillity, remoteness and rural character. Whilst pleasant in appearance, the field appears at odds with the suburban character that surrounds it. |
| Existing visibility of site <ul style="list-style-type: none"> <li>Consider current screening</li> <li>Truncated/no view</li> <li>Partial view</li> </ul> | Views from upper floor windows of houses in Pavilion Gardens to the north and Brightside Avenue to the east, whose rear gardens the field abuts. Site not readily visible from properties to                                                                                                                                                                                            |

| Stage 3c – Visual Amenity                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Open view</li> </ul>                                                                                                                                                                                                                     | the west in Lansdowne Road to the west due to boundary screening and the separation created by Worple Road. Drivers and passers-by have partial views from the west along Worple Road where trees and hedges allow but not an open or distant view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Sensitivity of site and wider landscape                                                                                                                                                                                                                                           | Limited. Site is reasonably well contained within the suburban character of the area and well defined boundaries. The site is attractive from a visual perspective but is not publicly accessible. Boundaries are clearly defined by trees and other vegetation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Significance of Visual Impacts (qualitative)                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Visual effect of the development <ul style="list-style-type: none"> <li>• Nature of the proposal</li> <li>• Siting</li> <li>• Size</li> <li>• Design</li> <li>• Position and distance from which it is viewed</li> <li>• Officer judgment where info not all available</li> </ul> | A housing scheme has been identified. This would offer potential to create publicly accessible recreation space to serve the development and wider community. The development could be designed to respect the suburban character of the surrounding area, particularly those properties that adjoin the site to the north and east, whilst increasing densities deeper into the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Visual receptors <ul style="list-style-type: none"> <li>• Location and context of viewpoint</li> <li>• Expectations and occupation or activity of receptor</li> <li>• Importance of view</li> </ul>                                                                               | The vantage points are limited to adjacent residential properties and Worple Road. The residential properties would lose the green, open aspect to the rear of their properties. A housing development would be seen in the context of other nearby buildings and would not appear out of place. Permission has been granted for mineral extraction at Manor Farm, being the wider land parcel of which this site is part that would result in the site being worked for a number of years before being restored. The site promoted is on the basis of that operation still taking place then developed for housing, with the remainder of the site being restored. Whilst this specific site was not subject to the extraction itself, it lies adjacent to the access road and its views and tranquillity would be affected. It could be said that the permission for mineral working has already had an effect on the expectations of receptors in properties adjoining and close to the site. |
| Magnitude of impacts <ul style="list-style-type: none"> <li>• Scale of change in view</li> <li>• Contrast/integration with existing features</li> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> </ul>                | The change of view would be significant and permanent but limited by the context of the site in proximity to the surrounding suburban character of the area. A high quality design that introduced some public open space would be possible on a site of this size. The change would be permanent but the future working of the wider Manor Farm land for mineral extraction plus a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                                |                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Distance of viewpoint from proposed development</li> <li>Visibility of change</li> <li>Extent of view occupied by development</li> </ul> | future wet restoration would have changed the views significantly.                                                                                       |
| Significance of impacts <ul style="list-style-type: none"> <li>Refer to Table 8 of methodology</li> </ul>                                                                       | Considered to be Major/High due to the limited number of receptors and the loss of views over open space                                                 |
| Potential mitigation measures                                                                                                                                                   | A residential development would offer opportunities to lay the site out sensitively and to include open spaces and boundary screening where appropriate. |
| Overall visual amenity score                                                                                                                                                    | 2                                                                                                                                                        |
| Commentary                                                                                                                                                                      |                                                                                                                                                          |

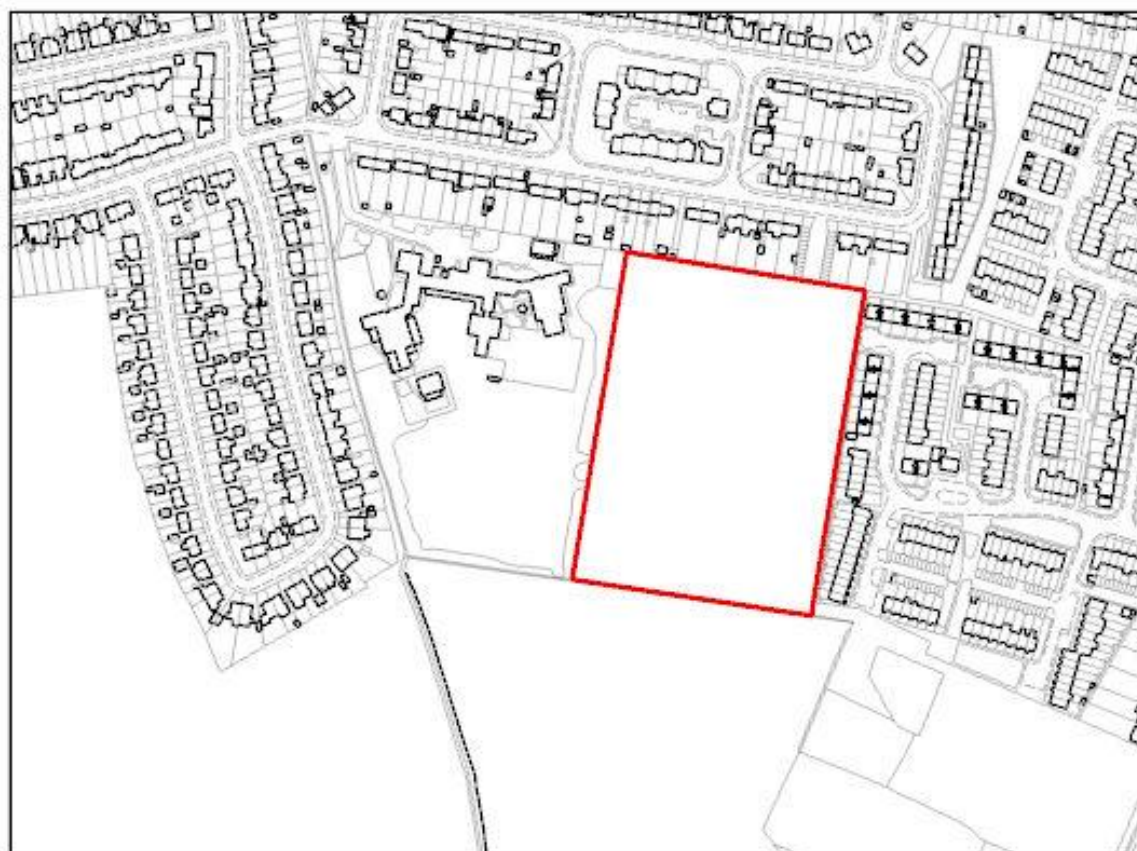
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site scores well at Stage 2 – reasonably sustainable, close to other residential use, few to none non-absolute constraints (subject to flood risk mitigation), loss of open space for residential views but not recreation value. Contributes to spatial strategy due to housing use proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site is strongly performing at GBA Stage 1 but recommended for release at Stage 2 as the Local Area could be subdivided without harming the integrity and performance of the Green Belt. Visual impact moderate to significant but limited by the context of built form that surrounds it. A number of receptors due to the properties that abut the site on two sides and currently enjoy an attractive, open vista but should be taken account that permission has been granted for mineral extraction on the larger Manor Farm site that would impact on the views.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| The site performs well against the housing, sustainable travel and economic growth objectives but poorly against environmental objectives due to this being an undeveloped Green Belt site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site considered appropriate to consider further due its contribution to the strategy; lack of overriding constraints; limited landscape value; the recommendations of the Stage 2 GBA, which concluded it could be released without harming the integrity of the Green Belt; the context of the site in proximity to other residential development; and the sustainability of the site. Whilst the site did not perform well against many of the environmental objectives in the SA, this is because it is undeveloped open land. The benefits in contributing to a key aim of the spatial strategy to deliver housing, especially affordable, is an important factor in weighing the SA scoring. Consideration would need to be given to the larger land parcel within the Sub Area and if or how they could be developed together as other land within it has also been promoted under the call for sites. Would also need to consider strengthening the boundary to unreleased, strongly performing Green Belt to the south. |

| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                                                                                              |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                                                                                          |
| Has the owner been contacted?             | No                                                                                                                                                                                                                                                                           |
| Consideration of development phasing      | Unlikely to require phasing in its own right but could consider if other sites within the Sub Area are also released. Also need to consider the timing of mineral extraction, which is proposed to still take place even if this site were developed for housing afterwards. |
| Comments                                  |                                                                                                                                                                                                                                                                              |
| Viability comments                        | No viability issues identified that could affect deliverability                                                                                                                                                                                                              |

| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 6.4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | The site promoter suggests 256, which equates to a density of 40dph                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | Suburban character in a reasonably sustainable location. Site would lend itself to a residential use, preferably 100% affordable housing as put forward by the site promoter, and potentially some open play space within the site. The developable area may need to be reduced by the areas of Flood Zone 3a or this area could be used as amenity space. Some higher density, flatted development could be introduced within the centre of the site away from the established suburban character of existing housing. Taking both these factors into account, the overall density assumption of 40dph is likely to be sound. |

## RL1/010 Part of Greenfield recreation ground, Berryscroft Road & Bingham Drive, Laleham

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 13/03/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Proforma last updated                  | 14/03/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Site ID                                | RL1/010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site name/ address                     | Part of Greenfield recreation ground, Berryscroft Road and Bingham Drive, Laleham, TW18                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site area (ha)                         | 4.07                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site description & context             | The site is currently occupied by a recreation ground with a school playing field to the west. The site is accessed via Bingham Drive to the east and Berryscroft Road to the north. The site is enclosed by housing on the north and east sides and a school to the west. A former mineral working site is located west with the Manor Farm site to the south. Buckland Primary School lies to the west but is separated from it by boundary trees/hedges and a large but open metal fence. |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Is the site previously developed land? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Site source                            | Promoted by RSL/Recommended for further consideration in Green Belt Stage 2.                                                                                                                                                                                                                                                                                                                                                                                                                 |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                                                                                                                                       |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                                                                                                                                   |
| Is the site located or largely located within flood zone 3b?                            | No                                                                                                                                    |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                                                                                                                                    |
| Is the site an SNCI?                                                                    | No                                                                                                                                    |
| Is the site located within ancient woodland*?                                           | No                                                                                                                                    |
| Is the site located within a public safety zone?                                        | No                                                                                                                                    |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | The western part of the site is occupied by a school playing field therefore this part will be excluded from the assessment (1.05 ha) |
| Comments                                                                                | Exclude school field, leaving net developable area to 3ha.                                                                            |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                     |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                 |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | ++    | Affordable housing scheme promoted.                                                                                                                                                                                                                                                                                                                 |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | 0     | Site is in a reasonably sustainable location close to some local services in and around Staines. Good access to bus routes to reduce reliance on the car. Adjacent to a primary school. Loss of recreation land (but could be equipped as a smaller site within a housing development to create better provision, if not equivalent size).          |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | -     | Within flood zone 2 and 3a and potential loss of permeable land and introduction of hardstanding. Would need to include permeable surfaces and SuDS but unlikely to fully mitigate compared to undeveloped land. The site is in an area (1km squared) whereby >75% is susceptible to groundwater flooding. Some potential surface water flood risk. |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | -     | Development of site would not avoid development of greenfield over brownfield land. Site does not appear to be well used but is not derelict and is in use for informal recreation purposes.                                                                                                                                                        |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                  |
| 5. To reduce air and noise pollution                                                                                                                                                      | -     | Bus stop within 10 minute walk to encourage sustainable transport but development is likely to increase private vehicle use.         |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | -     | Loss of green space/infrastructure but no particular habitat or biodiversity value.                                                  |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | None identified.                                                                                                                     |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | -     | Loss of open space but not readily visible in the public domain and landscape character is limited.                                  |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | Reasonably sustainable site in proximity to local services and public transport.                                                     |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing construction.                                                               |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | -     | Current use has little/no impact on resources, emissions or carbon use, although could be mitigated through sustainable construction |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Proposed use would result in additional water consumption                                                                            |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>  |      |                                                                                           |
|-----------------------------------------------------------------|------|-------------------------------------------------------------------------------------------|
| Criteria                                                        | Met? | Comments                                                                                  |
| Contributes to meeting housing requirement                      | 3    | Housing use identified as preferred use.                                                  |
| Meets specific needs                                            | 2    | Potential for affordable housing and/or accommodation for specialist needs.               |
| Opportunities for higher density development, where appropriate | 3    | Surrounding character is suburban but parts of the site could accommodate higher density. |
| Opportunities for infrastructure provision                      | 1    | Site likely to be too small.                                                              |
| Brownfield land                                                 | 1    | Open Green Belt site with no PDL.                                                         |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                              |
|-----------------------------------------------------------------------------------------------------------------------------|------|------------------------------|
| Criteria                                                                                                                    | Met? | Comments                     |
| Opportunities for mixed use development                                                                                     | 1    | Site likely to be too small. |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified.             |
| Additional factors                                                                                                          |      |                              |
| Weakly performing Green Belt                                                                                                | 3    |                              |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 2                      | Provision of affordable housing and/or accommodation for specialist needs, e.g. sheltered housing for the elderly, would contribute to the spatial strategy but the site is fairly small so its wider contribution towards infrastructure and other benefits would be more limited. Site identified as 'amenity green space' for the purposes of the Open Space Assessment and could be enhanced for recreation purposes if required. Fair performance at present. Site would need to be assessed as to whether it is needed for retention as open space or if the need for housing takes priority for the strategy. Weakly performing Green Belt that is less important to the strategic Green Belt therefore fulfils this element of the preferred strategy. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                      |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                           |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>Approximately half in Flood Zone 2 and half in Flood Zone 3</li> <li>The site is in an area (1km squared) whereby &gt;75% is susceptible to groundwater flooding.</li> <li>Potential low surface water flood risk.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>Outside minerals safeguarding area.</li> </ul>                                                                                                                                                                                |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No constraints identified. Site may perform a limited biodiversity function.</li> </ul>                                                                                                                                       |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>Not within agricultural use.</li> </ul>                                                                                                                                                                                       |
| Land and water contamination                                                                                                                                                                                             | 3     | No recorded past uses with contaminative potential. In accordance with NPPF would still require site investigation for redevelopment to ensure that the site is suitable for the proposed use.                                                                       |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside of the 66 Leq noise contour.</li> </ul>                                                                                                                                                                          |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                           |
|-----------------------------------|-------|------------------------------------------------------|
| Heritage Assets                   | 3     | • Site unlikely to impact historic environment       |
| Landscape Character and Townscape | 2     | • Surrey Landscape character Area – River Floodplain |

**Stage 2c – Open Space and Recreation Value**

- Based on Open Space Assessment

| Decision aiding questions                                                                      | Response          | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the site perform a recreation role?                                                       | Yes               | The site is a publicly accessible, Council owned recreation ground. Has one basketball hoop but no other play equipment and is laid out as grass for informal recreation rather than specified purposes. Site is likely to be too small to re-provide recreation space on site of equivalent or better provision in terms of size but some could be re-provided and equipped with play space on a smaller site within centre of a new housing development if the loss of the larger recreation space were considered acceptable. |
| What is the nature and quality of its role?                                                    | Recreation ground |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Is the site publicly accessible?                                                               | Yes               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Overall open space score                                                                       |                   | Qualitative Assessment/ Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                                                | 2                 | Loss of open space used for recreation purposes but some scope to re-provide a smaller recreation space with better facilities within a housing scheme.                                                                                                                                                                                                                                                                                                                                                                          |

**Stage 2d – Sustainable Location**

- Note where there may be exceptions to broad principles
- Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity

| Criteria                                           | Score | Commentary                                                       |
|----------------------------------------------------|-------|------------------------------------------------------------------|
| Distance to primary school                         | 3     | Adjacent to Buckland Primary school.                             |
| Distance to secondary school                       | 3     | Matthew Arnold School.                                           |
| Distance to health centre or GP surgery            | 2     | Staines Health Centre.                                           |
| Distance to local convenience retail               | 3     | Edinburgh Drive.                                                 |
| Distance to major centres or centres of employment | 2     | Nearest major centre is Staines upon Thames – 23 minutes by bus. |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                 |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                      |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 2     | 10 mins walk to Kingston Road with multiple bus routes serving a variety of destinations                        |
| Distance to train station with good service                                                                                                                                                                                                            | 1     | Appx 30 mins walk to Staines or Ashford train station.                                                          |
| Qualitative Assessment                                                                                                                                                                                                                                 |       |                                                                                                                 |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | None identified.                                                                                                |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Site located close to bus routes but not a train station, although the bus routes include station destinations. |

| <b>Stage 3</b>                                                                                                                                                                                                       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only                                                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Criteria                                                                                                                                                                                                             | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Green Belt Assessment Stage 1 score                                                                                                                                                                                  | 1     | Local Area 27 – strongly performing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Green Belt Assessment Stage 2 score                                                                                                                                                                                  | 3     | Sub area 27c – could be released without harming the performance of the wider Local Area and strategic Green Belt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Qualitative Assessment                                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> |       | At Stage 1, the wider Local Area performed strongly but the proposed site (together with the Buckland Primary School's playing field to the west) was considered at Stage 2 to be capable of release without affecting the wider Green Belt. Consideration would need to be given to whether the whole site could be removed (as per the Stage 2 land parcel) or just the recreation ground (as identified), as the school playing field would need to be retained for its purpose even if it does not fulfil a Green Belt function – potentially could consider designation as LGS. The school playing field has clear defensible boundaries to the east with the recreation ground and south to the larger Local Area so releasing only the recreation ground would leave the school field appearing as an anomaly on the map. |

| Stage 3b – Previously Developed Land                                                                                                       |                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Total site area                                                                                                                            | 3                                                                                    |
| Amount of PDL (%)                                                                                                                          | 1%                                                                                   |
| Qualitative Assessment                                                                                                                     |                                                                                      |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | No PDL – open recreation land. Very small area of hardstanding with basketball hoop. |
| Overall PDL Score                                                                                                                          | 1                                                                                    |

| Stage 3c – Visual Amenity                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                |
| Current landscape                                                                                                                                                                                                                                                     | Open recreation field.                                                                                                                                                                                                                                                                                                                         |
| Existing valued features, vegetation and infrastructure                                                                                                                                                                                                               | Field is mainly grass, some more trimmed to create informal paths but other areas left for the grass to grow longer. Tree and hedge screening to most boundaries but more dense to boundary with Buckland Primary School to the west.                                                                                                          |
| Sense of tranquillity, remoteness and rural character                                                                                                                                                                                                                 | Site is not particularly rural in character due to its small size and proximity to residential development. Not readily visible within the wider landscape and separated physically and in context from the wider Local Area                                                                                                                   |
| Existing visibility of site <ul style="list-style-type: none"> <li>Consider current screening</li> <li>Truncated/no view</li> <li>Partial view</li> <li>Open view</li> </ul>                                                                                          | Views from upper floor windows of houses in Berryscroft Road to the north and Bingham Close to the east. Site not readily visible from school to the west due to boundary screening. Views from the south from public footpath along southern boundary.                                                                                        |
| Sensitivity of site and wider landscape                                                                                                                                                                                                                               | Limited. Site is reasonably well contained within the suburban character of the area and well defined boundaries. The site is not particularly attractive from a visual perspective but is publicly accessible as recreation space.                                                                                                            |
| Significance of Visual Impacts (qualitative)                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                |
| Visual effect of the development <ul style="list-style-type: none"> <li>Nature of the proposal</li> <li>Siting</li> <li>Size</li> <li>Design</li> <li>Position and distance from which it is viewed</li> <li>Officer judgment where info not all available</li> </ul> | A housing scheme has been identified. This would offer potential to retain a recreation facility within the site that could be equipped with play space to increase its attractiveness to users. The development could be designed to respect the suburban character of the surrounding area whilst increasing densities deeper into the site. |
| Visual receptors <ul style="list-style-type: none"> <li>Location and context of viewpoint</li> </ul>                                                                                                                                                                  | The vantage points are limited to adjacent residential properties and the public footpath. The residential properties would lose the green, open aspect to the rear of their properties. A                                                                                                                                                     |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Expectations and occupation or activity of receptor</li> <li>• Importance of view</li> </ul>                                                                                                                                                                                                                                                                           | housing development would be seen in the context of other nearby buildings and would not appear out of place.                                                                                                                                                                                                                                                                                                                                                                      |
| Magnitude of impacts <ul style="list-style-type: none"> <li>• Scale of change in view</li> <li>• Contrast/integration with existing features</li> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> <li>• Distance of viewpoint from proposed development</li> <li>• Visibility of change</li> <li>• Extent of view occupied by development</li> </ul> | The change of view would be significant and permanent but limited by the context of the site in proximity to the surrounding suburban character of the area. A high quality design could be considered, together with re-provision of recreation space if larger loss were considered acceptable. The change would be permanent, and it is likely receptors would not have anticipated the development of the field at some point due to its use as Council-owned recreation land. |
| Significance of impacts <ul style="list-style-type: none"> <li>• Refer to Table 8 of methodology</li> </ul>                                                                                                                                                                                                                                                                                                     | Considered to be Major/High due to the limited number of receptors and the loss of views over open space                                                                                                                                                                                                                                                                                                                                                                           |
| Potential mitigation measures                                                                                                                                                                                                                                                                                                                                                                                   | A residential development would offer opportunities to lay the site out sensitively and to include open spaces, equipped play space and boundary screening where appropriate                                                                                                                                                                                                                                                                                                       |
| Overall visual amenity score                                                                                                                                                                                                                                                                                                                                                                                    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Commentary                                                                                                                                                                                                                                                                                                                                                                                                      | <p>The site performs a visual amenity role at present for nearby properties however the quality of the open space could be improved. There may be an opportunity to develop the site and improve the layout, including some recreation land, subject to sensitive design.</p>                                                                                                                                                                                                      |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                          |
| Stage 2 summary                                                                                                                                                                                                                                                                                                         |
| Site scores well at Stage 2 – reasonably sustainable, close to other residential use, few to none non-absolute constraints (subject to flood risk mitigation), loss of open space for residential views and recreation value. Contributes to spatial strategy due to housing use proposed.                              |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                         |
| Site is strongly performing at GBA Stage 1 but recommended for release at Stage 2 as the Local Area could be subdivided without harming the integrity and performance of the Green Belt. Visual impact moderate to significant but limited by the context of built form that surrounds it and few numbers of receptors. |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| The site performs well against the housing, sustainable travel and economic growth objectives but poorly against environmental objectives due to this being an undeveloped Green Belt site and loss of recreation land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <p>Site considered appropriate to consider further due its contribution to the strategy; lack of overriding constraints; limited landscape value; the recommendations of the Stage 2 GBA, which concluded it could be released without harming the integrity of the Green Belt; the context of the site in proximity to other residential development; and the sustainability of the site. Whilst the site did not perform well against many of the environmental objectives in the SA, this is because it is undeveloped open land. The benefits in contributing to a key aim of the spatial strategy to deliver housing, especially affordable, is an important factor in weighing the SA scoring. The site would need to be carefully assessed from an open space and recreation perspective to understand whether the site is better retained in the current form in its entirety, or whether the site could be developed for housing with or without retention of some recreation space that could be better equipped and of improved quality than the existing offer.</p> <p>Take forward for further consideration.</p> |  |

|                                           |                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                                                                                                                                        |
| Has the site been confirmed as available? | The site is Council-owned but the access is owned by A2 Dominion Housing Association, who suggested there could be scope for development.                                                                                                                                                                              |
| Has the owner been contacted?             | Not specifically to discuss this site.                                                                                                                                                                                                                                                                                 |
| Consideration of development phasing      | Site is fairly small so phasing is not likely to be a consideration.                                                                                                                                                                                                                                                   |
| Comments                                  | <p>Discussions would need to be held with the Assets and Leisure teams at the Council, and with A2 Dominion, to understand if there is an appetite for developing the site and the implications for the loss of recreation land and potential for re-provision.</p> <p>Access into the site needs to be confirmed.</p> |
| Viability comments                        | No viability issues identified that could affect deliverability                                                                                                                                                                                                                                                        |

| Stage 4c – Site Capacity                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | A2 Dominion has produced an indicative site plan for 157 housing units, potentially affordable housing, but without any open space or recreation land retained.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | Suburban character in a reasonably sustainable location. Site would lend itself to a residential use and could include a large proportion of affordable housing or even 100%. Density considerations would need to factor whether a scheme should include retention of some equipped recreation play space within it. Site could lend itself to being developed around the boundaries with play space in the centre to provide natural surveillance. This would reduce the opportunity for higher density development as it would impact on neighbouring properties but could still deliver 80-120 units at a suburban scale of housing. |

## RL1/011 Land at Staines & Laleham Sports Club, Worple Road, Staines

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 20/03/19                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Proforma last updated                  | 20/03/19                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Site ID                                | RL1/011                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site name/ address                     | Land at Staines and Laleham Sports Club, Worple Road, Staines, TW18 1HR                                                                                                                                                                                                                                                                                                                                                                                            |
| Site area (ha)                         | 6.03                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site description & context             | An irregular shaped sports ground with clubhouse, parking and pitches located to the west of Manor Farm, a mineral site due to become active and subsequently restored under a planning application. Access is taken from Worple Road. It has boundaries defined by trees and hedges to all sides. There are houses and gardens beyond the southern boundary on Worple Road and Staines Road, plus an artificial hockey pitch that borders Notcutts Garden Centre. |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Is the site previously developed land? | Partly                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site source                            | Call for Sites                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                            |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                        |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Housing scheme promoted.                                                                                                                                                                                                                                                                                   |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | ++    | Site is in a reasonably sustainable location close to some local services in and around Staines. Good access to bus routes to reduce reliance on the car. Enhanced sports ground and facilities proposed that could increase the number of users within the local community that the existing club serves. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | Largely within flood zone 2 with part in 3a, and some loss of permeable land but this is mainly to the south where there is an existing artificial pitch. The existing hardstanding for parking is not permeable, which the new parking area would be required to be.                                      |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | -     | Development of site would not avoid development of greenfield over brownfield land. Although majority of sports club would be retained as open space.                                                                                                                                                      |
| 5. To reduce air and noise pollution                                                                                                                      | -     | No particular noise or air pollution effects but development may increase car use, although there is a bus stop with good                                                                                                                                                                                  |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                       |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                   |
|                                                                                                                                                           |       | service 300m away which could encourage sustainable travel.                                                                                                           |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                             | 0     | Some loss of green space but no particular habitat or biodiversity value.                                                                                             |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                  | 0     | None identified.                                                                                                                                                      |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                           | -     | Loss of open space that contributes to the character of the landscape (River Floodplain) but only the southern portion that would be developed for housing            |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                           | +     | Reasonably sustainable site in proximity to local services and public transport. Potential increase in car use.                                                       |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                         | +     | Short-term employment and economic benefits from housing construction. Potential job creation from enhanced sports club provision.                                    |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                       | 0     | Current use has little impact on resources, emissions or carbon use, but clubhouse to be rebuilt can be significantly more sustainable in construction than existing. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                          | -     | Proposed use would result in additional water consumption in light of the residential development.                                                                    |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>  |      |                                                                                                             |
|-----------------------------------------------------------------|------|-------------------------------------------------------------------------------------------------------------|
| Criteria                                                        | Met? | Comments                                                                                                    |
| Contributes to meeting housing requirement                      | 3    | Housing use identified as preferred use.                                                                    |
| Meets specific needs                                            | 1    | Potentially some affordable housing but depends on viability.                                               |
| Opportunities for higher density development, where appropriate | 3    | Surrounding character is suburban but parts of the site could accommodate higher density.                   |
| Opportunities for infrastructure provision                      | 1    | Developable area of site unlikely to be large enough to could accommodate some social/community facilities. |
| Brownfield land                                                 | 2    | Green Belt site but some PDL.                                                                               |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Opportunities for mixed use development                                                                                     | 1    | Developable area of site likely to be housing only.                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 3    | The site as promoted is to enhance the existing sports club facilities and use the residential element as enabling development. This would retain the sports club whilst delivering housing too. The existing clubhouse building is small and in poor condition. The ground is home to a number of football, hockey and cricket teams plus other clubs serving both adults and children in the community. An enhanced club could offer further opportunities for wider community use. |
| Additional factors                                                                                                          |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Less important to strategic Green Belt and weakly performing                                                                | 2    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                     |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                            |
| 2                      | The provision of some residential development to enable the retention and enhancement of the sports club and its facilities would be considered a benefit towards the strategy. It would mean a small proportion of land lost to residential but the quality of sports and recreation provision would be increased. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>Predominantly Flood Zone 2 with small area within Flood Zone 3a to the south. Should be noted that this covers some of the land identified by the site promoter for residential use and would need to be mitigated for consideration given to whether that is the best location for housing.</li> <li>Potential ground water flood risk (75% of area susceptible).</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 2     | <ul style="list-style-type: none"> <li>Safeguarded for minerals and permission granted but for the land to the east of this site, excluding the sports ground.</li> </ul>                                                                                                                                                                                                                                            |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>Limited biodiversity role.</li> </ul>                                                                                                                                                                                                                                                                                                                                         |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                  |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                       |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>Not in agricultural use.</li> </ul>                                                                                                                                                                       |
| Land and water contamination                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No recorded past uses with contaminative potential. In accordance with NPPF would still require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> </ul> |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Outside 66 Leq noise contours.</li> </ul>                                                                                                                                                                 |
| Heritage Assets                                                                                                                                                                                                          | 2     | <ul style="list-style-type: none"> <li>Lower half of site within Area of High Archaeological Potential.</li> </ul>                                                                                                                               |
| Landscape Character and Townscape                                                                                                                                                                                        | 2     | <ul style="list-style-type: none"> <li>Surrey Landscape character Area – River Floodplain</li> </ul>                                                                                                                                             |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |                         |                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |                         |                                                                                                                                                                                                                                                 |
| Decision aiding questions                                                                      | Response                | Commentary                                                                                                                                                                                                                                      |
| Does the site perform a recreation role?                                                       | Yes                     | Site as promoted would retain the existing sports club, improve and enhance its facilities and use some of the land for housing as enabling development. This would result in replacement facilities on a smaller site but of better provision. |
| What is the nature and quality of its role?                                                    | Sports club and pitches |                                                                                                                                                                                                                                                 |
| Is the site publicly accessible?                                                               | No                      |                                                                                                                                                                                                                                                 |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | Yes                     |                                                                                                                                                                                                                                                 |
| Overall open space score                                                                       |                         | Qualitative Assessment/ Commentary                                                                                                                                                                                                              |
|                                                                                                | 2                       | As promoted, the site would result in some loss of open space but compensated by improved provision.                                                                                                                                            |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                     |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                          |
| Distance to primary school                                                                                                                                                                                                                             | 2     | Buckland Primary school                                                                                                                                                                                                                             |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | 23 mins walk to Matthew Arnold School (could be less if there is a rear pedestrian access)                                                                                                                                                          |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Staines Health Centre                                                                                                                                                                                                                               |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Convenience store on Laleham Road                                                                                                                                                                                                                   |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Nearest major centre is Staines upon Thames (12 mins by bus)                                                                                                                                                                                        |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Worple Road has multiple bus routes serving a variety of destinations                                                                                                                                                                               |
| Distance to train station with good service                                                                                                                                                                                                            | 2     | Staines train station                                                                                                                                                                                                                               |
| Qualitative Assessment                                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                     |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | None identified.                                                                                                                                                                                                                                    |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | <p>Site located close to bus routes but more remote from a train station, although the bus routes include station destinations.</p> <p>Potential to improve access into the site towards the north, particularly if RL1/007 developed adjacent.</p> |

| <b>Stage 3</b>                                                                                                                                                                                                       |       |                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only                                                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                                                                                                             |
| Criteria                                                                                                                                                                                                             | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                  |
| Green Belt Assessment Stage 1 score                                                                                                                                                                                  | 1     | Local Area 27 – strongly performing                                                                                                                                                                                                                                                                                                                                         |
| Green Belt Assessment Stage 2 score                                                                                                                                                                                  | 3     | Sub Area 27-a – weakly performing and could be released without harming the performance of the wider Local Area and strategic Green Belt                                                                                                                                                                                                                                    |
| Qualitative Assessment                                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                             |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> |       | At Stage 1, the wider Local Area performed strongly but the proposed site (together with further land to the north within the same Sub Area) was considered at Stage 2 to be capable of release without affecting the wider Green Belt. Consideration would need to be given to whether the whole site could be removed (as per the Stage 2 land parcel) but there is other |

|                                                                       |                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 3</b><br>Applies to sites located within the Green Belt only |                                                                                                                                                                                                                                                             |
| <b>Stage 3a – Green Belt</b>                                          |                                                                                                                                                                                                                                                             |
|                                                                       | land within this Sub Area that has been promoted for development through the Call for Sites and this will be considered through a different site assessment.<br><br>Release would result in weaker boundaries than existing so would require strengthening. |

|                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <b>Stage 3b – Previously Developed Land</b>                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Total site area                                                                                                                            | 6.03                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Amount of PDL (%)                                                                                                                          | 10% built form                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Qualitative Assessment</b>                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | Depends if sports club or its component parts are defined as PDL. The NPPF considers 'recreation grounds' to not fall within the definition but the site is a private sports club, albeit used by agreement by various local clubs and teams. The built form comprises the clubhouse, some temporary storage containers, hardstanding for parking and the artificial hockey pitch. If these items are considered to be PDL, the quantum is still fairly low in proportion to the undeveloped playing fields on the site (less than 10%) |
| Overall PDL Score                                                                                                                          | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

|                                                                                                                                                                              |                                                                                                                                                                                                                                                 |
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| <b>Stage 3c – Visual Amenity</b>                                                                                                                                             |                                                                                                                                                                                                                                                 |
| <b>Baseline (qualitative)</b>                                                                                                                                                |                                                                                                                                                                                                                                                 |
| Current landscape                                                                                                                                                            | Playing fields with associated development (clubhouse, parking and artificial pitch). The predominant vista is the open grassed area used as pitches.                                                                                           |
| Existing valued features, vegetation and infrastructure                                                                                                                      | Land is mainly grass, with trees and hedges to most boundaries. A low, metal railing fence forms the boundary with Worple Road with some trees and shrubs that create gaps in the screening.                                                    |
| Sense of tranquillity, remoteness and rural character                                                                                                                        | The site has the appearance of a suburban sports ground, seen within the context of nearby residential development and is not considered to have a tranquil or rural character even when not in use. Its character is that of a recreation use. |
| Existing visibility of site <ul style="list-style-type: none"> <li>Consider current screening</li> <li>Truncated/no view</li> <li>Partial view</li> <li>Open view</li> </ul> | Views from upper floor windows of houses to the south, although these overlook the land to the south including the artificial pitch. Site only partially visible from properties to the west in Lansdowne Road and Worple Road due to           |

| Stage 3c – Visual Amenity                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                          | boundary screening but depends on position – those towards the south have more open views where the boundary screening is less prominent but this is across the road from the sports club. Drivers and passers-by have partial views from the west along Worple Road where trees and hedges allow.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Sensitivity of site and wider landscape                                                                                                                                                                                                                                                  | Limited. Site is reasonably well contained within the suburban character of the area and well defined boundaries. The site is attractive from a visual perspective but in the context of its recreation use rather than as a particularly attractive open space or landscape. Boundaries are clearly defined by trees and other vegetation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Significance of Visual Impacts (qualitative)                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>Visual effect of the development</p> <ul style="list-style-type: none"> <li>• Nature of the proposal</li> <li>• Siting</li> <li>• Size</li> <li>• Design</li> <li>• Position and distance from which it is viewed</li> <li>• Officer judgment where info not all available</li> </ul> | A housing scheme has been identified. This would offer potential to enhance the sports club and its facilities, thereby retaining the majority of the playing field with a housing development to the south of the site. The development could be designed to respect the suburban character of the surrounding area, particularly those properties that adjoin the site to the south and west, whilst increasing densities deeper into the site. This would limit the built development to the less open area to the south of the site, thereby leaving the northern part open. Consideration would need to be given as to whether this is the most suitable siting if the land beyond the northern boundary (RL1/007) is developed for housing, in which case it may be more suitable for the residential enabling development on this site to be located contiguous with it to the north and focus the sports club facilities to the south. |
| <p>Visual receptors</p> <ul style="list-style-type: none"> <li>• Location and context of viewpoint</li> <li>• Expectations and occupation or activity of receptor</li> <li>• Importance of view</li> </ul>                                                                               | The vantage points are limited to adjacent residential properties and Worple Road. The residential properties would lose some of the open aspect to the south, if that is where the residential scheme were sites, but the majority of the recreation land would be retained. A housing development would be seen in the context of other nearby buildings and would not appear out of place.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>Magnitude of impacts</p> <ul style="list-style-type: none"> <li>• Scale of change in view</li> <li>• Contrast/integration with existing features</li> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> </ul>                | The change of view would be significant and permanent for those that can view the southern part of the site but limited by the context of the site in proximity to the surrounding suburban character of the area. The view would be largely unchanged for those in Worple Road further north.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Distance of viewpoint from proposed development</li> <li>Visibility of change</li> <li>Extent of view occupied by development</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Significance of impacts<br><ul style="list-style-type: none"> <li>Refer to Table 8 of methodology</li> </ul>                                                                    | Considered to be Moderate/High depending on the position of the receptor as many views would not change.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Potential mitigation measures                                                                                                                                                   | A large portion of the site would not be developed and would remain in recreation use. Consideration would be given to the most appropriate siting for the new clubhouse, parking, relocated artificial pitch and the residential development in the context of adjoining houses, flood risk and whether the land beyond the northern boundary is developed. It should be noted that when the various sports teams play matches, the car park is too small to accommodate visitors, leading to overspill parking in surrounding areas that can cause nuisance so there is opportunity to improve the parking layout to prevent this to the benefit of local residents. |
| Overall visual amenity score                                                                                                                                                    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Commentary                                                                                                                                                                      | Visual impact moderate to significant but a relatively low number of receptors and limited by the context of built form to the south of the site where the residential development would take place. If developed alongside RL1/007 there may be an opportunity to link up developments, however further screening may be required to soften the visual impact.                                                                                                                                                                                                                                                                                                        |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site scores well at Stage 2 – reasonably sustainable, close to other residential use, few to none non-absolute constraints (subject to flood risk mitigation), only partial loss of open space but offset by provision of better facilities to serve the recreation use. Contributes to spatial strategy due to housing use proposed and enhanced sports facilities. The site is also identified as weakly performing Green Belt, fulfilling this element of the preferred strategy. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site is strongly performing at GBA Stage 1 but recommended for release at Stage 2 as the Local Area could be subdivided without harming the integrity and performance of the Green Belt. Visual impact moderate to significant but a relatively low number of receptors and limited by the context of built form to the south of the site where the residential development would take place.                                                                                        |
| SA Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| (note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| The site performs well against the housing, wellbeing, sustainable travel and economic growth objectives but poorly against environmental objectives due to the majority of the land being an undeveloped Green Belt site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Site considered appropriate to consider further due its contribution to the strategy; lack of overriding constraints; limited landscape value; the recommendations of the Stage 2 GBA, which concluded it could be released without harming the integrity of the Green Belt; the context of the site in proximity to other residential development; and the sustainability of the site. Consideration would need to be given to the larger land parcel within the Sub Area and if or how they could be developed together as other land within it has also been promoted under the call for sites (RL1/007). Would also need to consider strengthening the boundary to unreleased, strongly performing Green Belt to the east. The land to be retained for the sports club could be considered for designation as Local Green Space to protect the recreation use and open character of that part of the land. |

|                                           |                                                                                                                                                                                                                                                                         |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                                                                                         |
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                                                                                     |
| Has the owner been contacted?             | Submitted to call for sites                                                                                                                                                                                                                                             |
| Consideration of development phasing      | Consideration would need to be given as to whether the housing or enhanced recreation facilities are developed first, which would depend on the siting and also the financial arrangements by which the enabling development funds the improvements to the sports club. |
| Comments                                  | Consideration needed as to whether the site could be developed alongside RL1/007 in order to enable a more joined up approach to development.                                                                                                                           |
| Viability comments                        | The scheme is dependent on the housing development funding the sports club improvements. The viability of the arrangements would need to be assessed to give assurance that the improvements can indeed be delivered and are likely to be subject to a S.106 agreement. |

| Stage 4c – Site Capacity                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 6.03                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | The site promoter suggests 40-50, which equates to a density of 30-40dph.                                                                                                                                                                                                                                                                                                                                          |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | Suburban character in a reasonably sustainable location. Site suggested for development would lend itself to a residential use. The developable area may need to be reduced by the areas of Flood Zone 3a or the site layout suggested by the promoter reconsidered. The density and mix of units is likely to be informed by viability considerations to ensure the scheme can fund the sports club improvements. |

## SC1/002 115 Staines Road West, Sunbury

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 03/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Proforma last updated                  | 03/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site ID                                | SC1/002                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site name/ address                     | 115 Staines Road West, Sunbury, TW16 7BQ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site area (ha)                         | 0.11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site description & context             | <p>The site comprises a car sales forecourt and single storey flat roofed building which is currently in use as an ancillary office space/workshop. The site is located on the corner of Staines Road West and Green Lane.</p> <p>Immediately adjacent to the east is a rental car business, whilst to the west is a two storey building in residential use. The rear gardens of properties along Green Lane and Avon Road border the site along its northern boundary. On the northern side of Staines Road West residential properties are largely 2 storey family housing in character, whilst on to the south of Staines Road West residential development is largely high density flatted development.</p> |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site source                            | Officer identified – urban area search.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                       |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                                                       | +     | Potential housing provision on site, although the landowner has not yet confirmed availability.                                                                                                                                                                                                                                           |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                                                      | 0     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. A small recreation area (Spelthorne Grove) is located to the south of the site however the presence of the A308 limits recreation value.                                                                                    |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                                                            | 0     | The site is not within flood risk areas but there is a small risk of surface water flooding. Site is fully laid-to hardstanding and therefore there is potential to replace with permeable surfaces. Limited surface water flood risk. The site is within an area whereby 75% is susceptible to groundwater flooding.                     |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is not in agricultural use. The site is potentially contaminated due to former petrol filling station on site, therefore development may enable remediation. The site is in an urban location so could achieve high density. |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                |
| 5. To reduce air and noise pollution                                                                                                                                                      | -     | Noise and air quality impact from A308 and Sunbury Cross roundabout may require mitigation as it would affect the quality of life for future residents. Car movements could increase but this is a sustainable site in close proximity to public transport.                                                        |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                                                        |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                                                            |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                    |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Sunbury Cross and nearby bus routes, plus walking distance to train station.                                                                                                                                                                       |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | -     | Short-term employment and economic benefits from housing or comprehensive development construction. Redevelopment would however result in the loss of employment if an alternative site could not be identified.                                                                                                   |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | -     | The current use is likely to have an impact on resources, emissions or carbon use and redevelopment would likely increase resource use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable and low carbon energy but may not be big enough. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Introduction of a residential use would likely result in additional water consumption.                                                                                                                                                                                                                             |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                               |
| Contributes to meeting housing requirement                                                                                  | 2    | The site could accommodate a reasonable quantum of residential dwellings.                                              |
| Meets specific needs                                                                                                        | 1    | None identified.                                                                                                       |
| Opportunities for higher density development, where appropriate                                                             | 3    | The site is within an urban, sustainable location and would be expected to come forward as a high density development. |
| Opportunities for infrastructure provision                                                                                  | 1    | Site likely to be too small.                                                                                           |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                |
| Opportunities for mixed use development                                                                                     | 1    | Site likely to be too small.                                                                                           |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified                                                                                                        |
| Additional factors                                                                                                          |      |                                                                                                                        |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                    |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                           |
| 2                      | The site is brownfield and located within the urban area in a sustainable location close to transport facilities, in line with the preferred strategy. The site could accommodate high density residential development but would result in the loss of employment. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                          |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                               |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is not within flood risk areas but there is a small risk of surface water flooding.</li> <li>Limited surface water flood risk. The site is within an area whereby 75% is susceptible to groundwater flooding.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                             |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                                                                                                                          |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                             |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Previously occupied by a filling station. No details known about number and status of</li> </ul>                                                                                                                                  |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   |       | <p>underground fuel tanks. No past site investigations held for the site.</p> <ul style="list-style-type: none"> <li>• Investigation of contamination will be required and some remediation anticipated to make site suitable for use.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                             |
| Heathrow Noise Contours           | 3     | <ul style="list-style-type: none"> <li>• Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Heritage Assets                   | 2     | <ul style="list-style-type: none"> <li>• No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape Character and Townscape | 3     | <ul style="list-style-type: none"> <li>• No landscape character issues identified.</li> <li>• The surrounding area is largely residential, however there are some commercial uses further afield.</li> <li>• The site is visible from the A308 and is set within the wider Sunbury Cross area. This is not considered to be an area of townscape sensitivity and the existing site is occupied by a car sales unit that is not considered to be attractive in appearance. As such, development at a similar height and density to the surrounding residential development, subject to good design and layout, could be acceptable.</li> </ul> |

**Stage 2c – Open Space and Recreation Value**

- Based on Open Space Assessment

| Decision aiding questions                                                                      | Response  | Commentary                                                                                                 |
|------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------|
| Does the site perform a recreation role?                                                       | No        | The site does not perform an open space or recreation role as it is currently occupied by a car sales use. |
| What is the nature and quality of its role?                                                    | Car sales |                                                                                                            |
| Is the site publicly accessible?                                                               | No        |                                                                                                            |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No        |                                                                                                            |
| Overall open space score                                                                       |           | Qualitative Assessment/ Commentary                                                                         |
|                                                                                                | 3         | Not performing recreation or public access function.                                                       |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                   |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                        |
| Distance to primary school                                                                                                                                                                                                                             | 2     | Springfield Primary School<br>St Ignatius RC Primary School                                                                                                                                                                                                       |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | St Paul's Catholic College<br>Sunbury Manor (non-denomination)                                                                                                                                                                                                    |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Sunbury Health Centre                                                                                                                                                                                                                                             |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Sunbury Cross shopping centre                                                                                                                                                                                                                                     |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Windmill Road industrial estate<br>Staines – 26 minutes by bus                                                                                                                                                                                                    |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Bus stop at Spelthorne Grove immediately adjacent to the site.                                                                                                                                                                                                    |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Sunbury Rail Station                                                                                                                                                                                                                                              |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services within the preferred maximum walking distance. The site is close to the Sunbury Cross area. The busy A308 may act as a barrier to sustainable travel.                                       |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Potential for Sunbury station to be a Crossrail 2 destination, which would significantly increase the speed and number of trains on this route, but there is still no certainty this would come to fruition and if it does it would materialise in the long term. |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Upgrades to Sunbury Cross roundabout could improve local connectivity.                                                                                                                                                                                            |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                   |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                  |
| Site scores well at Stage 2 – the site is in a sustainable location, with local services all within reasonable walking distance. There are few non-absolute constraints, however there is potential for land contamination. The site contributes moderately to the spatial strategy as could accommodate high density residential development on a brownfield, sustainable site. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                  |
| N/A                                                                                                                                                                                                                                                                                                                                                                              |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                         |
| The site performs well against the housing, land quality and transport objectives. Neutral impacts are identified for health, biodiversity, heritage, open space, flooding and emissions objectives. The site performs negatively against                                                                                                                                        |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| employment/economy, water consumption and noise/air quality, although this could be mitigated by design.                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| The site is located within the urban area and is in a sustainable location in close proximity to local services and public transport. The site is considered suitable for redevelopment and could accommodate high density residential development. This would be contingent on the availability of the site and relocation or discontinuation of the current use. The site could be allocated as part of a more holistic allocation for the Sunbury Cross area to redevelop the wider environment. |
| Take forward for further consideration. The site is suitable for development.                                                                                                                                                                                                                                                                                                                                                                                                                       |

|                                           |                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                                                                                                                                                               |
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                                                                                                                                                           |
| Has the owner been contacted?             | Landowner contacted as part of SLAA 2019 however no response received.                                                                                                                                                                                                                                                                        |
| Consideration of development phasing      | Site is fairly small so phasing is not likely to be a consideration.                                                                                                                                                                                                                                                                          |
| Comments                                  | <p>The site was previously subject to pre application discussions and was considered favourably, however since this time the landowner has yet to confirm availability. The landowner will be contacted as part of the site selection process.</p> <p>The site could be redeveloped as part of a wider Sunbury Cross regeneration scheme.</p> |
| Viability comments                        | Remediation for any contaminated land could affect viability but costs unlikely to render a scheme in this location unviable.                                                                                                                                                                                                                 |

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Site size (ha)                                                                                                                                                                                                                                        | 0.11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Pre application advice sought for residential use in 2016.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | <p>The surrounding area is urban in character with housing and flats adjacent. The site could accommodate a mix of units in line with that required by the SHMA update. In the surrounding area development is generally of a high density, with the approved Integrus House at 168dph and development at Spelthorne Grove opposite at 97dph. High density development on site is considered suitable given the area's character, therefore densities greater than 75dph should be considered on site. The site could accommodate 10-15 units.</p> |

### SC1/003 147 Staines Road West, Sunbury

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 03/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Proforma last updated                  | 03/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site ID                                | SC1/003                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site name/ address                     | 147 Staines Road West, Sunbury, TW16 7BQ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site area (ha)                         | 0.08                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Site description & context             | <p>The site comprises a forecourt and single storey flat roofed building which is currently in use as ancillary office space. The site is currently in use for car sales. The site is accessed via Staines Road West.</p> <p>Immediately west of the site is a flatted development, with 2 storey family dwelling houses to the east and north of the site. High density flats sit opposite the site to the south with the site fronting the busy Staines Road West. A small area of open space is present to the south of the site.</p> |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site source                            | Officer identified – urban area search.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                       |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                   |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site, although the landowner has not yet confirmed availability.                                                                                                                                                                                                                       |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | 0     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. A small recreation area (Spelthorne Grove) is located to the south of the site however the presence of the A308 limits recreation value. The site is too small to provide amenity space.                |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | The site is not within flood risk areas but there is a small risk of surface water flooding. Site is fully laid-to hardstanding and therefore there is potential to replace with permeable surfaces. Limited surface water flood risk. The site is within an area whereby 75% is susceptible to groundwater flooding. |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is not in agricultural use. The site is potentially contaminated due to former use and possible fuel/waste oil storage on site, therefore development may enable                                         |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                           |       | remediation. The site is in an urban location so could achieve high density.                                                                                                                                                                                                                                       |
| 5. To reduce air and noise pollution                                                                                                                                                      | -     | Noise and air quality impact from A308 and Sunbury Cross roundabout may require mitigation as it would affect the quality of life for future residents. Car movements could increase but this is a sustainable site in close proximity to public transport.                                                        |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                                                        |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                                                            |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                    |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Sunbury Cross and nearby bus routes, plus walking distance to train station.                                                                                                                                                                       |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | -     | Short-term employment and economic benefits from housing or comprehensive development construction. Redevelopment would however result in the loss of employment if an alternative site could not be identified.                                                                                                   |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The current use is likely to have an impact on resources, emissions or carbon use and redevelopment would likely increase resource use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable and low carbon energy but may not be big enough. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Introduction of a residential use would likely result in additional water consumption.                                                                                                                                                                                                                             |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                               |
| Contributes to meeting housing requirement                                                                                  | 2    | The site could accommodate a reasonable quantum of residential dwellings.                                              |
| Meets specific needs                                                                                                        | 1    | None identified.                                                                                                       |
| Opportunities for higher density development, where appropriate                                                             | 3    | The site is within an urban, sustainable location and would be expected to come forward as a high density development. |
| Opportunities for infrastructure provision                                                                                  | 1    | Site likely to be too small.                                                                                           |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                |
| Opportunities for mixed use development                                                                                     | 1    | Site likely to be too small.                                                                                           |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified                                                                                                        |
| Additional factors                                                                                                          |      |                                                                                                                        |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                    |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                           |
| 2                      | The site is brownfield and located within the urban area in a sustainable location close to transport facilities, in line with the preferred strategy. The site could accommodate high density residential development but would result in the loss of employment. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                          |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                               |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is not within flood risk areas but there is a small risk of surface water flooding.</li> <li>Limited surface water flood risk. The site is within an area whereby 75% is susceptible to groundwater flooding.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                             |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                                                                                                                          |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                             |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Use of site for general motor trade and sale of cars since at least 1952. Likely to have had on-site fuel/ waste oil storage.</li> </ul>                                                                                          |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                                                                                                          |       | <ul style="list-style-type: none"> <li>Investigation of contamination will be required and some remediation anticipated to make site suitable for use.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Heritage Assets                                                                                                                                                                                                          | 2     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landscape Character and Townscape                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>No landscape character issues identified.</li> <li>The surrounding area is largely residential, however there are some commercial uses further afield.</li> <li>The site is visible from the A308 and is set within the wider Sunbury Cross area. This is not considered to be an area of townscape sensitivity and the existing site is occupied by a car sales unit that is not considered to be attractive in appearance. As such, development at a similar height and density to the surrounding residential development, subject to good design and layout, could be acceptable.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |           |                                                                                                            |
|------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |           |                                                                                                            |
| Decision aiding questions                                                                      | Response  | Commentary                                                                                                 |
| Does the site perform a recreation role?                                                       | No        | The site does not perform an open space or recreation role as it is currently occupied by a car sales use. |
| What is the nature and quality of its role?                                                    | Car sales |                                                                                                            |
| Is the site publicly accessible?                                                               | No        |                                                                                                            |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No        |                                                                                                            |
| Overall open space score                                                                       |           | Qualitative Assessment/ Commentary                                                                         |
|                                                                                                |           | 3<br>Not performing recreation or public access function.                                                  |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                   |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                        |
| Distance to primary school                                                                                                                                                                                                                             | 2     | Springfield Primary School<br>St Ignatius RC Primary School                                                                                                                                                                                                       |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | St Paul's Catholic College<br>Sunbury Manor (non-denomination)                                                                                                                                                                                                    |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Sunbury Health Centre                                                                                                                                                                                                                                             |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Sunbury Cross shopping centre                                                                                                                                                                                                                                     |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Windmill Road industrial estate<br>Staines – 28 minutes by bus                                                                                                                                                                                                    |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Bus stop at Spelthorne Grove immediately adjacent to the site.                                                                                                                                                                                                    |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Sunbury Rail Station                                                                                                                                                                                                                                              |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services within the preferred maximum walking distance. The site is close to the Sunbury Cross area. The busy A308 may act as a barrier to sustainable travel.                                       |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Potential for Sunbury station to be a Crossrail 2 destination, which would significantly increase the speed and number of trains on this route, but there is still no certainty this would come to fruition and if it does it would materialise in the long term. |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Upgrades to Sunbury Cross roundabout could improve local connectivity.                                                                                                                                                                                            |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                   |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                  |
| Site scores well at Stage 2 – the site is in a sustainable location, with local services all within reasonable walking distance. There are few non-absolute constraints, however there is potential for land contamination. The site contributes moderately to the spatial strategy as could accommodate high density residential development on a brownfield, sustainable site. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                  |
| N/A                                                                                                                                                                                                                                                                                                                                                                              |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                         |
| The site performs well against the housing, land quality and transport objectives. Neutral impacts are identified for health, biodiversity, heritage, open space, flooding and emissions objectives. The site performs negatively against                                                                                                                                        |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| employment/economy, water consumption and noise/air quality, although this could be mitigated by design.                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| The site is located within the urban area and is in a sustainable location in close proximity to local services and public transport. The site is considered suitable for redevelopment and could accommodate high density residential development. This would be contingent on the availability of the site and relocation or discontinuation of the current use. The site could be allocated as part of a more holistic allocation for the Sunbury Cross area to redevelop the wider environment. |  |
| Take forward for further consideration. The site is suitable for development.                                                                                                                                                                                                                                                                                                                                                                                                                       |  |

|                                           |                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                                                                                                                                                               |
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                                                                                                                                                           |
| Has the owner been contacted?             | Landowner contacted as part of SLAA 2019 however no response received.                                                                                                                                                                                                                                                                        |
| Consideration of development phasing      | Site is fairly small so phasing is not likely to be a consideration.                                                                                                                                                                                                                                                                          |
| Comments                                  | <p>The site was previously subject to pre application discussions and was considered favourably, however since this time the landowner has yet to confirm availability. The landowner will be contacted as part of the site selection process.</p> <p>The site could be redeveloped as part of a wider Sunbury Cross regeneration scheme.</p> |
| Viability comments                        | Remediation for any contaminated land could affect viability but costs unlikely to render a scheme in this location unviable.                                                                                                                                                                                                                 |

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Site size (ha)                                                                                                                                                                                                                                        | 0.08                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Pre application advice sought for residential use in 2016.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | <p>The surrounding area is urban in character with housing and flats adjacent. The site could accommodate a mix of units in line with that required by the SHMA update. In the surrounding area development is generally of a high density, with the approved Integris House at 168dph and the neighbouring Prince Albert Court at 87dph.</p> <p>High density development on site is considered suitable given the area's character, therefore densities greater than 75dph should be considered on site. The site could accommodate 10-15 units.</p> |

### SC1/004 Sunbury Fire Station, Staines Road West, Sunbury

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 03/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Proforma last updated                  | 03/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site ID                                | SC1/004                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Site name/ address                     | Sunbury Fire Station, Staines Road West, Sunbury, TW16 7BG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site area (ha)                         | 0.31                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site description & context             | <p>The site is currently occupied by Sunbury Police Station which comprises a two storey building and two fire engine garages. A parking area is present to the rear.</p> <p>The surrounding area is mixed residential/commercial. To the west is a four storey block of flats, to the east is a four storey block of flats with a larger tower further west.</p> <p>Residential premises are also present to the south with car sales and Integrus House (PDO) opposite along Staines Road West. Further east is Sunbury Cross shopping area and roundabout.</p> |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site source                            | Publicly owned site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                            |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site.                                                                                                                                                                                                                                                                                                                                                           |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | 0     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. A small recreation area (Spelthorne Grove) is located to the west of the site however the presence of the A308 limits recreation value due to noise and disturbance. Impact on local health facilities is likely to increase and site too small to provide community facilities. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | The site is not within flood risk areas but part of the site is at risk of 0.1% surface water flooding. Site is fully laid-to hardstanding and therefore there is potential to replace with permeable surfaces. The site is within an area whereby 75% is susceptible to groundwater flooding.                                                                                                 |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is not in agricultural use. The site is potentially contaminated due to former petrol filling                                                                                                                                                                                     |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                         |
|                                                                                                                                                                                           |       | station on site, therefore development may enable remediation. The site is in an urban location so could achieve high density.                                                                                                                              |
| 5. To reduce air and noise pollution                                                                                                                                                      | -     | Noise and air quality impact from A308 and Sunbury Cross roundabout may require mitigation as it would affect the quality of life for future residents. Car movements could increase but this is a sustainable site in close proximity to public transport. |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                 |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                     |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                             |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Sunbury Cross and nearby bus routes, plus walking distance to train station.                                                                                                                |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing construction. Suitable alternative site identified for fire station.                                                                                                                               |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | Potential rise in impact on resources, emissions and carbon use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable and low carbon energy but may be too small.                      |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Redevelopment would result in additional water consumption. Opportunities to improve efficiency however.                                                                                                                                                    |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                               |
| Contributes to meeting housing requirement                                                                                  | 2    | The site could accommodate a reasonable quantum of residential dwellings.                                              |
| Meets specific needs                                                                                                        | 2    | Potential for a higher quantum of affordable housing as the site is publicly owned.                                    |
| Opportunities for higher density development, where appropriate                                                             | 3    | The site is within an urban, sustainable location and would be expected to come forward as a high density development. |
| Opportunities for infrastructure provision                                                                                  | 1    | Site likely to be too small.                                                                                           |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                |
| Opportunities for mixed use development                                                                                     | 1    | Site likely to be too small.                                                                                           |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified                                                                                                        |
| Additional factors                                                                                                          |      |                                                                                                                        |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                              |
| 2                      | The site is brownfield and located within the urban area, providing the opportunity to provide housing in a reasonably sustainable location and close to transport facilities, in line with the preferred strategy. The site is unlikely to be big enough for infrastructure provision or mixed use but could accommodate high density development. Redevelopment would help to regenerate the area of Sunbury Cross. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                          |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                               |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is not within flood risk areas but there is a small risk of surface water flooding.</li> <li>Limited surface water flood risk. The site is within an area whereby 75% is susceptible to groundwater flooding.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                             |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                                                                                                                          |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                             |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Site has been in use as a fire station since at least the 1960s which includes fuel storage, vehicle maintenance and firefighting practice drills with potential to have impacted land quality.</li> <li>No past site investigations held or records of actual ground conditions. Investigation of contamination will be required and some remediation anticipated to make site suitable for use.</li> </ul>                                                                                                                                                      |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Heritage Assets                                                                                                                                                                                                          | 2     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Landscape Character and Townscape                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>No landscape character issues identified.</li> <li>The surrounding area is largely residential, however there are some commercial uses further afield.</li> <li>The site is visible from the A308 and is set within the wider Sunbury Cross area. This is not considered to be an area of townscape sensitivity and the existing site is occupied by a fire station unit with limited visual appeal. As such, development at a similar height and density to the surrounding residential uses, subject to good design and layout, could be acceptable.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |              |                                                                                                                 |
|------------------------------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |              |                                                                                                                 |
| Decision aiding questions                                                                      | Response     | Commentary                                                                                                      |
| Does the site perform a recreation role?                                                       | No           | The site does not perform an open space or recreation role as it is currently occupied by Sunbury Fire Station. |
| What is the nature and quality of its role?                                                    | Fire station |                                                                                                                 |
| Is the site publicly accessible?                                                               | No           |                                                                                                                 |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No           |                                                                                                                 |
| Overall open space score                                                                       |              | Qualitative Assessment/ Commentary                                                                              |
|                                                                                                | 3            | Not performing recreation or public access function.                                                            |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                   |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                        |
| Distance to primary school                                                                                                                                                                                                                             | 2     | Springfield Primary School<br>St Ignatius RC Primary School                                                                                                                                                                                                       |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | St Paul's Catholic College<br>Sunbury Manor (non-denomination)                                                                                                                                                                                                    |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Sunbury Health Centre                                                                                                                                                                                                                                             |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Sunbury Cross shopping centre                                                                                                                                                                                                                                     |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Windmill Road industrial estate<br>Staines – 30 minutes by bus                                                                                                                                                                                                    |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Bus stop at Spelthorne Grove immediately adjacent to the site.                                                                                                                                                                                                    |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Sunbury Rail Station                                                                                                                                                                                                                                              |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services within the preferred maximum walking distance. The site is close to the Sunbury Cross area.                                                                                                 |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Potential for Sunbury station to be a Crossrail 2 destination, which would significantly increase the speed and number of trains on this route, but there is still no certainty this would come to fruition and if it does it would materialise in the long term. |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | None identified.                                                                                                                                                                                                                                                  |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site scores reasonably well at Stage 2 – the site is in a sustainable location, close to residential development with local services largely within the preferred maximum walking distance. There are few non-absolute constraints, however ground surface water flood risk requires surveying as well as potential contamination. The site contributes moderately to the spatial strategy as could accommodate residential development at a high density on a brownfield site within a sustainable location. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| The site performs well against the housing, land quality and transport objectives. Neutral impacts are identified for health, biodiversity, heritage, landscape, flooding                                                                                                                                                                                                                                                                                                                                     |

|                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                |
| and emissions objectives. The site performs negatively against employment/economy, water consumption and noise/air quality, although this could be mitigated by design. The site is however in close proximity to Sunbury Cross roundabout which may increase exposure to pollution.                          |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                    |
| The site is located within the urban area and is in a sustainable location in close proximity to local services and public transport. Negative impacts identified in the SA could be mitigated. The site is considered suitable for redevelopment and could accommodate high density residential development. |
| Take forward for further consideration. The site is suitable for development.                                                                                                                                                                                                                                 |

|                                           |                                                                                                                                                               |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                               |
| Has the site been confirmed as available? | Yes - The site is currently occupied by Sunbury Fire Station however a new facility at Fordbridge Road will replace the existing fire station once completed. |
| Has the owner been contacted?             | Meeting with Surrey County Council in early 2018. Further discussions required if suitable.                                                                   |
| Consideration of development phasing      | Site is fairly small so phasing is not likely to be a consideration.                                                                                          |
| Comments                                  |                                                                                                                                                               |
| Viability comments                        | Remediation for any contaminated land could affect viability but costs unlikely to render a scheme in this location unviable.                                 |

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Site size (ha)                                                                                                                                                                                                                                        | 0.31                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Meeting with Surrey County Council indicated that the site could be used for residential development, however this would be dependent upon service review. The site is currently occupied by Sunbury Fire Station however a new facility at Fordbridge Road will replace the existing fire station once completed.                                                                                                                                                                                                        |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | The surrounding area is urban in character with housing and flats adjacent. The site could accommodate a mix of units in line with that required by the SHMA update. In the surrounding area development is generally of a high density, varying from 2-16 storeys. The various dwellings situated along Forest Drive to the east of the site are approximately 142dph, whilst development at Spelthorne Grove amounts to approximately 97 dph. The redevelopment of Integris House north of the site equates to 168 dph. |

| Stage 4c – Site Capacity |                                                                                                                                                                                                     |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | Higher density development may therefore be appropriate on site, therefore if a density of 75-100 dwellings per hectare is assumed, the site could accommodate 23-30 units, subject to good design. |

### SC1/005 Sunbury Cross Ex-Services Association Club, Sunbury

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 02/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Proforma last updated                  | 02/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site ID                                | SC1/005                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site name/ address                     | Sunbury Cross Ex Services Association Club,<br>Crossways, Sunbury, TW16 7BB                                                                                                                                                                                                                                                                                                                                                                                      |
| Site area (ha)                         | 0.30                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site description & context             | <p>The site is currently occupied by a 2 storey 1970s building in use as a social club. A parking area is located to the rear. The site is at the far end of Crossways accessed from Staines Road West.</p> <p>Sunbury Cross multi-storey carpark is located to the east of the site. Staines Reservoirs Aqueduct is situated south of the site with Tesco further South. Residential flats are present to the west whilst a hotel is located further north.</p> |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site source                            | Officer identified – search of urban area                                                                                                                                                                                                                                                                                                                                                                                                                        |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                   |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                               |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site within a mixed use development, although commercial element may reduce the quantum of residential units that could be provided                                                                                                                                                                                                                |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | 0     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. Not particularly well served by open space and limited potential to provide amenity space within the site as part of a mixed use or comprehensive redevelopment<br>Concern over air quality issues due to close proximity to Sunbury Cross junction of M3 motorway. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | The site is not within flood risk areas but there is a small risk of surface and groundwater flooding. Site is fully laid-to-hardstanding and therefore there is potential to replace with permeable surfaces.                                                                                                                                                                    |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is not in agricultural use. The site is in an urban location so could achieve high density.                                                                                                                                                                          |
| 5. To reduce air and noise pollution                                                                                                                      | -     | Noise and air quality impact from M3 would need to be mitigated as it would affect the quality of life for future residents. Car                                                                                                                                                                                                                                                  |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                    |
|                                                                                                                                                                                           |       | movements could increase but this is a sustainable site in close proximity to public transport.                                                                                                                                                                                                                        |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                                                            |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                                                                |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                        |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Sunbury Cross and nearby bus routes, plus walking distance to train station.                                                                                                                                                                           |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | 0     | Short-term employment and economic benefits from housing or comprehensive development construction. The site is however currently in active use and so there may be short term loss of trade if redeveloped to mixed use.                                                                                              |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The current use is likely to have a somewhat notable impact on resources, emissions or carbon use and redevelopment would also likely result in notable resource use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable and low carbon energy. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Introduction of a residential use would likely result in additional water consumption.                                                                                                                                                                                                                                 |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>                                                              |      |                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                                                                              |
| Contributes to meeting housing requirement                                                                                  | 2    | Given the residential character of the area to the north and the somewhat dated nature of the current building, there is potential to demolish the current premises and either relocate or create a mixed use scheme. |
| Meets specific needs                                                                                                        | 2    | Potential to meet some affordable housing need.                                                                                                                                                                       |
| Opportunities for higher density development, where appropriate                                                             | 3    | The site is within an urban, sustainable location and would be expected to come forward as a high density development.                                                                                                |
| Opportunities for infrastructure provision                                                                                  | 1    | Site likely to be too small.                                                                                                                                                                                          |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                                                                                               |
| Opportunities for mixed use development                                                                                     | 3    | Site promoted on the basis of potential as a mixed commercial/residential scheme.                                                                                                                                     |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified.                                                                                                                                                                                                      |
| Additional factors                                                                                                          |      |                                                                                                                                                                                                                       |

| <b>Spatial Strategy Score</b> |                                                                                                                                                                                                                                                                                                              |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                         | Comments                                                                                                                                                                                                                                                                                                     |
| 2                             | The site is brownfield and located within the urban area in a sustainable location close to transport facilities, in line with the preferred strategy. The site could accommodate mixed use development by combining residential with commercial or employment use as part of a comprehensive redevelopment. |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                   |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                        |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>Some surface and groundwater flooding issues but not significant</li> </ul>                |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                      |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                   |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                      |
| Land and water contamination                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No formal recorded uses for this land that could give rise to contamination. In</li> </ul> |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                                                                                       |
|-----------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   |       | accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use. Extreme NW corner of site was formerly part of a piggery.                                                                                                                      |
| Heathrow Noise Contours           | 3     | • Site outside of 66 Leq noise contour.                                                                                                                                                                                                                                                                          |
| Heritage Assets                   | 3     | • Would not affect heritage assets.                                                                                                                                                                                                                                                                              |
| Landscape Character and Townscape | 3     | <ul style="list-style-type: none"> <li>• No landscape character issues identified.</li> <li>• The surrounding area is in a mix of uses, including industrial, offices and residential</li> <li>• Site is well contained and visible within the context of the wider Sunbury Cross/Windmill Road area.</li> </ul> |

**Stage 2c – Open Space and Recreation Value**

- Based on Open Space Assessment

| Decision aiding questions                                                                      | Response | Commentary                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the site perform a recreation role?                                                       | No       | The site does not perform an open space or recreation role as it is currently occupied by an Ex Services Association Club. There is unlikely to be any opportunity to provide substantial open space on site. |
| What is the nature and quality of its role?                                                    | -        |                                                                                                                                                                                                               |
| Is the site publicly accessible?                                                               | No       |                                                                                                                                                                                                               |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No       |                                                                                                                                                                                                               |
| Overall open space score                                                                       |          | Qualitative Assessment/ Commentary                                                                                                                                                                            |
|                                                                                                | 3        | Not performing recreation or public access function.                                                                                                                                                          |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                     |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                          |
| Distance to primary school                                                                                                                                                                                                                             | 2     | St Ignatius Catholic Primary School or Springfield Primary School (non-denomination)                                                                |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Sunbury Manor School                                                                                                                                |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Sunbury Health Centre                                                                                                                               |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Adjacent the site of a large supermarket with pedestrian link over Staines Reservoir Aqueduct and adjacent to Sunbury Cross shopping centre         |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Adjacent to Windmill Road industrial estate and offices in the Sunbury Cross area                                                                   |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | <5 min to Sunbury Cross bus stop well served by a variety of routes (Staines, Kingston, Heathrow, Walton, Woking etc.)                              |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | 7 mins walk to Sunbury Railway Station                                                                                                              |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services within the preferred maximum walking distance at the edge of a retail centre. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | None identified.                                                                                                                                    |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | None identified.                                                                                                                                    |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site scores well at Stage 2 – the site is in a sustainable location, with local services all within reasonable walking distance. There are few non-absolute constraints. The site contributes moderately to the spatial strategy as could accommodate residential development or mixed-use at a high density on a brownfield, sustainable site. Benefits of a housing scheme need to be weighed against the possible loss of employment if the public house were lost, which although not within the defined Employment Area is still likely to be supporting a number of jobs. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| The site performs well against the housing, land quality and transport objectives. Neutral impacts are identified for health, biodiversity, heritage, open space, flooding                                                                                                                                                                                                                                                                                                                                                                                                      |

|                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                    |
| and emissions objectives. The site performs negatively against employment/economy (if the development reduced the current public house use), water consumption and noise/air quality (due to M3), although some of these issues could be mitigated by design.                                                                                                                                     |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                                                                                                        |
| The site is located within the urban area and its current layout and scale is not considered to make efficient use land, in a sustainable site in close proximity to local services and public transport. The site is considered suitable for redevelopment and could accommodate high density development residential within a mixed used scheme with the existing retained on the ground floor. |
| Take forward for further consideration. The site is suitable for development.                                                                                                                                                                                                                                                                                                                     |

| Stage 4b – Deliverability                 |                                                                                                                              |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                                                                                          |
| Has the owner been contacted?             | Yes – response received confirming potential availability in the next 5 years                                                |
| Consideration of development phasing      | Not appropriate as small site                                                                                                |
| Comments                                  | Discussions would be required with the landowner to establish how a mixed use scheme could be provided.                      |
| Viability comments                        | Remediation for any contaminated land could affect viability but costs unlikely to render a scheme in this location unviable |

| Stage 4c – Site Capacity                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                  | 0.30                                                                                                                                                                                                                                                                                                                                     |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                          | None identified.                                                                                                                                                                                                                                                                                                                         |
| Council comments on potential use and yield <ul style="list-style-type: none"><li>• Location and character</li><li>• Type of development promoted</li><li>• Mix of units</li><li>• Density assumptions</li><li>• Net developable area</li></ul> | SLAA assumption is 30 net dwellings but this is only a rough estimate and the site could potentially take more, depending on the way the site is developed.<br>Comprehensive mixed residential/economic development redevelopment to retain existing use at ground floor and make efficient use of the sustainable location of the site. |

### SC1/013 RMG Warehouse & Delivery Office, 47-79 Staines Road West, Sunbury

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 16/04/19                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Proforma last updated                  | 16/04/19                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site ID                                | SC1/013                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site name/ address                     | RMG Warehouse & Delivery Office, 47-79 Staines Road West, Sunbury, TW16 7AA                                                                                                                                                                                                                                                                                                                                                      |
| Site area (ha)                         | 0.25                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site description & context             | <p>The site is occupied in a warehousing units accessed from Vicarage Road to the east. The site is L shaped, with a commercial unit fronting Staines Road West and The Parade.</p> <p>The surrounding area is largely commercial in character with commercial units present along The Parade and opposite at Sunbury Cross. Residential uses are also located in the wider area which is largely high density in character.</p> |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site source                            | Officer search of urban area.                                                                                                                                                                                                                                                                                                                                                                                                    |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                               |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                                                       | +     | Potential housing provision on site within a mixed use development, although commercial element may reduce the quantum of residential units that could be provided.                                                                                                                                                                                                               |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                                                      | 0     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. Not particularly well served by open space and limited potential to provide amenity space within the site as part of a mixed use or comprehensive redevelopment<br>Concern over air quality issues due to close proximity to Sunbury Cross junction of M3 motorway. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                                                            | 0     | The site is not within flood risk areas but there is a small risk of surface and groundwater flooding. Site is fully laid-to hardstanding and therefore there is potential to replace with permeable surfaces.                                                                                                                                                                    |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is not in agricultural use. The site is in an urban location so could achieve high density.                                                                                                                                                                          |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                    |
| 5. To reduce air and noise pollution                                                                                                                                                      | -     | Noise and air quality impact from M3 would need to be mitigated as it would affect the quality of life for future residents. Car movements could increase but this is a sustainable site in close proximity to public transport.                                                                                       |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                                                            |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                                                                |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                        |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Sunbury Cross and nearby bus routes, plus walking distance to train station.                                                                                                                                                                           |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | -     | Short-term employment and economic benefits from housing or comprehensive development construction. The site is however currently in active use and so the likely loss of the public house type-use could result in the loss of employment.                                                                            |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The current use is likely to have a somewhat notable impact on resources, emissions or carbon use and redevelopment would also likely result in notable resource use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable and low carbon energy. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Introduction of a residential use would likely result in additional water consumption.                                                                                                                                                                                                                                 |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                                                                              |
| Contributes to meeting housing requirement                                                                                  | 2    | Given the residential character of the area to the north and the somewhat dated nature of the current building, there is potential to demolish the current premises and either relocate or create a mixed use scheme. |
| Meets specific needs                                                                                                        | 2    | Potential to meet some affordable housing need.                                                                                                                                                                       |
| Opportunities for higher density development, where appropriate                                                             | 3    | The site is within an urban, sustainable location and would be expected to come forward as a reasonably high density development.                                                                                     |
| Opportunities for infrastructure provision                                                                                  | 1    | Site likely to be too small.                                                                                                                                                                                          |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                                                                                               |
| Opportunities for mixed use development                                                                                     | 3    | May be potential to retain commercial/business at ground floor with residential above however current use may not be compatible depending on sound insulation.                                                        |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified.                                                                                                                                                                                                      |
| Additional factors                                                                                                          |      |                                                                                                                                                                                                                       |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                              |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                     |
| 2                      | The site is brownfield and located within the urban area in a sustainable location close to transport facilities, in line with the preferred strategy. The site could accommodate mixed use development by combining residential with commercial or employment use as part of a comprehensive redevelopment. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                   |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                        |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>Some surface and groundwater flooding issues but not significant               <ul style="list-style-type: none"> <li>Surface water: Small area of 0.1% to the north-east of site.</li> <li>Groundwater &gt;75% of area susceptible</li> </ul> </li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                      |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                             |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                  |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                                                                                                                                                                                             |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Site has operated as a royal mail delivery office and garage since 1950s. Likely to have had fuel storage and fleet maintenance activities.</li> <li>In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> </ul> |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                     |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>Would not affect heritage assets.</li> </ul>                                                                                                                                                                                                                                                         |
| Landscape Character and Townscape                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>No landscape character issues identified.</li> <li>The surrounding area is in a mix of uses, including retail, offices, hotel and residential</li> <li>Site is visible within the context of the wider Sunbury Cross area.</li> </ul>                                                                |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |          |                                                             |
|------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |          |                                                             |
| Decision aiding questions                                                                      | Response | Commentary                                                  |
| Does the site perform a recreation role?                                                       | No       | The site does not perform an open space or recreation role. |
| What is the nature and quality of its role?                                                    | -        |                                                             |
| Is the site publicly accessible?                                                               | No       |                                                             |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No       |                                                             |
| Overall open space score                                                                       |          | Qualitative Assessment/ Commentary                          |
|                                                                                                | 3        | Not performing recreation or public access function.        |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                               |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                    |
| Distance to primary school                                                                                                                                                                                                                             | 2     | St Ignatius Catholic Primary School or Springfield Primary School (non-denomination)                                          |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Sunbury Manor School                                                                                                          |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Sunbury Health Centre                                                                                                         |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Tesco Extra and adjacent to Sunbury Cross shopping centre                                                                     |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 2/3   | Windmill Road industrial estate and offices in the Sunbury Cross area. 35 minutes to Staines by bus.                          |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Sunbury Cross bus stop well served by a variety of routes (Staines, Kingston, Heathrow, Walton, Woking etc.)                  |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Sunbury Railway Station                                                                                                       |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services close by. It is within the Sunbury Cross shopping area. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | None identified.                                                                                                              |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | None identified.                                                                                                              |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                    |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site scores well at Stage 2 – the site is in a sustainable location, with local services all within reasonable walking distance. There are few non-absolute constraints. The site contributes moderately to the spatial strategy as could accommodate residential development or mixed-use at a high density on a brownfield, sustainable site. The site could accommodate ground floor commercial uses with residential above at a high density. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                          |
| The site performs well against the housing, land quality and transport objectives. Neutral impacts are identified for health, biodiversity, heritage, open space, flooding and emissions objectives. The site performs negatively against employment/economy (if the development reduced the use), water consumption and noise/air quality (due to M3), although some of these issues could be mitigated by design.                               |

|                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                          |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                          |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                     |
| The site is located within a high density urban area and its current use is not considered to make the most efficient use land. The site is in a sustainable location in close proximity to local services and public transport. The site is considered suitable for redevelopment and could accommodate high density development either residential only or mixed use. |
| Take forward for further consideration. The site is suitable for development.                                                                                                                                                                                                                                                                                           |

|                                           |                                                                                                            |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                            |
| Has the site been confirmed as available? | Yes                                                                                                        |
| Has the owner been contacted?             | Yes –further discussions required                                                                          |
| Consideration of development phasing      | Not appropriate as small site                                                                              |
| Comments                                  | Landowner happy for the site to be included in 11-15 years.                                                |
| Viability comments                        | Current land value could affect viability but costs unlikely to render a scheme in this location unviable. |

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                               |
| Site size (ha)                                                                                                                                                                                                                                        | 0.25                                                                                                                                                                                                          |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Comprehensive residential and/or economic development redevelopment.                                                                                                                                          |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | SLAA assumption is 19-25 net dwellings but this is only a rough estimate and the site could potentially take more, depending on the way the site is developed.<br>Development at 88 dph would yield 22 units. |

### SE1/003 Builders Yard, 77 Staines Road East, Sunbury

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 04/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Proforma last updated                  | 04/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Site ID                                | SE1/003                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site name/ address                     | Builders Yard, 77 Staines Road East, TW16 5AD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site area (ha)                         | 0.75                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Site description & context             | <p>The site is currently occupied by a builder's yard and is accessed from Staines Road East. Buildings occupy the western part of the site with open storage and parking to the east. Trees line the site on both sides with the railway line to the north of the site.</p> <p>The local area is predominantly residential in character with flats in front of the western part of the site. Houses sit across Staines Road East with garden land immediately opposite. Properties neighbour the west and east of the site and the old police station sits to the south west. A large number of mature trees are located around the site.</p> |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site source                            | Officer search in urban area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                  |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                              |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site, potentially within a mixed use development.                                                                                                                                                                                                                                                                 |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | 0     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. Lack of open space nearby site. Impact on local health facilities is likely to increase and site too small to provide community facilities.                                                                                        |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | The site is not within flood risk areas but part of the site in the north and south is at risk of surface water flooding (0.1% and 1%). Site is occupied by hardstanding and associated building therefore there is potential to replace with permeable surfaces. The site is within an area whereby 75% is susceptible to groundwater flooding. |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is not in agricultural use. The site is potentially contaminated due to former use on site, therefore development may enable remediation. The site is in an urban location so could achieve high density.                           |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                               |
| 5. To reduce air and noise pollution                                                                                                                                                      | -     | Noise and air quality impact from A308 and Sunbury Cross roundabout, railway line and M3, although this is further north, may require mitigation as it would affect the quality of life for future residents. Car movements could increase but this is a sustainable site in close proximity to public transport. |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                                                       |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment, although a locally listed building is situated to the south west of the site.                                                                                                                                                             |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                   |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | 0     | The site is located within close proximity to local services in Sunbury Cross, plus walking distance to train station. A bus stop is however just beyond the ideal walking distance (450m). The site is also close to the Sunbury Cross roundabout which could experience an increase in congestion.              |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | -     | Short-term employment and economic benefits from housing construction. Redevelopment would however result in the loss of employment associated with the current use if an alternative site could not be identified.                                                                                               |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | Potential rise in impact on resources, emissions and carbon use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable and low carbon energy.                                                                                                 |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Redevelopment would result in additional water consumption.                                                                                                                                                                                                                                                       |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                                     |
| Contributes to meeting housing requirement                                                                                  | 2    | The site could accommodate a reasonable quantum of residential dwellings.                                                                                                    |
| Meets specific needs                                                                                                        | 2    | There may be potential on site to meet some specific needs however none have been identified at present.                                                                     |
| Opportunities for higher density development, where appropriate                                                             | 3    | The site is within an urban, sustainable location and would be expected to come forward as a high density development.                                                       |
| Opportunities for infrastructure provision                                                                                  | 1    | Site likely to be too small.                                                                                                                                                 |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                                                      |
| Opportunities for mixed use development                                                                                     | 2    | The landowner has indicated that the site could be available for residential or retail development. This site is however small in scale.                                     |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 2    | Redevelopment of the site would enable a high quality scheme to be built to make the site more attractive. There may also be an opportunity for very small scale open space. |
| Additional factors                                                                                                          |      |                                                                                                                                                                              |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 2                      | The site is brownfield and located within the urban area, providing the opportunity to provide housing in a reasonably sustainable location and close to transport facilities, in line with the preferred strategy. There may also be an opportunity for high density development on site however this would need to be sensitive to the neighbouring properties and be sufficiently integrated. There may also be an opportunity for mixed use on site. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                       |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                            |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is not within flood risk areas</li> <li>Part of the site in the north and south is at risk of surface water flooding (0.1% and 1%).</li> <li>The site is within an area whereby 75% is susceptible to groundwater flooding.</li> <li>Mitigation likely to overcome issues.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                          |

| <b>Stage 2b – Non Absolute Constraints</b> <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Constraint                                                                                                                                                                                                                                                          | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Biodiversity                                                                                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Agricultural Land Classification                                                                                                                                                                                                                                    | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Land and water contamination                                                                                                                                                                                                                                        | 2     | <ul style="list-style-type: none"> <li>Site potentially contaminated.</li> <li>Site occupied by Builders Yard since approximately 1955, with intensification of activities by 1970.</li> <li>Site formerly operated as an authorised industrial process for blending, packing and loading of bulk cement.</li> <li>In accordance with NPPF would still require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Heathrow Noise Contours                                                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Heritage Assets                                                                                                                                                                                                                                                     | 2     | <ul style="list-style-type: none"> <li>No constraints identified.</li> <li>Old Sunbury Police Station located to the south west – locally listed.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape Character and Townscape                                                                                                                                                                                                                                   | 2     | <ul style="list-style-type: none"> <li>No landscape character issues identified.</li> <li>The surrounding area is largely residential with some commercial uses further north beyond the rail line.</li> <li>The site is visible from the A308 and neighbouring properties with some tree planting screening the site to the east. As the site is located within a predominantly residential area the current builder's yard could be perceived as out of character. Whilst a locally listed building is present to the south east, if redeveloped this would not be expected to have a negative impact on the setting. This is not considered to be an area of townscape sensitivity and the existing site is occupied by builder's yard with limited visual appeal. As such, development at a similar height and density to the surrounding residential uses, subject to good design, layout and screening could be acceptable.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |          |                                                                                                             |
|------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |          |                                                                                                             |
| Decision aiding questions                                                                      | Response | Commentary                                                                                                  |
| Does the site perform a recreation role?                                                       | No       | The site does not perform an open space or recreation role as it is currently occupied by a builder's yard. |
| What is the nature and quality of its role?                                                    | Yard     |                                                                                                             |
| Is the site publicly accessible?                                                               | No       |                                                                                                             |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No       |                                                                                                             |
| Overall open space score                                                                       |          | Qualitative Assessment/ Commentary                                                                          |
|                                                                                                |          | 3<br>Not performing recreation or public access function.                                                   |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                              |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                   |
| Distance to primary school                                                                                                                                                                                                                             | 2     | Chennestone Primary School                                                                                                                                                   |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | St Paul's Catholic College or Sunbury Manor (non-denomination)                                                                                                               |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Sunbury Health Centre                                                                                                                                                        |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Sunbury Cross shopping centre/ The parade                                                                                                                                    |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Hanworth Road employment area<br>Kingston upon Thames – 22 minutes by rail                                                                                                   |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 2     | Bus stop at Green Street.<br>Bus stop at The Avenue 260m but poor service.                                                                                                   |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Sunbury Rail Station                                                                                                                                                         |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be reasonably well connected with a number of services within the preferred maximum walking distance. The site is close to the Sunbury Cross area. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | The site could benefit from Cross Rail 2 however this is likely to materialise in the long term.                                                                             |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Improve bus linkages would improve connectivity.                                                                                                                             |

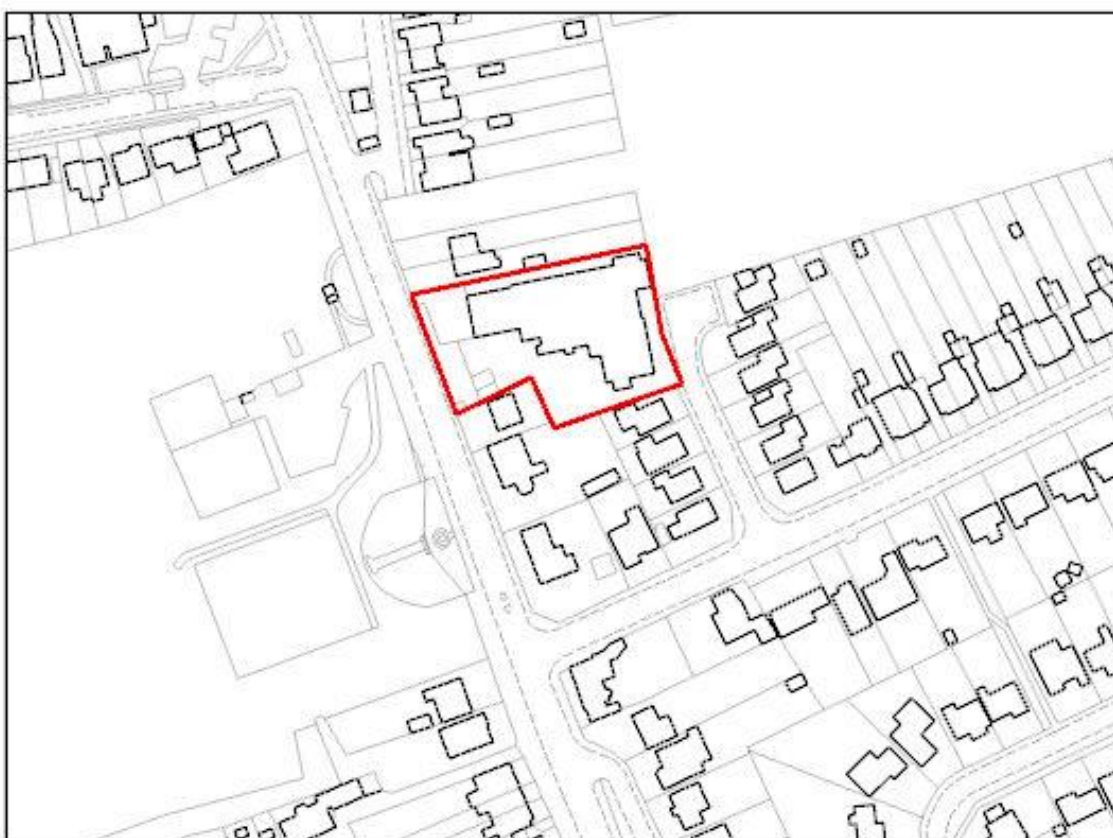
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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <p>Site scores reasonably well at Stage 2 – the site is in a sustainable location, close to residential development with local services largely within the preferred maximum walking distance. There are few non-absolute constraints, however ground surface water flood risk requires surveying as well as potential contamination. The site contributes moderately to the spatial strategy as could accommodate residential development at a high density on a brownfield site within a sustainable location. Limited adverse effects are expected on the townscape.</p> |  |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <p>The site performs well against housing and land quality objectives, with neutral impacts expected on health, flooding, biodiversity, heritage, landscape, emissions and transport objectives. Negative impacts are expected on pollution due to the presence of the rail line and Sunbury Cross roundabout in close proximity, as well as on employment due to a potential loss of jobs if an alternative site cannot be identified, and on water. Mitigation would help to alleviate some of the negative impacts.</p>                                                  |  |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <p>The site is located within the urban area and is in a sustainable location in close proximity to local services and public transport. Negative impacts identified in the SA could be mitigated, particularly through sensitive design and screening. The site is considered suitable for redevelopment and could accommodate high density residential development however consideration must be given to the impact on neighbouring properties.</p>                                                                                                                      |  |
| Take forward for further consideration. The site is suitable for development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |

|                                           |                                                                                                                               |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                               |
| Has the site been confirmed as available? | Yes – 11-15 years                                                                                                             |
| Has the owner been contacted?             | Contacted as part of SLAA 2018. Availability dependent on lease which could be extended.                                      |
| Consideration of development phasing      | Site is fairly small so phasing is not likely to be a consideration.                                                          |
| Comments                                  |                                                                                                                               |
| Viability comments                        | Remediation for any contaminated land could affect viability but costs unlikely to render a scheme in this location unviable. |

| Stage 4c – Site Capacity                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 0.75                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | The landowner has indicated that the site could potentially accommodate housing or retail use. It is unlikely that large scale mixed use would be appropriate on site however there may be an opportunity for small scale.                                                                                                                                                                                              |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | The surrounding area is urban in character with housing and flats adjacent. The current use could be considered out of character with immediate uses. The site could accommodate a mix of units in line with that required by the SHMA update. Flats adjacent to the site are approximately 100 dph, with houses approximately 30-50 dph. If developed at 40-60 dph the site could potentially accommodate 30-45 units. |

### SE1/008 Telephone Exchange, Green Street, Sunbury

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 04/04/19                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Proforma last updated                  | 04/04/19                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site ID                                | SE1/008                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site name/ address                     | Telephone Exchange, Green Street, Sunbury, TW16 6QJ                                                                                                                                                                                                                                                                                                                                                                                   |
| Site area (ha)                         | 0.25                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site description & context             | <p>The site is currently occupied by the BT Telephone Exchange. It is a 2 storey detached building, with an older property fronting the site and mid-20<sup>th</sup> century additions to the rear and east.</p> <p>The surrounding area is largely residential in character, with properties detached or semi-detached dwellings. St Paul's College sits to the east of the site whilst Cedars Recreation Ground is to the west.</p> |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site source                            | Officer search in urban area.                                                                                                                                                                                                                                                                                                                                                                                                         |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                     |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                 |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site to meet local needs.                                                                                                                                                                                                                                                                            |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Well-located site within the urban area, close to local services. This is likely to encourage healthy lifestyles. Open space adjacent to the site. Impact on local health facilities is likely to increase, however this will be limited by the size of the site, and site too small to provide community facilities.               |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | The site is not within flood risk areas but approximately half of the site is at risk of surface water flooding (up to 3.3%). The site is within an area whereby 75% is susceptible to groundwater flooding. There is potential to replace existing hard standing with permeable surfaces.                                          |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is not in agricultural use. The site is potentially contaminated due electricity substation use on site, therefore development may enable remediation. The site is in an urban location so could achieve high density. |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                              |
| 5. To reduce air and noise pollution                                                                                                                                                      | 0     | No particular noise or air pollution effects. Potential increase in car movements but adjacent to bus stop.                                                                                                                                                                                                      |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                                                      |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                                                          |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                  |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Sunbury, with Sunbury Rail station 800m north. A bus stop is adjacent to the site promoting sustainable modes of travel. Potential increase in car use with development.                                                                         |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | -     | Short-term employment and economic benefits from housing construction. Redevelopment would however result in the loss of employment associated with the current use if an alternative site could not be identified.                                                                                              |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | Potential rise in impact on resources, emissions and carbon use. Impacts could potentially be mitigated through sustainable construction, especially as the existing building is old and not likely to be particularly energy efficient. The site could potentially incorporate renewable and low carbon energy. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Redevelopment would result in additional water consumption.                                                                                                                                                                                                                                                      |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                                                                                |
| Contributes to meeting housing requirement                                                                                  | 2    | The site could accommodate a reasonable quantum of residential dwellings if developed into flats.                                                                                                                       |
| Meets specific needs                                                                                                        | 1    | None identified.                                                                                                                                                                                                        |
| Opportunities for higher density development, where appropriate                                                             | 3    | The site is within an urban, sustainable location and would be expected to come forward as a high density development. Flatted development could be accommodated on site given the current scale of built form present. |
| Opportunities for infrastructure provision                                                                                  | 1    | Site likely to be too small.                                                                                                                                                                                            |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                                                                                                 |
| Opportunities for mixed use development                                                                                     | 1    | The landowner has indicated that the site could be available for residential development however is unlikely to be big enough to accommodate mixed use.                                                                 |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 2    | Redevelopment of the site would enable a high quality scheme to be built to make the site more attractive.                                                                                                              |
| Additional factors                                                                                                          |      |                                                                                                                                                                                                                         |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 2                      | The site is located within the urban area, whereby the character is predominantly residential. The site is currently occupied by a telephone exchange and redevelopment to residential would be in keeping with the wider character and would provide the potential for higher density flatted development of good quality design. Due to its relatively small size, it is unlikely that the site would be able to accommodate infrastructure, mixed use or open space. Cedars Recreation Ground is however adjacent to the site, providing good quality open space. |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is not within flood risk areas but approximately half of the site is at risk of surface water flooding (up to 3.3%).</li> <li>The site is within an area whereby 75% is susceptible to groundwater flooding.</li> <li>Mitigation likely to overcome issues.</li> </ul>                                                                                                                                                                                                                               |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Site potentially contaminated.</li> <li>Telephone exchange on-site since at least 1930s.</li> <li>An electricity substation is also located on site which could have caused contamination associated with PCBs.</li> <li>In accordance with NPPF would still require site investigation for redevelopment to ensure that the site is suitable for redevelopment.</li> </ul>                                                                                                                                   |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Heritage Assets                                                                                                                                                                                                          | 2     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape Character and Townscape                                                                                                                                                                                        | 2     | <ul style="list-style-type: none"> <li>No landscape character issues identified.</li> <li>The surrounding area is largely residential with a school to the east and recreation ground to the west.</li> <li>The site is visible from Green Street however trees to the front of the site somewhat screen it from view. Whilst the wider area is not considered to be particularly sensitive, redevelopment would need to be of good quality design and layout that could be suitably integrated with the wider environment and character.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                |                    |                                                                                                                                             |
|----------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul> |                    |                                                                                                                                             |
| Decision aiding questions                                                        | Response           | Commentary                                                                                                                                  |
| Does the site perform a recreation role?                                         | No                 | The site does not perform an open space or recreation role as it is currently occupied by a telephone exchange and electricity sub-station. |
| What is the nature and quality of its role?                                      | Telephone exchange |                                                                                                                                             |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |    |                                                      |
|------------------------------------------------------------------------------------------------|----|------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |    |                                                      |
| Is the site publically accessible?                                                             | No |                                                      |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No |                                                      |
| Overall open space score                                                                       |    | Qualitative Assessment/ Commentary                   |
|                                                                                                | 3  | Not performing recreation or public access function. |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                   |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                        |
| Distance to primary school                                                                                                                                                                                                                             | 2/3   | St Ignatius RC Primary School<br>Chennestone Primary School (non-denomination)                                                                                                                                                                                    |
| Distance to secondary school                                                                                                                                                                                                                           | 3     | Sunbury Manor                                                                                                                                                                                                                                                     |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Sunbury Health Centre                                                                                                                                                                                                                                             |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Green Street                                                                                                                                                                                                                                                      |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Hanworth Road employment area<br>Kingston upon Thames – 26 minutes by rail                                                                                                                                                                                        |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Bus stop at Green Street.                                                                                                                                                                                                                                         |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Sunbury Rail Station                                                                                                                                                                                                                                              |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be reasonably well connected with a number of services within the preferred maximum walking distance. The site is in between Sunbury Cross and Lower Sunbury services.                                                                  |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Potential for Sunbury station to be a Crossrail 2 destination, which would significantly increase the speed and number of trains on this route, but there is still no certainty this would come to fruition and if it does it would materialise in the long term. |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Upgrades to Sunbury Cross roundabout could improve local connectivity.                                                                                                                                                                                            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <p>The site is sustainably located with services generally within the preferred maximum walking distance and the larger centre of Kingston upon Thames accessible by rail. Cedars Recreation Ground is immediately west of the site which is likely to boost access to open space and may improve wellbeing. The site is in a predominantly residential area whilst the current use is somewhat out of character. Redevelopment would enable high density development, subject to high quality design. The site is subject to a limited number of non-absolute constraints however potential contamination and surface/ground water flooding require further investigation and possible mitigation. The site contributes moderately to the spatial strategy but due to its size wider benefits are limited.</p> |  |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <p>The site performs well against housing, health, land quality and transport objectives largely due to the site being in a sustainable location within the urban area between Sunbury Cross and Lower Sunbury. Neutral impacts are expected against flooding, pollution, biodiversity, heritage, open space and emissions. Negative impacts are expected on employment if an alternative site cannot be identified, and water.</p>                                                                                                                                                                                                                                                                                                                                                                             |  |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <p>The site is located within the urban area and is in a sustainable location in close proximity to local services and public transport. The site generally performs well against the Sustainability Appraisal framework however may result in a loss of employment if an alternative site cannot be identified if still required. There are a limited number of non-absolute constraints on site however the potential impacts are considered to be mitigatable. The site is considered suitable for redevelopment and could accommodate high density residential development however must be of a suitable design and layout.</p>                                                                                                                                                                             |  |
| Take forward for further consideration. The site is suitable for development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |

|                                           |                                                                                                                                                                  |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                  |
| Has the site been confirmed as available? | Yes – 11-15 years                                                                                                                                                |
| Has the owner been contacted?             | Contacted as part of SLAA 2018. Availability dependent on future land requirements.                                                                              |
| Consideration of development phasing      | Site is fairly small so phasing is not likely to be a consideration.                                                                                             |
| Comments                                  |                                                                                                                                                                  |
| Viability comments                        | Remediation may be required for potentially contaminated land which could affect viability, however costs unlikely to render a scheme in this location unviable. |

| Stage 4c – Site Capacity                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 0.25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | The landowner has indicated that the site could potentially become available in the latter stages of the plan period. No indication has been given as to the potential use of the site.                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | <p>The current use could be considered out of character with immediate uses. The site could accommodate a mix of units in line with that required by the SHMA update.</p> <p>The surrounding area is urban in character with residential development adjacent. This is largely family style housing with low densities in the range of 25-35 dph. In order to maximise the efficient use of land, the site could be developed into flats but could be of a sensitive design that could be integrated with the wider environment. If developed at 55-75 dph the site could potentially accommodate 14-19 units.</p> |

## SE1/019 Sunbury Social Services Centre, 108 Vicarage Road, Sunbury

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 04/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Proforma last updated                  | 04/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Site ID                                | SE1/019                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site name/ address                     | Sunbury Social Services Centre, 108 Vicarage Road, Sunbury, TW16 7QL                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site area (ha)                         | 0.15                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site description & context             | <p>The site is currently occupied by a single storey building with community uses present. To the rear of the site is a car parking area. The site is located on the corner of Vicarage Road and Wychwood Close. A mature tree is situated in the front of the site.</p> <p>The surrounding character is predominantly residential, with a few small scale commercial uses to the south of the site. Several small flatted developments are present south along Vicarage Road.</p> |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Site source                            | Publicly owned                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                   |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                               |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site, either within a mixed use development, retaining active ground floor uses or sole housing use.                                                                                                                                                               |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. Limited opportunity for outdoor space within the site itself however Groveley Road Recreation Ground is a 10 minute walk.                                                           |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | The site is not within flood risk areas and there is limited risk of surface water flooding. The site is however within an area whereby 75% is susceptible to groundwater flooding.<br>Site includes an area of hardstanding and therefore there is potential to replace with permeable surfaces. |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is in an urban location so could achieve a high density.                                                                                                                             |
| 5. To reduce air and noise pollution                                                                                                                      | 0     | No specific noise or air quality impacts identified however increased car movements could add to congestion at Sunbury Cross Roundabout. This is                                                                                                                                                  |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                        |
|                                                                                                                                                                                           |       | however a sustainable site in close proximity to public transport.                                                                                                                                                                                                                                         |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                                                |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                                                    |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                            |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Sunbury and nearby bus routes, plus walking distance to Sunbury train station.                                                                                                                                                             |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing or comprehensive development construction. Review of Surrey County Council's service provision ongoing to determine whether building is surplus to needs and services/employment could be made more efficient.                                    |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The current use would already have an impact on resources, emissions and carbon use and redevelopment is unlikely to significantly increase resource use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable and low carbon energy. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Introduction of a residential use would likely result in additional water consumption.                                                                                                                                                                                                                     |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                                                                    |
| Contributes to meeting housing requirement                                                                                  | 2    | The site could accommodate a reasonable quantum of residential dwellings in addition to or instead of community services.                                                                                   |
| Meets specific needs                                                                                                        | 1    | None identified.                                                                                                                                                                                            |
| Opportunities for higher density development, where appropriate                                                             | 2    | The character of the area suggest that high density would be suitable but likely to be limited to two storey plus roof space development, given that development up to this scale is present further south. |
| Opportunities for infrastructure provision                                                                                  | 1    | Site likely to be too small.                                                                                                                                                                                |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                                                                                     |
| Opportunities for mixed use development                                                                                     | 3    | If community uses were retained on the ground floor, otherwise there would be limited opportunity (1).                                                                                                      |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified                                                                                                                                                                                             |
| Additional factors                                                                                                          |      |                                                                                                                                                                                                             |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                      |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                             |
| 2                      | The site is brownfield and located within the urban area in a sustainable location close to transport facilities, in line with the preferred strategy. The site could accommodate mixed use if combined with community ground flood services, otherwise would be able to yield a higher number of residential units. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                      |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                           |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is not within flood risk areas.</li> <li>Limited surface water flood risk but potential groundwater flooding issues but not considered to be significant.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                         |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                                                                      |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified</li> </ul>                                                                                                                                          |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land and water contamination      | 2     | <ul style="list-style-type: none"> <li>• Possible contamination limited.</li> <li>• Site formerly occupied by Kenyngton Manor County Primary School. No recorded past uses with contaminative potential. In accordance with NPPF would still require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> </ul>                                                                                                                                                                                                                                                                                                                                                |
| Heathrow Noise Contours           | 3     | <ul style="list-style-type: none"> <li>• Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Heritage Assets                   | 3     | <ul style="list-style-type: none"> <li>• None identified</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape Character and Townscape | 3     | <ul style="list-style-type: none"> <li>• No landscape character issues identified.</li> <li>• The surrounding area is predominantly residential with some small scale commercial/community uses nearby.</li> <li>• The existing building dates from the 1980s and does not make an aesthetic contribution to the character of the area. There is a bungalow situated to the north of the site which could be impacted, however sensitive and high quality design with sufficient screening measures could minimise potential impacts. Development of the site would offer the opportunity to design an attractive, high quality building that could be integrated with the surrounding built form.</li> </ul> |

**Stage 2c – Open Space and Recreation Value**

- Based on Open Space Assessment

| Decision aiding questions                                                                      | Response  | Commentary                                                                                                |
|------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------|
| Does the site perform a recreation role?                                                       | No        | No loss of open space or recreation land as the site is occupied by a single storey building and carpark. |
| What is the nature and quality of its role?                                                    | Community |                                                                                                           |
| Is the site publicly accessible?                                                               | No        |                                                                                                           |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No        |                                                                                                           |
| Overall open space score                                                                       |           | Qualitative Assessment/ Commentary                                                                        |
|                                                                                                | 3         | No loss of public open space or land of recreation value.                                                 |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                   |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                        |
| Distance to primary school                                                                                                                                                                                                                             | 3     | Kenyngton Manor Primary School                                                                                                                                                                                                                                    |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Sunbury Manor School                                                                                                                                                                                                                                              |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Sunbury Health Centre                                                                                                                                                                                                                                             |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Londis, Vicarage Road                                                                                                                                                                                                                                             |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Kingston upon Thames – 26 minutes by train<br>Hanworth Road employment area – 12 minute walk                                                                                                                                                                      |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Vicarage Road bus stop                                                                                                                                                                                                                                            |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Sunbury Rail Station                                                                                                                                                                                                                                              |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services within the preferred maximum walking distance, in the Sunbury Cross area.                                                                                                                   |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Potential for Sunbury station to be a Crossrail 2 destination, which would significantly increase the speed and number of trains on this route, but there is still no certainty this would come to fruition and if it does it would materialise in the long term. |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Upgrades to Sunbury Cross roundabout could improve local connectivity.                                                                                                                                                                                            |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Site scores well at Stage 2 – the site is in a reasonably sustainable location with local services within the preferred maximum walking distance. There are few non-absolute constraints, although potential may be limited by the possible need to retain community uses. This has yet to be confirmed. The site contributes moderately to the spatial strategy as it could accommodate residential development at a high density on a brownfield, sustainable site. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                              |
| The site performs well against housing, health, land quality, transport and employment objectives largely due to the site being in a sustainable location within the urban area of Sunbury Common. Neutral impacts are expected against                                                                                                                                                                                                                               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| flooding, pollution, biodiversity, heritage, open space and emissions. Negative impacts are expected on water use.                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| The site is located within the urban area in a somewhat sustainable location in close proximity to local services and public transport in the Sunbury area. The site is considered suitable for redevelopment and could accommodate high density development. Consideration does however need to be given to the Surrey County Council service review and whether the site could be released. The site performs well against the sustainability framework with negative impacts likely to be mitigated to an acceptable level. |
| Take forward for further consideration. The site is suitable for development.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Stage 4b – Deliverability                 |                                                                                                                                                                                                                                    |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                                                |
| Has the owner been contacted?             | Yes – meeting held with Surrey County Council in early 2018 as part of SLAA.                                                                                                                                                       |
| Consideration of development phasing      |                                                                                                                                                                                                                                    |
| Not required due to site size             |                                                                                                                                                                                                                                    |
| Comments                                  | The landowner has indicated that the site could become available in 11-15 years as is currently well used. This would be subject to the ongoing County Council service review to condense assets and make services more efficient. |
| Viability comments                        | Limited viability implications identified from development.                                                                                                                                                                        |

| Stage 4c – Site Capacity                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                  | 0.15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                          | The landowner has provided limited detail on potential uses therefore further discussions are required.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Council comments on potential use and yield <ul style="list-style-type: none"><li>• Location and character</li><li>• Type of development promoted</li><li>• Mix of units</li><li>• Density assumptions</li><li>• Net developable area</li></ul> | Site could accommodate a reasonably sized building over two storeys, potentially with additional rooms in the roof space, based on existing character along Vicarage Road. If developed as part of a mixed use scheme this would reduce the potential yield. Consideration would need to be given to prevent loss of privacy or light to residential properties to the east and north. Flats along Vicarage Road range from 70-109dph, with houses approximately 33-55dph. The site could potentially accommodate in the region of 11 units if developed at 70dph. |

### SE1/020 Sunbury Adult Education Centre, The Avenue, Sunbury

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 04/04/19                                                                                                                                                                                                                                                                                                                                                                                                              |
| Proforma last updated                  | 04/04/19                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site ID                                | SE1/020                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site name/ address                     | Sunbury Adult Education Centre, The Avenue, Sunbury, TW16 5DZ                                                                                                                                                                                                                                                                                                                                                         |
| Site area (ha)                         | 0.43                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site description & context             | The site is currently occupied by a 1-2 storey building in use for adult education purposes. A parking area is situated to the front and rear of the site with trees lining the west and east. The site is situated within the urban area of Sunbury. The site is accessed via The Avenue to the west. A sports ground is situated to the south of the site, with family dwelling houses to the north, west and east. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site source                            | Publicly owned                                                                                                                                                                                                                                                                                                                                                                                                        |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland <sup>1*</sup> ?                             | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                            |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site, subject to Surrey County Council service review. The site may be suitable for older people accommodation.                                                                                                                                                 |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. The site may be able to accommodate some small scale open space however Cedars Recreation Ground is a 15 minute walk.                                                            |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | The site is not within flood risk areas and there is limited risk of surface water flooding. The site is however within an area whereby 75% is susceptible to groundwater flooding. Site includes an area of hardstanding and therefore there is potential to replace with permeable surfaces. |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is in an urban location so could achieve a high density.                                                                                                                          |
| 5. To reduce air and noise pollution                                                                                                                      | 0     | No specific noise or air quality impacts identified however increased car movements could add to congestion at Sunbury Cross Roundabout. This is                                                                                                                                               |

\* \*1 Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                                                                                                                           |       | however a sustainable site in reasonably close proximity to public transport.                                                                                                                                                                                                                                                                                                             |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                                                                                                                               |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                                                                                                                                   |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                                                                                           |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Sunbury and nearby bus routes, plus walking distance to Sunbury train station.                                                                                                                                                                                                                                            |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing or comprehensive development construction. Potential redevelopment would be contingent on identifying a suitable location for continued adult education uses. Review of Surrey County Council services will inform potential future uses.                                                                                        |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The current use would already have an impact on resources, emissions and carbon use and redevelopment is unlikely to significantly increase resource use. The current building dates from the 1970s so may not be very energy efficient. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable and low carbon energy. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Introduction of a residential use would likely result in additional water consumption.                                                                                                                                                                                                                                                                                                    |

| Stage 2a – Contribution to the delivery of the strategy                                                                                                                                                                                                                                                                         |      |                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                                                                                                                                                                                                                        | Met? | Comments                                                                                                                                                                       |
| Contributes to meeting housing requirement                                                                                                                                                                                                                                                                                      | 2    | The site could accommodate a reasonable quantum of residential dwellings, subject to relocating existing use.                                                                  |
| Meets specific needs                                                                                                                                                                                                                                                                                                            | 2    | The landowners have indicated that the site could be suitable for housing or provide older people accommodation to replace existing facilities in Sunbury.                     |
| Opportunities for higher density development, where appropriate                                                                                                                                                                                                                                                                 | 2    | The character of the area is predominantly family housing of low density however with sensitive design the site could potentially accommodate medium-high density development. |
| Opportunities for infrastructure provision                                                                                                                                                                                                                                                                                      | 1    | Site likely to be too small.                                                                                                                                                   |
| Brownfield land                                                                                                                                                                                                                                                                                                                 | 3    | The site is previously developed and in the urban area.                                                                                                                        |
| Opportunities for mixed use development                                                                                                                                                                                                                                                                                         | 3    | Unlikely to be pursued.                                                                                                                                                        |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)                                                                                                                                                                                                     | 2    | There may be an opportunity to include small scale open space provision.                                                                                                       |
| Additional factors                                                                                                                                                                                                                                                                                                              |      |                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                 |      |                                                                                                                                                                                |
| Officer commentary (for internal use only)                                                                                                                                                                                                                                                                                      |      |                                                                                                                                                                                |
| Consideration would need to be given to whether Surrey CC needs to retain the building through their service review. Surrey have indicated that the site could be available for housing or a care home. Consideration need to be given to which or whether both could be accommodated on site and whether it would be C2 or C3. |      |                                                                                                                                                                                |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                            |
| 3                      | The site is brownfield and located within the urban area in a sustainable location close to transport facilities, in line with the preferred strategy. The site could accommodate medium to high density development in keeping with the wider character. The site could potentially accommodate housing and/or older persons care facilities, meeting local needs. |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is not within flood risk areas</li> <li>There is limited risk of surface water flooding on site.</li> <li>The site is within an area whereby 75% is susceptible to groundwater flooding.</li> <li>Issues could be mitigated.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                    |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Possible contamination limited.</li> <li>No recorded past uses with contaminative potential. In accordance with NPPF would still require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                  |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>None identified</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Landscape Character and Townscape                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>No landscape character issues identified.</li> <li>The surrounding area is predominantly residential with low density family housing the predominant style.</li> <li>The existing building dates from the 1970s and does not make an aesthetic contribution to the character of the area. Development of the site would offer the opportunity to design an attractive, high quality scheme that could be integrated with the surrounding built form.</li> <li>New development would need to be considerate of neighbouring properties with adequate screening however limited sensitivity of the existing townscape has been identified.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                |           |                                                                                                        |
|----------------------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul> |           |                                                                                                        |
| Decision aiding questions                                                        | Response  | Commentary                                                                                             |
| Does the site perform a recreation role?                                         | No        | No loss of open space or recreation land as the site is occupied by a 1/2 storey building and carpark. |
| What is the nature and quality of its role?                                      | Community |                                                                                                        |
| Is the site publically accessible?                                               | No        |                                                                                                        |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |    |                                                           |
|------------------------------------------------------------------------------------------------|----|-----------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |    |                                                           |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No |                                                           |
| Overall open space score                                                                       |    | Qualitative Assessment/ Commentary                        |
|                                                                                                | 3  | No loss of public open space or land of recreation value. |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                   |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                        |
| Distance to primary school                                                                                                                                                                                                                             | 3     | St Ignatius Primary School<br>Chennestone Primary School (non-denomination)                                                                                                                                                                                       |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Sunbury Manor School                                                                                                                                                                                                                                              |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Sunbury Health Centre                                                                                                                                                                                                                                             |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Marks and Spencer, Staines Road East                                                                                                                                                                                                                              |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Kingston upon Thames – 24 minutes by train<br>Hanworth Road employment area – 10 minute walk                                                                                                                                                                      |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Vicarage Road bus stop                                                                                                                                                                                                                                            |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Sunbury Rail Station                                                                                                                                                                                                                                              |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services within the preferred maximum walking distance, in the Sunbury Cross area.                                                                                                                   |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Potential for Sunbury station to be a Crossrail 2 destination, which would significantly increase the speed and number of trains on this route, but there is still no certainty this would come to fruition and if it does it would materialise in the long term. |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Upgrades to Sunbury Cross roundabout could improve local connectivity.                                                                                                                                                                                            |

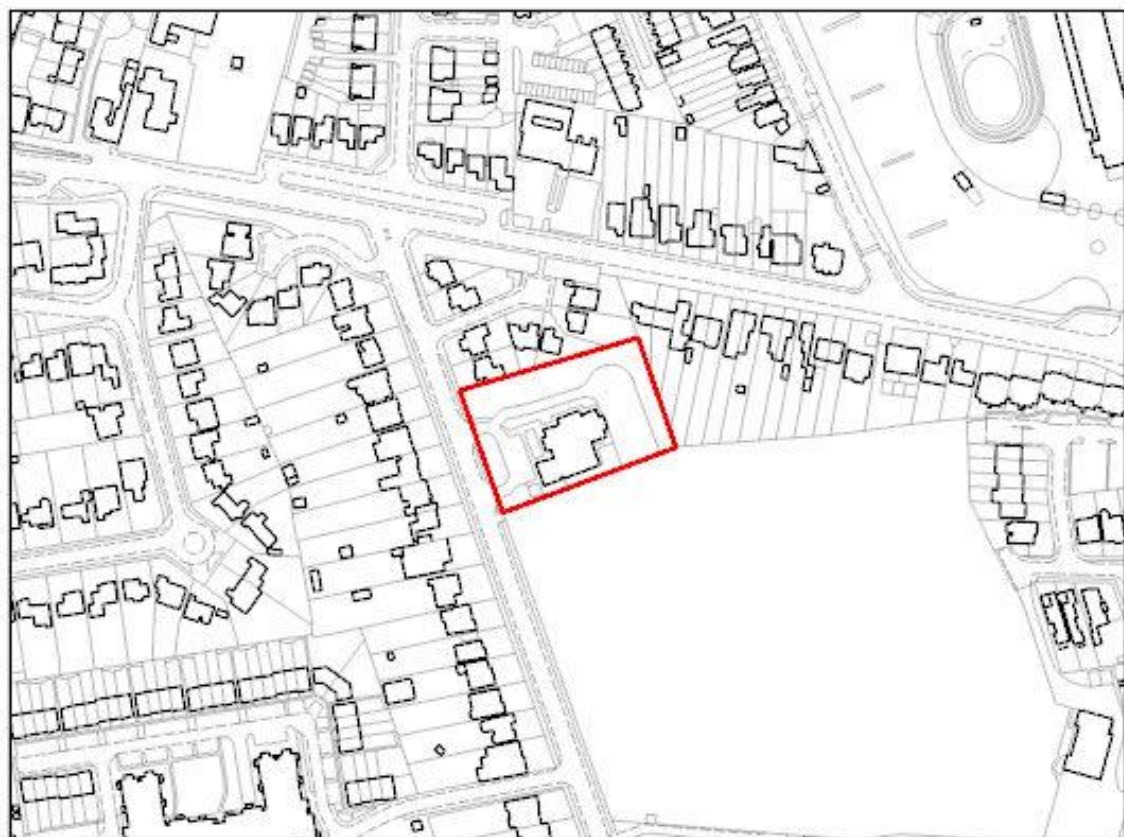
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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| Site scores well at Stage 2 – the site is in a reasonably sustainable location with local services within the preferred maximum walking distance. There are few non-absolute constraints, with mitigation likely to overcome issues. The site contributes moderately to the spatial strategy as it could accommodate residential development at a high density on a brownfield, sustainable site. The site may also be able to accommodate older person's accommodation however this is subject to the County Council's service review.   |  |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| The site performs well against housing, health, land quality, transport and employment objectives largely due to the site being in a sustainable location within the urban area of Sunbury. Neutral impacts are expected against flooding, pollution, biodiversity, heritage, open space and emissions. Negative impacts are expected on water use.                                                                                                                                                                                       |  |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| The site is located within the urban area in a somewhat sustainable location in close proximity to local services and public transport in the Sunbury area. The site is considered suitable for redevelopment and could accommodate medium to high density development. Consideration does however need to be given to the Surrey County Council service review and potential future plans for the site. The site performs well against the sustainability framework with negative impacts likely to be mitigated to an acceptable level. |  |
| Take forward for further consideration. The site is suitable for development.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |

|                                           |                                                                                                                                                                                                                                                                            |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                                                                                            |
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                                                                                        |
| Has the owner been contacted?             | Yes – meeting held with Surrey County Council in early 2018 as part of SLAA.                                                                                                                                                                                               |
| Consideration of development phasing      | Unlikely to be required due to site size                                                                                                                                                                                                                                   |
| Comments                                  | The landowner has indicated that the site could become available in 6-10 years as an alternative site will need to be identified for the current use. This is be subject to the ongoing County Council service review to condense assets and make services more efficient. |
| Viability comments                        | Limited viability implications identified from development.                                                                                                                                                                                                                |

| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 0.43                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | The landowner has indicated that the site could accommodate housing or a care home to replace existing facilities in Sunbury.                                                                                                                                                                                                                                                                                                                                                                      |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | The site could accommodate a care home facility if required. If a housing scheme is pursued on the site it could potentially accommodate a two storey scheme with additional roof space development. Flatted development could be provided on site if it was of suitable design and sensitive to the surrounding character. If developed at 35-55 dph the site could potentially accommodate 15-24 units. If higher densities were considered acceptable up to 30 units could be provided on site. |

## SE1/024 Annandale House, 1 Hanworth Road, Sunbury

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 05/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Proforma last updated                  | 05/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site ID                                | SE1/024                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site name/ address                     | Annandale House, 1 Hanworth Road, Sunbury, TW16 5DJ                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site area (ha)                         | 0.97                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site description & context             | The site is located on the south side of Hanworth Road and is occupied by a two storey office building and associated parking area. To the north of the site is the M3 motorway with Sunbury Cross roundabout to the west. To the east of the site is a hotel and three apartment buildings with commercial uses further east. The A308 runs to the south with the Shepperton rail line beyond. The site is located within the current Hanworth Road employment area. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site source                            | Call for sites                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                            |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                        |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | ++    | Potential high density housing development on site, potentially as part of a mixed use scheme. There may be potential to include some affordable units but it is unlikely that the scheme will be able to assist in providing specialised accommodation.                                                   |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | 0     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. There is limited access to open space in the area and close proximity to Sunbury Cross roundabout may negatively impact wellbeing. Development would increase pressure on health facilities. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | The site is not within flood risk areas and there is limited risk of surface water flooding. The site is however within an area whereby 75% is susceptible to groundwater flooding.<br>Site includes an area of hardstanding and therefore there is potential to replace with permeable surfaces.          |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is in an urban location so could achieve a high density.                                                                                                                                      |
| 5. To reduce air and noise pollution                                                                                                                      | -     | The site is located in close proximity to Sunbury Cross roundabout with the M3 and rail line also nearby. This is likely to                                                                                                                                                                                |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                    |
|                                                                                                                                                                                           |       | increase the number of residents exposed to noise and air pollution. Redevelopment of the site is also likely to increase local congestion at a significant transport node.                                                                            |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                            |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                        |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Sunbury and nearby bus routes, plus walking distance to Sunbury train station.                                                                                                         |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | 0     | Short-term employment and economic benefits from housing or comprehensive development construction. Redevelopment would have to retain employment use given its designation within an employment area. Could be mixed use of larger employment scheme. |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The current use would already have an impact on resources, emissions and carbon use. Redevelopment may increase resource use but the site could potentially incorporate renewable and low carbon energy given the proposed scale of the scheme.        |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Introduction of a residential use would likely result in additional water consumption.                                                                                                                                                                 |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                                                     |
| Contributes to meeting housing requirement                                                                                  | 3    | The site could accommodate a significant quantity of dwellings given the character of the wider area.                                                                                        |
| Meets specific needs                                                                                                        | 2    | Limited potential. The site would likely be able to accommodate apartments with limited potential to meet specific needs. There may however be an opportunity for some affordable provision. |
| Opportunities for higher density development, where appropriate                                                             | 3    | Existing residential development in the area is generally of a high density.                                                                                                                 |
| Opportunities for infrastructure provision                                                                                  | 1    | Site likely to be too small.                                                                                                                                                                 |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                                                                      |
| Opportunities for mixed use development                                                                                     | 3    | The landowner has indicated that the site could be available for mixed use development.                                                                                                      |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified.                                                                                                                                                                             |
| Additional factors                                                                                                          |      |                                                                                                                                                                                              |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                              |
| 3                      | The site is brownfield and located within the urban area in a sustainable location close to transport facilities, in line with the preferred strategy. The site could accommodate high density development in keeping with the wider character, if a high quality design was pursued, and could also provide mixed use development which would help to facilitate sustainable living. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                         |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                              |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is not within flood risk areas</li> <li>There is limited risk of surface water flooding on site.</li> <li>The site is within an area whereby 75% is susceptible to groundwater flooding.</li> <li>Issues could be mitigated.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                            |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity                      | 3     | <ul style="list-style-type: none"> <li>• No biodiversity role on site.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Agricultural Land Classification  | 3     | <ul style="list-style-type: none"> <li>• No constraints identified</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Land and water contamination      | 2     | <ul style="list-style-type: none"> <li>• Site potentially contaminated.</li> <li>• Site historically occupied by a very large mill board manufacturing works and then the notice board works.</li> <li>• Redevelopment of the adjacent site (for Sundeala Close) in mid 00s found hydrocarbon contamination which required remediation.</li> <li>• Site redeveloped to current engineering works of Annandale House in late 1980s.</li> <li>• In accordance with NPPF would still require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> </ul>                                                                                                                                  |
| Heathrow Noise Contours           | 3     | <ul style="list-style-type: none"> <li>• Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Heritage Assets                   | 3     | <ul style="list-style-type: none"> <li>• None identified</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Landscape Character and Townscape | 3     | <ul style="list-style-type: none"> <li>• No landscape character issues identified.</li> <li>• The surrounding area is mixed in character with some residential uses, a hotel and commercial uses nearby. Several high rise buildings are present in the wider vicinity.</li> <li>• The existing building dates from the 1980s and does not make an aesthetic contribution to the character of the area. Development of the site would offer the opportunity to design an attractive, high quality scheme that could be integrated with the surrounding built form.</li> <li>• The surrounding area and townscape is not considered to be particularly sensitive to change and could accommodate a suitable redevelopment.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |          |                                                                                                     |
|------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |          |                                                                                                     |
| Decision aiding questions                                                                      | Response | Commentary                                                                                          |
| Does the site perform a recreation role?                                                       | No       | No loss of open space or recreation land as the site is occupied by an office building and carpark. |
| What is the nature and quality of its role?                                                    | Offices  |                                                                                                     |
| Is the site publically accessible?                                                             | No       |                                                                                                     |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No       |                                                                                                     |
| Overall open space score                                                                       |          | Qualitative Assessment/ Commentary                                                                  |
|                                                                                                | 3        | No loss of public open space or land of recreation value.                                           |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                   |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                        |
| Distance to primary school                                                                                                                                                                                                                             | 2/3   | St Ignatius Primary School<br>Springfield Primary School (non-denomination)                                                                                                                                                                                       |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Sunbury Manor School (non-denomination)<br>St Pauls College                                                                                                                                                                                                       |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Sunbury Health Centre                                                                                                                                                                                                                                             |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Sunbury Cross Shopping Centre                                                                                                                                                                                                                                     |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Kingston upon Thames – 21 minutes by train<br>Within Hanworth Road employment area                                                                                                                                                                                |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Hanworth Road bus stop                                                                                                                                                                                                                                            |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Sunbury Rail Station                                                                                                                                                                                                                                              |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services within the preferred maximum walking distance, in the Sunbury Cross area.                                                                                                                   |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Potential for Sunbury station to be a Crossrail 2 destination, which would significantly increase the speed and number of trains on this route, but there is still no certainty this would come to fruition and if it does it would materialise in the long term. |

|                                                                                                                                                                                                                                                                                               |                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>Stage 2d – Sustainable Location</b> <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |                                                                        |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                                                                    | Upgrades to Sunbury Cross roundabout could improve local connectivity. |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site scores well at Stage 2 – the site is in a reasonably sustainable location with local services within the preferred maximum walking distance. There are few non-absolute constraints, with mitigation likely to overcome issues. The site contributes well to the spatial strategy as it could accommodate a large quantum of residential development at a high density given the site's location within the Sunbury Cross area, with a number of high rise developments present, or it could accommodate a mixed use/commercial scheme of higher quality than existing. The site is unlikely to be able to provide any supporting infrastructure on site but could tap into transport improvements in the wider area.                       |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| The site generally performs moderately against the Sustainability Appraisal as it would allow a high quantity of residential development to be brought forward in a sustainable brownfield location, close to transport facilities. The site is however in close proximity to a pollution hotspot with Sunbury Cross roundabout and the M3 nearby. This could result in negative air and noise pollution impacts and could also negatively impact wellbeing. Given the quantum of development proposed on site this would put pressure on existing health facilities and may increase local congestion. There would however be opportunities to promote sustainable modes of travel and could integrate with existing public transport networks. |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| The site is located within the urban area in a sustainable location, close to local services and sustainable transport links. The site could potentially accommodate mixed use development given the urban character of the wider area and employment area designation. The site is however in an area which could increase exposure to noise and air pollution.                                                                                                                                                                                                                                                                                                                                                                                 |
| Take forward for further consideration. The site is suitable for development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| Stage 4b – Deliverability                 |                                                                                                                                                                               |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                                                                                                                                           |
| Has the owner been contacted?             | Submitted to call for sites in 2019 – further discussions required.                                                                                                           |
| Consideration of development phasing      | Unlikely to be required due to site size                                                                                                                                      |
| Comments                                  | The landowners have confirmed the site's availability in years 1-5. Consideration will need to be given the current employment area designation and subsequent yield on site. |
| Viability comments                        | Limited viability implications identified from development.                                                                                                                   |

| Stage 4c – Site Capacity                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 0.97                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | The landowner has indicated that the site could accommodate residential, commercial or mixed use development.<br>If developed for residential use, 150-300 units at 160 dph are proposed. This is based on a five storey building scheme.<br>If developed for commercial use 10,000+sqm is proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | The site could accommodate high density residential development given the character of the wider area. Several high rise buildings are present in the area therefore the site could potentially accommodate a similar scale of development.<br>Development adjacent to the site is approximately 107 dph therefore the site is likely to be able to accommodate over 100 units with possible mixed use/commercial on the ground floor.<br>If developed for commercial use the landowner has indicated that it could accommodate 10,000+ sqm.<br>If developed for mixed use, the site could accommodate approximately 4,000 sqm of commercial floorspace and 50 residential units. This would however result in limited net gain in commercial floorspace as the site is already in office use at present. |

### SH1/005 Staines Road Farm (Eastern Site). Laleham Road, Shepperton

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 25/03/19                                                                                                                                                                                                                                                                                                                                                                                 |
| Proforma last updated                  | 26/03/19                                                                                                                                                                                                                                                                                                                                                                                 |
| Site ID                                | SH1/005                                                                                                                                                                                                                                                                                                                                                                                  |
| Site name/ address                     | Staines Road Farm (Eastern Site), Shepperton, TW17 8                                                                                                                                                                                                                                                                                                                                     |
| Site area (ha)                         | 4.96                                                                                                                                                                                                                                                                                                                                                                                     |
| Site description & context             | <p>The site is a linear shaped area, currently occupied by vacant open land. Trees line the north and south of the site.</p> <p>The M3 runs to the west of the site, with residential development to the east. Further south of the site Manor Mead Special School is present. The character of the area is largely urban to the east and rural to the north and further south west.</p> |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                                                                                                                                                                      |
| Is the site previously developed land? | No                                                                                                                                                                                                                                                                                                                                                                                       |
| Site source                            | Call for Sites                                                                                                                                                                                                                                                                                                                                                                           |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | ++    | Large scale housing development promoted. Potential to meet a variety of needs.                                                                                                                                                                                                                                                                                                                                                                                                  |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Site is in a reasonably sustainable location close to some local services in Shepperton. Good access to bus routes which could reduce reliance on the car, although scale of development would increase pressure. No loss of recreation facilities. Loss of green open space which could have impacts on well-being, however may be able to provide small-scale open space. Limited potential to include community facilities on site. Unlikely to address existing deprivation. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | -     | Site within flood zones 2 and 3a. Would need a flood risk assessment and to demonstrate a dry means of escape along Laleham Road.<br>Majority of site at risk of less than 25% chance of ground water flooding, however the northern part of the site has approximately a 50% chance. 0.1% and 1% chance of surface water flood risk on part of site.<br>Potential loss of permeable land with the introduction of hardstanding. Would need to                                   |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                           |
|                                                                                                                                                                                           |       | include permeable surfaces and SuDS to mitigate.                                                                                                                              |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | -     | Development of site would not avoid development of greenfield over brownfield land. The site is potentially grade 1 agricultural land therefore a survey would be required.   |
| 5. To reduce air and noise pollution                                                                                                                                                      | -     | Scale of development likely to increase pollution. The site is adjacent to the M3 so would increase exposure to noise and air pollution.                                      |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | -     | Whilst the site does not hold any formal designations, development would result in the loss of open green fields/infrastructure. The site is within the Thames Valley BOA.    |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | None identified.                                                                                                                                                              |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | -     | Loss of open space that contributes to the character of the landscape (River Floodplain).                                                                                     |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | 0     | Reasonably sustainable site in proximity to local services and public transport. The scale of the development would however likely increase vehicle movements and congestion. |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing construction.                                                                                                        |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | -     | Current use has little/no impact on resources, emissions or carbon use, although could be mitigated through sustainable construction.                                         |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Proposed use would result in additional water consumption. Not within source protection zone.                                                                                 |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                                                                                        |
| Contributes to meeting housing requirement                                                                                  | 3    | Housing use identified as preferred use.                                                                                                                                                                                        |
| Meets specific needs                                                                                                        | 3    | Given the site's size and location within the Green Belt there could be substantial potential to meet the different needs of the community.                                                                                     |
| Opportunities for higher density development, where appropriate                                                             | 2    | Surrounding character is suburban but parts of the site could accommodate higher density. The site is however of a linear nature therefore this may limit the opportunity for a stepped increase in density towards the centre. |
| Opportunities for infrastructure provision                                                                                  | 1    | The site is linear in nature and is not considered to provide the opportunity for infrastructure provision on site.                                                                                                             |
| Brownfield land                                                                                                             | 1    | Open Green Belt site.                                                                                                                                                                                                           |
| Opportunities for mixed use development                                                                                     | 1    | Not promoted and location is in an almost entirely residential area so unlikely.                                                                                                                                                |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 2    | There could be an opportunity to link the site with the River Ash corridor to the north and footpath over the M3 to the SNCI/ Nutty Lane. Potential small-scale open space on site.                                             |
| Additional factors                                                                                                          |      |                                                                                                                                                                                                                                 |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 2                      | Provision of large scale housing and potential for affordable housing and accommodation for specialist needs, e.g. sheltered housing for the elderly or traveller accommodation, would contribute to the spatial strategy. Green Belt site but not used for recreation or other public uses, and is identified as weakly performing with a less important role to the wider Green Belt, therefore fulfilling this element of the strategy. Opportunities to link the site with nature conservation and public right of way to the north, as well as to improve connectivity with Shepperton. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                 |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                      |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>Within flood zone 2 and 3a.</li> <li>Would need a flood risk assessment and to demonstrate a dry means of escape along Laleham Road.</li> <li>Majority of site at risk of less than 25% chance of ground water flooding, however the northern</li> </ul> |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                           |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                          |       | part of the site has approximately a 50% chance. 0.1% and 1% chance of surface water flood risk on part of site.<br><ul style="list-style-type: none"> <li>Constraints likely to be mitigated.</li> </ul>                                                                                                                                                                                                 |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints.</li> </ul>                                                                                                                                                                                                                                                                                                                                         |
| Biodiversity                                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>River Ash corridor.</li> <li>Adjacent to SNCI.</li> <li>Thames Valley BOA.</li> </ul>                                                                                                                                                                                                                                                                              |
| Agricultural Land Classification                                                                                                                                                                                         | 1     | <ul style="list-style-type: none"> <li>Potential Grade 1 agricultural land.</li> <li>Land survey required.</li> </ul>                                                                                                                                                                                                                                                                                     |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>The site was within the curtilage of a former animals products factory, albeit the land does not appear to have ever been developed and no record of any structures across this area of the factory site.</li> <li>Further assessment and investigation will be appropriate following early investigation with no elevated levels for a commercial use.</li> </ul> |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>No constraints</li> </ul>                                                                                                                                                                                                                                                                                                                                          |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>No constraints</li> </ul>                                                                                                                                                                                                                                                                                                                                          |
| Landscape Character and Townscape                                                                                                                                                                                        | 2     | <ul style="list-style-type: none"> <li>River Floodplain – Surrey Landscape Character Assessment</li> <li>The site is within a semi-urban area with predominantly residential use surrounding. Development would increase the urban character of the area given the large scale of the site. Limited impact on townscape identified.</li> </ul>                                                            |

| <b>Stage 2c – Open Space and Recreation Value</b>                                |            |                                                                                                                                                                                                |
|----------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul> |            |                                                                                                                                                                                                |
| Decision aiding questions                                                        | Response   | Commentary                                                                                                                                                                                     |
| Does the site perform a recreation role?                                         | No         | Value as open space limited to visual as the site is not in recreation use or publicly accessible. Site large enough to consider including a small play area within a development if required. |
| What is the nature and quality of its role?                                      | Open field |                                                                                                                                                                                                |
| Is the site publicly accessible?                                                 | No         |                                                                                                                                                                                                |
| Would the loss of the site result in replacement facilities                      | No         |                                                                                                                                                                                                |

|                                    |   |                                                                  |
|------------------------------------|---|------------------------------------------------------------------|
| of equivalent or better provision? |   |                                                                  |
| Overall open space score           |   | Qualitative Assessment/ Commentary                               |
|                                    | 3 | Site not performing a recreation or publicly accessible function |

#### Stage 2d – Sustainable Location

- Note where there may be exceptions to broad principles
- Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity

| Criteria                                                                   | Score | Commentary                                                                                                                                 |
|----------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Distance to primary school                                                 | 3     | St Nicholas CofE Primary School                                                                                                            |
| Distance to secondary school                                               | 2     | Thamesmead School                                                                                                                          |
| Distance to health centre or GP surgery                                    | 3     | Shepperton Medical practice                                                                                                                |
| Distance to local convenience retail                                       | 3     | Shepperton town services                                                                                                                   |
| Distance to major centres or centres of employment                         | 3     | Staines upon Thames – 25 minutes bus<br>Shepperton employment area – 10 minute walk                                                        |
| Distance to bus stop with good service                                     | 2     | Laleham Road bus stop                                                                                                                      |
| Distance to train station with good service                                | 3     | Shepperton rail station                                                                                                                    |
| Qualitative Assessment                                                     |       | The site is reasonably well located with services within walking distance.                                                                 |
| Potential impacts of planned infrastructure                                |       | Potential benefits from development of Cross Rail 2, however this would be long term.                                                      |
| Opportunities to improve connectivity or provide supporting infrastructure |       | Site located close to bus routes and rail station. Could improve connectivity through the site and with Shepperton given its linear shape. |

#### Stage 3

Applies to sites located within the Green Belt only

#### Stage 3a – Green Belt

| Criteria                                             | Score | Commentary                                                                                                                               |
|------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------|
| Green Belt Assessment Stage 1 score                  | 3     | Local Area 46 – moderately performing however area recommended for further consideration.                                                |
| Green Belt Assessment Stage 2 score                  | 3     | Sub area 46-a - Weakly performing sub area, recommended for further consideration in isolation.                                          |
| Qualitative Assessment                               |       |                                                                                                                                          |
| • Consider strength of any new defensible boundaries |       | At Stage 1, the wider Local Area performed moderately due to its rural character, however the area west of Old Charlton Road is visually |

| <b>Stage 3</b><br>Applies to sites located within the Green Belt only                                                                                    |                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 3a – Green Belt</b>                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                 |
| <ul style="list-style-type: none"> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> | and physically severed from the broad Strategic Area. At stage 2 the sub area possesses a strong sense of enclosure with limited connection to the wider Green Belt. If released this would result in the designation of stronger Green Belt boundaries than currently exists given the presence of the M3 to the west and Old Charlton Road to the north east. |

| <b>Stage 3b – Previously Developed Land</b>                                                                                                |                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Total site area                                                                                                                            | 4.96                                                                                                                                                                                                               |
| Amount of PDL (%)                                                                                                                          | 0%                                                                                                                                                                                                                 |
| Qualitative Assessment                                                                                                                     |                                                                                                                                                                                                                    |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | Whilst a small area in the west of the Green Belt Assessment Sub Area 46-a contains PDL linking to properties along Lois Drive, this is outside of the promoted site. The site is currently open undeveloped land. |
| Overall PDL Score                                                                                                                          | 1                                                                                                                                                                                                                  |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                    |
| Current landscape                                                                                                                                                            | Open field/scrubland currently on site. The wider landscape is semi-urban with residential development and the settlement of Shepperton to the south and east, with a more open landscape beyond the M3 to the west and north.                                                                                                                                                     |
| Existing valued features, vegetation and infrastructure                                                                                                                      | Field is mainly vacant grassland, with trees and hedges along parts of the boundaries.                                                                                                                                                                                                                                                                                             |
| Sense of tranquillity, remoteness and rural character                                                                                                                        | The sense of tranquillity present on site is substantially limited given the presence of the M3 motorway immediately to the west. The site is well-connected to the built up area along Laleham Road and Lois Drive, whilst the northern part of the site which opens out beyond the 'bottle neck' is more rural in character. Overall however the site has a semi-urban character |
| Existing visibility of site <ul style="list-style-type: none"> <li>Consider current screening</li> <li>Truncated/no view</li> <li>Partial view</li> <li>Open view</li> </ul> | Views from upper floor windows of houses along Lois Drive, Marion Avenue, Old Charlton Road and Laleham Road, whose rear gardens the field abuts, although some properties have vegetation screening views. Views from residential properties are largely open or partial.<br>Drivers along the M3 will have an open view in areas, dependent upon height of vehicles,             |

| Stage 3c – Visual Amenity                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                          | <p>however there is fencing running along the site which limits views.</p> <p>There are truncated views into the site from Laleham Road in the east however in the west as the road lifts over the M3, there are open views into the site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Sensitivity of site and wider landscape                                                                                                                                                                                                                                                  | <p>The site is subject to urbanising influences in the south and east, with the site of an enclosed nature due to the presence of the M3 and properties lining the site. The north of the site is slightly more rural in character, however overall, given the site's limited connection to the wider Green Belt and sense of isolation, the sensitivity of the wider landscape is deemed to be somewhat limited.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Significance of Visual Impacts (qualitative)                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Visual effect of the development</p> <ul style="list-style-type: none"> <li>• Nature of the proposal</li> <li>• Siting</li> <li>• Size</li> <li>• Design</li> <li>• Position and distance from which it is viewed</li> <li>• Officer judgment where info not all available</li> </ul> | <p>A housing scheme with supporting services has been identified. This would offer potential to create small-scale publicly accessible open space to serve the development and wider community given its large scale. The development could be designed to respect the suburban and rural elements of the character of the surrounding area, particularly those properties that adjoin the site to the east, whilst increasing densities deeper into the site, particularly in the north where the site is wider.</p>                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>Visual receptors</p> <ul style="list-style-type: none"> <li>• Location and context of viewpoint</li> <li>• Expectations and occupation or activity of receptor</li> <li>• Importance of view</li> </ul>                                                                               | <p>The vantage points are present from adjacent residential properties to the east, the M3 and Laleham Road in the south. The residential properties would lose the green, open aspect to the rear of their properties. A housing development would be seen in the context of other nearby buildings, particularly in the south of the site. The site acts as a green and open buffer between properties to the east and the M3 to the west. First floor properties may also experience open views across the M3 further west into the Green Belt which could be of important.</p> <p>A public right of way crossing the M3 to the north would also experience significant changes in view given the high vantage point. Along Laleham Road crossing the M3 views are expansive and open into the site. A public house is present along Old Charlton Road with a garden to the rear which experiences views into the open field.</p> |
| <p>Magnitude of impacts</p> <ul style="list-style-type: none"> <li>• Scale of change in view</li> <li>• Contrast/integration with existing features</li> </ul>                                                                                                                           | <p>The change of view would be significant and permanent, particularly for properties immediately adjacent to the east which would be directly impacted where they back onto the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Stage 3c – Visual Amenity                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> <li>• Distance of viewpoint from proposed development</li> <li>• Visibility of change</li> <li>• Extent of view occupied by development</li> </ul> | <p>site. Whilst the site is enclosed in nature, first floor properties along Lois Drive may experience more open views further across the M3, although dispersed vegetation is present along the rear boundaries of a number of properties. The site does however possess a semi-urban character and is enclosed in nature so could be integrated with existing development.</p> <p>A high quality design that introduced some public open space would be possible on a site of this size. By including planting this would also help to screen the M3 and potentially reduce noise impacts for neighbouring properties. Views would be significantly altered.</p>                            |
| <p>Significance of impacts</p> <ul style="list-style-type: none"> <li>• Refer to Table 8 of methodology</li> </ul>                                                                                                                                                                               | <p>Considered to be major due to the dominant impacts on properties situated to the east of the site and loss of views of open green space. This also applies to the public right of way to the north. Impacts would be low/ moderate along the M3 given the somewhat truncated views afforded by the site with fencing present, with impacts temporary for road users. Along Laleham Road, particularly crossing the M3 views are open with a dominant change in visual impact, creating moderate impacts. Impacts on the public house along Old Charlton Road are expected to be major/high, particularly when the garden is in use, reducing its appeal and open views into the field.</p> |
| Potential mitigation measures                                                                                                                                                                                                                                                                    | <p>A residential development would offer opportunities to lay the site out sensitively and to include open spaces and boundary screening where appropriate. The site is of a linear shape which becomes narrow towards the centre with closer links to existing properties, therefore design would need to reduce the concentration of development in these sensitive areas.</p>                                                                                                                                                                                                                                                                                                              |
| Overall visual amenity score                                                                                                                                                                                                                                                                     | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Commentary                                                                                                                                                                                                                                                                                       | <p>The site has a semi-urban character with limited links to the wider Green Belt, given the presence of the M3 to the west and residential development to the east. This creates strong links to built form. The site is however more rural and expansive in the north. Properties along Lois Drive and others to the west of the site will be most significantly impacted with a substantial change in view of a currently open and vacant field. There will be impacts for road users however the importance of the site on</p>                                                                                                                                                            |

| Stage 3c – Visual Amenity |                                                                     |
|---------------------------|---------------------------------------------------------------------|
|                           | visual amenity for this group is considered to be somewhat limited. |

| Stage 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stage 4a – Overall Performance of sites                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| The site performed moderately against the spatial strategy with the provision of large scale housing development to meet community needs. The site is Green Belt but is weakly performing. The site will require a flood risk assessment and an agricultural land survey to determine whether non-absolute constraints can be overcome. The site does not perform a recreation role and is considered to be reasonably sustainably located, with services in Shepperton within walking distance.                                                                                                                                                                                                                                                                                                |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| The area has been identified for further consideration in the Green Belt Assessment stage 1 and 2. The site is subject to urban influences, particularly to the east and is of an enclosed nature due to vegetation bordering the site and the M3 separating it from the wider Green Belt. Removal from the Green Belt would result in the designation of stronger boundaries. The site is not previously developed and does perform a visual amenity role for the properties located to the east and impacts would be significant given the current open field present. Given the urban influences acting on the site and its semi-urban character however, development could potentially be integrated with the wider environment and screening could help to reduce the severity of impacts. |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| The site performs well against the housing, health and economic growth objectives. There are neutral impacts on transport and the historic environment, with negative impacts expected on environmental objectives due to this largely being an undeveloped Green Belt site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| The site is considered appropriate to consider further due to its contribution to the strategy; sustainability of the location; the recommendations from the Green Belt Assessment which recommended that release would not harm the overall integrity of the Green Belt; and lack of overriding constraints, subject to a flood risk assessment and agricultural land survey. As there is a strong sense of enclosure within the site and the strong links to built form, it is considered that the site has a semi-urban character and as such, development could be integrated with the existing. Opportunities for screening and reducing the impacts from the M3 would need further consideration, particularly through design.                                                            |

| Stage 4b – Deliverability                 |                                                                                                                                            |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                                                                                                        |
| Has the owner been contacted?             | Submitted to call for sites                                                                                                                |
| Consideration of development phasing      | Consideration would need to be given to the rate at which the site could be delivered given its overall scale and if phasing is necessary. |
| Comments                                  | Potential to meet specialist community needs on site – could accommodate gypsy and traveller pitches.                                      |
| Viability comments                        | No viability issues identified that could affect deliverability.                                                                           |

| Stage 4c – Site Capacity                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 4.96                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | The site promoter suggests 350 units, at a density of 65 dph.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | <p>The surrounding area is predominantly urban in character, with properties largely detached or semi-detached. Given the linear shape of the site and narrow nature towards the centre, development would largely be concentrated towards Laleham Road in the south and towards the River Ash area in the north where the site opens out. This could potentially limit the yield, therefore the net development area is considered to be reduced to a certain degree. The mix of units would need to reflect the local character and increase densities towards the centre of the site to boost supply.</p> <p>The site is considered to be able to accommodate residential housing, with approximately 200 units at 40 dph.</p> |

## SH1/010 Shepperton Library, High Street, Shepperton

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 04/04/19                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Proforma last updated                  | 04/04/19                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Site ID                                | SH1/010                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site name/ address                     | Shepperton Library, High Street, Shepperton                                                                                                                                                                                                                                                                                                                                                                                    |
| Site area (ha)                         | 0.14                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Site description & context             | The site is currently occupied by Shepperton Library, a single storey building set back from the road by a forecourt with a small amount of parking, and with a small grassed. The site fronts onto Shepperton High Street between the BP petrol filling station and a former bank premises. The surrounding area largely commercial in character on the ground floor with residential uses on the upper storeys of buildings. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site source                            | Publicly owned                                                                                                                                                                                                                                                                                                                                                                                                                 |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                          |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                      |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site within a mixed use development, although retaining ground floor library would reduce the quantum of residential units that could be provided                                         |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. Limited opportunity for outdoor space within the site itself but Manor Park is a 6 minute walk away.       |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | The site is not within flood risk areas but there is a small risk of surface and groundwater flooding. Site includes large areas of hardstanding and therefore there is potential to replace with permeable surfaces.    |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is in an urban location so could achieve a high density.                                                    |
| 5. To reduce air and noise pollution                                                                                                                      | 0     | No specific noise or air quality impacts identified beyond the usual expectations of a high street environment. Car movements could increase but this is a sustainable site in close proximity to public transport where |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                                                                                                                           |       | parking provision for new development could be limited significantly.                                                                                                                                                                                                                                                                                                                                     |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                                                                                                                                               |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                                                                                                                                                   |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                                                                                                           |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Shepperton and nearby bus routes, plus walking distance to train station.                                                                                                                                                                                                                                                                 |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing or comprehensive development construction.                                                                                                                                                                                                                                                                                                       |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The current use would already have an impact on resources, emissions and carbon use and redevelopment is unlikely to significantly increase resource use. Impacts could potentially be mitigated through sustainable construction, especially as the existing building is old and not likely to be particularly energy efficient. The site could potentially incorporate renewable and low carbon energy. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Introduction of a residential use would likely result in additional water consumption.                                                                                                                                                                                                                                                                                                                    |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                                  |
| Contributes to meeting housing requirement                                                                                  | 2    | The site could accommodate a reasonable quantum of residential dwellings alongside a library on the ground floor                                                          |
| Meets specific needs                                                                                                        | 1    | None identified                                                                                                                                                           |
| Opportunities for higher density development, where appropriate                                                             | 2    | The character of the area suggest that high density would be suitable but likely to be limited to three storey, being the tallest scale of development in the high street |
| Opportunities for infrastructure provision                                                                                  | 1    | Site likely to be too small.                                                                                                                                              |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                                                   |
| Opportunities for mixed use development                                                                                     | 3    | Retaining the library on the ground floor would be key to maintaining community facilities within the high street so mixed use would be most appropriate                  |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified                                                                                                                                                           |
| Additional factors                                                                                                          |      |                                                                                                                                                                           |

| Spatial Strategy Score |                                                                                                                                                                                                                                                          |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                 |
| 2                      | The site is brownfield and located within the urban area in a sustainable location close to transport facilities, in line with the preferred strategy. The site could accommodate mixed use by combining residential with a library on the ground floor. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                      |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                           |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is not within flood risk areas.</li> <li>Some surface and groundwater flooding issues but not significant</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                         |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                      |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified</li> </ul>                                                                                          |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Some potential for contamination from the petrol filling station adjacent so investigation would be required.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>None identified</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape Character and Townscape                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>No landscape character issues identified</li> <li>The surrounding area is commercial, mainly retail, with residential above ground floor.</li> <li>The existing building is somewhat dated and does not make an aesthetic contribution to the character of the high street. It is rather small compared to other buildings nearby and its single storey scale at odds with the two and three storey scale of development elsewhere. The former bank to the right hand side is two-storey but has planning permission for an additional floor. There is also potential to bring a new building closer to the road to better reflect the building line of the High Street in this location. Development of the site would offer the opportunity to design an attractive, high quality building within a high street setting that would enhance the character of the area and make more efficient use of the land.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |          |                                                                                                              |
|------------------------------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |          |                                                                                                              |
| Decision aiding questions                                                                      | Response | Commentary                                                                                                   |
| Does the site perform a recreation role?                                                       | No       | No loss of open space or recreation land.                                                                    |
| What is the nature and quality of its role?                                                    | N/A      |                                                                                                              |
| Is the site publicly accessible?                                                               | No       |                                                                                                              |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No       |                                                                                                              |
| Overall open space score                                                                       |          | Qualitative Assessment/ Commentary                                                                           |
|                                                                                                | 3        | No loss – the site does not perform a recreation role. Re-provision of existing library anticipated on site. |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                                                                       |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                            |
| Distance to primary school                                                                                                                                                                                                                             | 3     | St Nicholas Primary School                                                                                                                                                                                                                                                                                            |
| Distance to secondary school                                                                                                                                                                                                                           | 3     | Thamesmead Secondary School                                                                                                                                                                                                                                                                                           |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 3     | Shepperton Medical Practice                                                                                                                                                                                                                                                                                           |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Within Shepperton High Street                                                                                                                                                                                                                                                                                         |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Within 30 minutes of Staines by bus or Kingston by train and 50 mins of London                                                                                                                                                                                                                                        |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Bus stop on Laleham Road serving a variety of routes (Staines, Walton, Kingston etc.) and on the High Street, with some additional bus services                                                                                                                                                                       |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | 4 mins walk to Shepperton Railway Station                                                                                                                                                                                                                                                                             |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services within the preferred maximum walking distance, in the heart of a retail centre. It is noted that the Shepperton to Waterloo train service is very slow as a result of the number of stops and is not always attractive for commuters to London. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Potential for Shepperton station to be a Crossrail2 destination, which would significantly increase the speed and number of trains on this route, but there is still no certainty this would come to fruition and if it does it would be decades before completion.                                                   |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | None identified.                                                                                                                                                                                                                                                                                                      |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site scores well at Stage 2 – the site is in a highly sustainable location within a high street setting, with local services all within easy walking distance. There are few non-absolute constraints, although potential is limited by the need to re-provide the library to the ground floor. The site contributes moderately to the spatial strategy as it could accommodate mixed community/residential development at a high density on a brownfield, sustainable site. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                                                                                                                                                                                                                                                                                                                                                            |
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| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                             |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                             |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                   |
| The site performs well against the housing, health, land quality, transport and economic objectives. Neutral impacts are identified for biodiversity, heritage, open space, noise/air quality, flooding and emissions objectives. The site only performs negatively against water consumption.                                                             |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                        |
| The site is located within the urban area in a highly sustainable location in close proximity to local services and public transport. The site is considered suitable for redevelopment and could accommodate high density development. This would be contingent on retaining the library to the ground floor to support community facilities in the area. |
| Take forward for further consideration. The site is suitable for development.                                                                                                                                                                                                                                                                              |

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Has the owner been contacted?             | Yes (for SLAA)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Consideration of development phasing      | Not required due to site size                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Comments                                  | Landowner confirmed it can be included for consideration in the 6-10 year period for the SLAA. Surrey County Council is likely to review its services, which will inform future use but it is understood that the library is well used and there would be objection to its loss. The ground floor would be expected to have an active, non-residential use in any case so a positive consideration that the site could be developed would not give any encouragement to the landowner that a wholly residential site would be acceptable. |
| Viability comments                        | Re-provision of library to the ground floor could affect viability but unlikely to render the scheme unviable.                                                                                                                                                                                                                                                                                                                                                                                                                            |

|                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site size (ha)                                                                                                                                                                                                                              | 0.14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                      | Mixed residential/community use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>Location and character</li> <li>Type of development promoted</li> <li>Mix of units</li> <li>Density assumptions</li> <li>Net developable area</li> </ul> | Site could accommodate a sizeable building over three storeys, potentially with additional rooms in the roof space, based on existing character within the High Street. This would comprise a library to the ground floor with flats above as a mixed use scheme. Consideration would need to be given to prevent loss of privacy or light to residential properties to the rear in Broadlands Avenue. Depending on the extent of parking provision within the development, and it is recommended by officers that this is minimal in a sustainable location, the site could |

| Stage 4c – Site Capacity |                                                                                                 |
|--------------------------|-------------------------------------------------------------------------------------------------|
|                          | accommodate in the order of 10 residential units. This would equate to a density of appx 70dph. |

### SH1/015 Shepperton Youth Centre, Shepperton Court Drive, Shepperton

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 02/04/19                                                                                                                                                                                                                                                                                                                                                                          |
| Proforma last updated                  | 03/04/19                                                                                                                                                                                                                                                                                                                                                                          |
| Site ID                                | SH1/015                                                                                                                                                                                                                                                                                                                                                                           |
| Site name/ address                     | Shepperton Youth Centre, Shepperton Court Drive, Shepperton, TW17 8EJ                                                                                                                                                                                                                                                                                                             |
| Site area (ha)                         | 0.32                                                                                                                                                                                                                                                                                                                                                                              |
| Site description & context             | The site is located to the south of the B376, with the M3 to the north and Shepperton Health centre immediately south east. Manor Mead school is situated to the south west and residential development at Shepperton Court is located to the south of the site. The surrounding character is mixed in nature, with various community and residential uses neighbouring the site. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                               |
| Site source                            | Publicly owned – Surrey County Council                                                                                                                                                                                                                                                                                                                                            |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                            |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                                                       | +     | Potential housing provision on site within a mixed use development, although retaining existing level of community facilities would reduce the quantum of residential units that could be provided                                                                                             |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                                                      | +     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. Opportunities to enhance the existing youth centre facilities, which are important to the well-being of young people in the local community.                                     |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                                                            | 0     | The site is within flood zone 2 but there is a small risk of surface and groundwater flooding. Site includes large areas of hardstanding and therefore there is potential to replace with permeable surfaces.                                                                                  |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. Part of the site to the north is Grade 3 agricultural land but this has since been developed as a skate park. The site is in an urban location so could achieve a moderately high density. |
| 5. To reduce air and noise pollution                                                                                                                                                      | -     | Noise and air quality impact from M3 would need to be mitigated as it would affect the quality of life for future residents.                                                                                                                                                                   |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                           |       | Car movements could increase but this is a sustainable site in close proximity to public transport.                                                                                                                                                                                                                                                                                                           |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                                                                                                                                                   |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                                                                                                                                                       |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                                                                                                               |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Shepperton and nearby bus routes, plus walking distance to train station.                                                                                                                                                                                                                                                                     |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing or comprehensive development construction.                                                                                                                                                                                                                                                                                                           |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The current use is unlikely to have a significant impact on resources, emissions or carbon use and redevelopment would likely result in notable resource use. Impacts could potentially be mitigated through sustainable construction, especially as the existing building is old and not likely to be particularly energy efficient. The site could potentially incorporate renewable and low carbon energy. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Introduction of a residential use would likely result in additional water consumption.                                                                                                                                                                                                                                                                                                                        |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                           |
| Contributes to meeting housing requirement                                                                                  | 2    | The site could accommodate a reasonable quantum of residential dwellings alongside the existing community use as a mixed development               |
| Meets specific needs                                                                                                        | 1    | None identified                                                                                                                                    |
| Opportunities for higher density development, where appropriate                                                             | 2    | The character of the area suggest that high density would not be suitable, although parts of the site could accommodate higher density development |
| Opportunities for infrastructure provision                                                                                  | 1    | Site likely to be too small.                                                                                                                       |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                            |
| Opportunities for mixed use development                                                                                     | 3    | Site promoted on the basis of potential as a mixed community/residential scheme                                                                    |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 2    | Enhancement of existing youth centre facilities                                                                                                    |
| Additional factors                                                                                                          |      |                                                                                                                                                    |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                     |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                            |
| 2                      | The site is brownfield and located within the urban area in a sustainable location close to transport facilities, in line with the preferred strategy. The site could accommodate mixed use by combining residential with the existing community building within a new development that still caters for its users. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                              |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                   |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is within flood zone 2.</li> <li>Some surface and groundwater flooding issues but not significant</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                 |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                              |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No agricultural use on site.</li> </ul>                                                                               |
| Land and water contamination                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No formal recorded uses for this land that could give rise to contamination. In</li> </ul>                            |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                                          |       | accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>None identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape Character and Townscape                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>North-west part of site within River Floodplain.</li> <li>The surrounding area is in a mix of residential and community/education uses.</li> <li>The surrounding pattern and scale of development in this area is somewhat low density and suburban. The health centre and the school in particular are part single/part two storey with some areas of flat roof, which keeps the scale fairly low-key, although there is higher density development at the flats in Shepperton Court Drive. The building itself is utilitarian in design, with a flat roof and no frontage to the road so there would be opportunities to design a more attractive building. It is likely that two or three-storey, possibly with rooms in the roof, would be the upper limit of scale acceptable in this area.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Decision aiding questions                                                                      | Response                        | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                |
| Does the site perform a recreation role?                                                       | Partly                          | There is open space to the rear of the youth centre within the site identified. This is laid out as outdoor sports and recreation facilities serving the youth club. It does not appear to be publicly accessible other than through affiliation with the youth centre. There is potential for a new development to retain the existing centre and re-provide the outdoor facilities to an equivalent or better standard. |
| What is the nature and quality of its role?                                                    | Social and community facilities |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Is the site publicly accessible?                                                               | No                              |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | Yes                             |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Overall open space score                                                                       |                                 | Qualitative Assessment/ Commentary                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                |                                 | 2<br>Moderate recreation value but could be re-provided.                                                                                                                                                                                                                                                                                                                                                                  |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                                                                     |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                          |
| Distance to primary school                                                                                                                                                                                                                             | 3     | St Nicholas Primary School                                                                                                                                                                                                                                                                                          |
| Distance to secondary school                                                                                                                                                                                                                           | 3     | Thamesmead Secondary School                                                                                                                                                                                                                                                                                         |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 3     | Adjacent to Shepperton Medical Practice                                                                                                                                                                                                                                                                             |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Shepperton High Street                                                                                                                                                                                                                                                                                              |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Within 30 minutes of Staines by bus or Kingston by train and 50 mins of London                                                                                                                                                                                                                                      |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Bus stop on Laleham Road serving a variety of routes (Staines, Walton, Kingston etc.)                                                                                                                                                                                                                               |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | 7 mins walk to Shepperton Railway Station                                                                                                                                                                                                                                                                           |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services within the preferred maximum walking distance at the edge of a retail centre. It is noted that the Shepperton to Waterloo train service is very slow as a result of the number of stops and is not always attractive for commuters to London. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Potential for Shepperton station to be a Crossrail2 destination, which would significantly increase the speed and number of trains on this route, but there is still no certainty this would come to fruition and if it does it would be decades before completion.                                                 |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | None identified.                                                                                                                                                                                                                                                                                                    |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site scores well at Stage 2 – the site is in a sustainable location, with local services all within easy walking distance. There are few non-absolute constraints, although potential is limited by the suburban character of the area and the need to re-provide the existing social/community use and its outdoor facilities. The site contributes moderately to the spatial strategy as it could accommodate mixed community/residential development at a higher density than existing on a brownfield, sustainable site. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| SA Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

|                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                |  |
| (note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                    |  |
| The site performs well against the housing, health (if youth centre retained), land quality, transport and economic objectives. Neutral impacts are identified for biodiversity, heritage, open space, flooding and emissions objectives. The site performs negatively against water consumption and noise/air quality (due to M3), although this could be mitigated by design.                                               |  |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| The site is located within the urban area in a sustainable location in close proximity to local services and public transport. The site is considered suitable for redevelopment and could accommodate high density development. This would be contingent on retaining equivalent or better provision of social and community facilities as the loss of the youth centre would have a negative impact on the local community. |  |
| Take forward for further consideration. The site is suitable for development.                                                                                                                                                                                                                                                                                                                                                 |  |

|                                           |                                                                                                                                                                                                                                            |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                                                            |
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                                                        |
| Has the owner been contacted?             | No                                                                                                                                                                                                                                         |
| Consideration of development phasing      | Not required due to site size                                                                                                                                                                                                              |
| Comments                                  | Further discussions would be required with the landowner (Surrey CC) to establish the most suitable form of development that maximises the efficiency of the site and delivers housing whilst retaining the existing community facilities. |
| Viability comments                        | Re-provision of youth centre and facilities would need to be factored into the cost of developing the site.                                                                                                                                |

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site size (ha)                                                                                                                                                                                                                                        | 0.32                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Mixed community/residential use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | The site is unlikely to be suitable for high density development, although it could take two-to-three storeys of a building, with rooms in the roof space. Consideration would need to be given to how the site could be laid out to accommodate the youth centre and its outdoor facilities. SLAA assumptions on basis of density of 40-75 dph and a net yield of 13 to 24 units. It is considered that the upper level of 24 units could be achieved on this site, subject to retention of the youth centre and a good standard of design. |

## SH2/003 Shepperton Delivery Office, 47 High Street, Shepperton

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 02/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Proforma last updated                  | 02/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site ID                                | SH2/003                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site name/ address                     | Shepperton Delivery Office, 47 High Street, Shepperton, TW17 9AA                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Site area (ha)                         | 0.17                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Site description & context             | The site is occupied by a Royal Mail delivery office and two retail units, with a single storey building fronting the High Street and a two storey building set back. An area of hardstanding used for parking is located on the western part of the site. The surrounding area is largely commercial in character, with retail uses located adjacent along the High Street at ground floor level. Residential uses are largely present on the upper floors. A petrol filling station is located opposite the site. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site source                            | Officer search of urban area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                            |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site within a mixed use development, although retaining ground floor retail would reduce the quantum of residential units that could be provided                                                                                                                |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. Limited opportunity for outdoor space within the site itself but Manor Park is a 6 minute walk away.                                                                             |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | The site is not within flood risk areas but there is a small risk of surface and groundwater flooding. Site includes large areas of hardstanding and therefore there is potential to replace with permeable surfaces.                                                                          |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is in an urban location so could achieve a high density.                                                                                                                          |
| 5. To reduce air and noise pollution                                                                                                                      | 0     | No specific noise or air quality impacts identified beyond the usual expectations of a high street environment. Car movements could increase but this is a sustainable site in close proximity to public transport where parking provision for new development could be limited significantly. |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                       |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                                                                                                                                               |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                                                                                                                                                   |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                                                                                                           |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Shepperton and nearby bus routes, plus walking distance to train station.                                                                                                                                                                                                                                                                 |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing or comprehensive development construction. Would need to explore whether redevelopment of delivery office would result in loss of employment but likely to be relocated or collocated elsewhere.                                                                                                                                                 |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The current use would already have an impact on resources, emissions and carbon use and redevelopment is unlikely to significantly increase resource use. Impacts could potentially be mitigated through sustainable construction, especially as the existing building is old and not likely to be particularly energy efficient. The site could potentially incorporate renewable and low carbon energy. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Introduction of a residential use would likely result in additional water consumption.                                                                                                                                                                                                                                                                                                                    |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                                  |
| Contributes to meeting housing requirement                                                                                  | 2    | The site could accommodate a reasonable quantum of residential dwellings alongside retail units on the ground floor                                                       |
| Meets specific needs                                                                                                        | 1    | None identified                                                                                                                                                           |
| Opportunities for higher density development, where appropriate                                                             | 2    | The character of the area suggest that high density would be suitable but likely to be limited to three storey, being the tallest scale of development in the high street |
| Opportunities for infrastructure provision                                                                                  | 1    | Site likely to be too small.                                                                                                                                              |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                                                   |
| Opportunities for mixed use development                                                                                     | 3    | A retail use on the ground floor would be essential for the vitality of the high street so mixed use would be most appropriate                                            |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified                                                                                                                                                           |
| Additional factors                                                                                                          |      |                                                                                                                                                                           |

| Spatial Strategy Score |                                                                                                                                                                                                                                                             |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                    |
| 2                      | The site is brownfield and located within the urban area in a sustainable location close to transport facilities, in line with the preferred strategy. The site could accommodate mixed use by combining residential with retail units to the ground floor. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                       |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                            |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is not within flood risk areas.</li> <li>Some surface and groundwater flooding issues but not significant.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                          |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                       |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                          |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land and water contamination      | 2     | <ul style="list-style-type: none"> <li>• Some potential that fuel has been stored at the site to refuel postal delivery vehicles in the past so investigation would be required.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Heathrow Noise Contours           | 3     | <ul style="list-style-type: none"> <li>• Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Heritage Assets                   | 3     | <ul style="list-style-type: none"> <li>• None identified</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landscape Character and Townscape | 3     | <ul style="list-style-type: none"> <li>• No landscape character issues identified</li> <li>• The surrounding area is commercial, mainly retail, with residential above ground floor.</li> <li>• The existing building is somewhat dated and does not make an aesthetic contribution to the character of the high street. In particular, the single storey elements to the frontage are at odds with the two and three storey scale of development elsewhere. Development of the site would offer the opportunity to design an attractive, high quality building within the high street setting that would enhance the character of the area.</li> </ul> |

**Stage 2c – Open Space and Recreation Value**

- Based on Open Space Assessment

| Decision aiding questions                                                                      | Response           | Commentary                                |
|------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------|
| Does the site perform a recreation role?                                                       | No                 | No loss of open space or recreation land. |
| What is the nature and quality of its role?                                                    | Retail/ commercial |                                           |
| Is the site publically accessible?                                                             | No                 |                                           |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No                 |                                           |
| Overall open space score                                                                       |                    | Qualitative Assessment/ Commentary        |
|                                                                                                |                    | 3<br>No loss                              |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                                                                       |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                            |
| Distance to primary school                                                                                                                                                                                                                             | 3     | St Nicholas Primary School                                                                                                                                                                                                                                                                                            |
| Distance to secondary school                                                                                                                                                                                                                           | 3     | Thamesmead Secondary School                                                                                                                                                                                                                                                                                           |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 3     | Shepperton Medical Practice                                                                                                                                                                                                                                                                                           |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Within Shepperton High Street                                                                                                                                                                                                                                                                                         |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Within 30 minutes of Staines by bus or Kingston by train and 50 mins of London                                                                                                                                                                                                                                        |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Bus stop on Laleham Road serving a variety of routes (Staines, Walton, Kingston etc.) and on the High Street, with some additional bus services                                                                                                                                                                       |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | 4 mins walk to Shepperton Railway Station                                                                                                                                                                                                                                                                             |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services within the preferred maximum walking distance, in the heart of a retail centre. It is noted that the Shepperton to Waterloo train service is very slow as a result of the number of stops and is not always attractive for commuters to London. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Potential for Shepperton station to be a Crossrail2 destination, which would significantly increase the speed and number of trains on this route, but there is still no certainty this would come to fruition and if it does it would be decades before completion.                                                   |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | None identified.                                                                                                                                                                                                                                                                                                      |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site scores well at Stage 2 – the site is in a highly sustainable location within a high street setting, with local services all within easy walking distance. There are few non-absolute constraints, although potential is limited by the need to re-provide retail units to the ground floor and dependant on whether a delivery office is still required. The site contributes moderately to the spatial strategy as it could accommodate mixed retail/ residential development at a high density on a brownfield, sustainable site. |

|                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                           |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                           |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                          |
| N/A                                                                                                                                                                                                                                                                                                                                                                      |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                 |
| The site performs well against the housing, health, land quality, transport and economic objectives. Neutral impacts are identified for biodiversity, heritage, open space, noise/air quality, flooding and emissions objectives. The site only performs negatively against water consumption.                                                                           |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                      |
| The site is located within the urban area in a highly sustainable location in close proximity to local services and public transport. The site is considered suitable for redevelopment and could accommodate high density development. This would be contingent on retaining retail units to the ground floor to support the vitality and viability of the high street. |
| Take forward for further consideration. The site is suitable for development.                                                                                                                                                                                                                                                                                            |

|                                           |                                                                                                                                                                                                               |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                               |
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                           |
| Has the owner been contacted?             | Yes (for SLAA)                                                                                                                                                                                                |
| Consideration of development phasing      | Not required due to site size                                                                                                                                                                                 |
| Comments                                  | Landowner states the site will not be available before 2025 but has confirmed it can be included for consideration in the 11-15 year period for the SLAA. Availability dependent on future land requirements. |
| Viability comments                        | Re-provision of retail units to the ground floor and consideration for how the delivery office will be re-provided elsewhere or on site if necessary, although unlikely to affect overall viability.          |

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Site size (ha)                                                                                                                                                                                                                                        | 0.17                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | The landowner has indicated that the site could potentially become available in the latter stages of the plan period. No indication has been given as to the potential use of the site.                                                                                                                                                                                                                                                                                            |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | Site could accommodate a sizeable building over three storeys, potentially with additional rooms in the roof space, based on existing character within the High Street. This would comprise retail units to the ground floor with flats above as a mixed use scheme. Consideration would need to be given to prevent loss of privacy or light to residential properties to the rear. Depending on the extent of parking provision within the development, and it is recommended by |

| Stage 4c – Site Capacity |                                                                                                                           |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------|
|                          | officers that this is minimal in a sustainable location, the site could accommodate in the order of 20 residential units. |

### SN1/005 Land at Northumberland Close, Stanwell

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 27/03/19                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Proforma last updated                  | 27/03/19                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site ID                                | SN1/005                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site name/ address                     | Land at Northumberland Close, Stanwell, TW19 7LN                                                                                                                                                                                                                                                                                                                                                                          |
| Site area (ha)                         | 1.75                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site description & context             | The site is currently undeveloped and is situated on the western side of Northumberland Close. Trees line the north and west of the site. The site is surrounded by development on three sides, with residential development to the west, commercial uses to the east and Heathrow Airport further north past Bedfont Road and Longford River. There is a small area of housing adjoining the site called Cleveland Park. |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Is the site previously developed land? | No                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site source                            | Call for Sites                                                                                                                                                                                                                                                                                                                                                                                                            |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                         |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                     |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | 0     | Housing scheme not promoted.                                                                                                                                                                                                                                                                            |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | 0     | Loss of green space (not public) but off-set by creation of employment opportunities which could reduce inequalities.                                                                                                                                                                                   |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | -     | Not within flood zone but small risk of surface water flooding. The site is greenfield and replacement with hardstanding and structures will impact on drainage at the site. Although this can be mitigated through permeable surfaces this is unlikely to fully mitigate compared to undeveloped land. |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | -     | Site could be contaminated due to history of the site (would require decontamination, which could be considered a benefit) and loss of non-PDL.                                                                                                                                                         |
| 5. To reduce air and noise pollution                                                                                                                      | -     | Site significantly affected by aircraft noise from Heathrow Airport, which would be of particular concern for residential property. As an employment use is promoted, a scheme could be designed with appropriate mitigation to limit noise and air pollution impacts                                   |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b>                                                                                                                           |    |                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |    |                                                                                                                                                         |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                             | -  | Loss of green space. No habitats or biodiversity designations but size and condition of land would suggest some loss of habitats                        |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                  | 0  | Small area of the land identified as an archaeological site but not enough to limit development potential.                                              |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                           | -  | Loss of open space but not public and not of landscape character.                                                                                       |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                           | 0  | Site located near bus routes on Clare Road but proposed use would increase need to travel more than existing use.                                       |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                         | ++ | Employment use included, which is likely to be most suitable due to proximity of established cargo uses nearby.                                         |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                       | -  | Current use has little/no impact on resources, emissions or carbon use.                                                                                 |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                          | -  | Proposed use would result in additional water consumption, although groundwater may be contaminated and development would be expected to decontaminate. |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>  |      |                                                                                                                          |
|-----------------------------------------------------------------|------|--------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                        | Met? | Comments                                                                                                                 |
| Contributes to meeting housing requirement                      | 1    | Housing not promoted.                                                                                                    |
| Meets specific needs                                            | 1    | Housing not promoted.                                                                                                    |
| Opportunities for higher density development, where appropriate | 2    | Potentially within certain parts of the site and dependent on nature of use.                                             |
| Opportunities for infrastructure provision                      | 1    | Limited on site due to site size and nature of use.                                                                      |
| Brownfield land                                                 | 1    | Open Green Belt site, only small proportion of PDL.                                                                      |
| Opportunities for mixed use development                         | 2    | Suggested by site promoter could be available for any B class use but unlikely to be suitable for residential or retail. |
| Other benefits that are deemed to outweigh the harm             | 1    | None identified.                                                                                                         |

| Stage 2a – Contribution to the delivery of the strategy                 |      |                                                                                      |
|-------------------------------------------------------------------------|------|--------------------------------------------------------------------------------------|
| Criteria                                                                | Met? | Comments                                                                             |
| (e.g. provision of open space, community benefits, environmental gains) |      |                                                                                      |
| Additional factors                                                      |      |                                                                                      |
| Contributes to employment floorspace                                    | 2    | Depends on what type of employment use is proposed and whether we have a need for it |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                  |
| 1                      | Site unlikely to be suitable for housing use, which is the priority need for the strategy to deliver. Most likely to be suitable for an employment site, which are also needed but need would not override harm to Green Belt to justify release, i.e. exceptional circumstances. Only employment uses with Class B (office, industrial, storage and distribution) promoted by landowner. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                  |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                       |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>Only very small amount of surface water flood risk.</li> <li>Outside of flood zone.</li> <li>Loss of permeable surfaces.</li> </ul>                                       |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                     |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>Limited biodiversity role.</li> </ul>                                                                                                                                     |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No agricultural role.</li> </ul>                                                                                                                                          |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>The history of the site suggests that this land has not been previously developed in the past but further assessment and investigation would be required.</li> </ul>      |
| Heathrow Noise Contours                                                                                                                                                                                                  | 2     | <ul style="list-style-type: none"> <li>Within noise contours – impact depends on use.</li> </ul>                                                                                                                 |
| Heritage Assets                                                                                                                                                                                                          | 2     | <ul style="list-style-type: none"> <li>Small part of the land is Archaeological Site but not sufficient to reduce developable area.</li> </ul>                                                                   |
| Landscape Character and Townscape                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>The site is not within a landscape character area. Whilst it is located in the Green Belt, the neighbouring urban uses limit its openness and rural character.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |            |                                                                                                                        |
|------------------------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |            |                                                                                                                        |
| Decision aiding questions                                                                      | Response   | Commentary                                                                                                             |
| Does the site perform a recreation role?                                                       | No         | Site is non-public open space but does not serve any recreation or amenity purpose and is largely overgrown and scrub. |
| What is the nature and quality of its role?                                                    | Open space |                                                                                                                        |
| Is the site publically accessible?                                                             | No         |                                                                                                                        |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No         |                                                                                                                        |
| Overall open space score                                                                       |            | Qualitative Assessment/ Commentary                                                                                     |
|                                                                                                |            | 3<br>Not performing recreation or public access function.                                                              |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                        |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                             |
| Distance to primary school                                                                                                                                                                                                                             | n/a   | Employment use promoted                                                                                                                                                |
| Distance to secondary school                                                                                                                                                                                                                           | n/a   | Employment use promoted                                                                                                                                                |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | n/a   | Employment use promoted                                                                                                                                                |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Convenience shop within petrol station adjacent to site.                                                                                                               |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Close proximity to Heathrow Airport as a major employment site but subject to improved access.                                                                         |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Bus stops on Bedfont Road and Clare Road serving a variety of destinations (203, 555, 442 – Sunbury, Staines, Ashford, Walton, Heathrow etc.).                         |
| Distance to train station with good service                                                                                                                                                                                                            | 1     | 30 mins walk to Terminal 4 underground station.                                                                                                                        |
| Qualitative Assessment                                                                                                                                                                                                                                 |       |                                                                                                                                                                        |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Improvements to connectivity and surface access resulting from expansion of Heathrow Airport                                                                           |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Site located close to bus routes but many are reported to offer poor access to Heathrow Airport – would require additional connectivity as part of expansion proposals |

| <b>Stage 3</b>                                                                                                                                                                                                       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only                                                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Criteria                                                                                                                                                                                                             | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Green Belt Assessment Stage 1 score                                                                                                                                                                                  | 3     | Local Area 5 – weakly performing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Green Belt Assessment Stage 2 score                                                                                                                                                                                  | 3     | Not assessed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Qualitative Assessment                                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> |       | Site forms part of the Local Area that performed weakly at Stage 1 of the GBA and was not subdivided or reassessed at Stage 2 as there was no reason to revisit the earlier conclusions. It was concluded that the Local Area fails to meet or weakly meets all the purposes. It is physically severed from the wider Green Belt, enveloped by development entirely within Stanwell, and is therefore judged as playing no role at the strategic level or in maintaining the overall integrity of the Green Belt. |

| <b>Stage 3b – Previously Developed Land</b>                                                                                                |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Total site area                                                                                                                            | 1.75                              |
| Amount of PDL (%)                                                                                                                          | Less than 10%                     |
| Qualitative Assessment                                                                                                                     |                                   |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | Only a small area of hardstanding |
| Overall PDL Score                                                                                                                          | 1                                 |

| <b>Stage 3c – Visual Amenity</b>                        |                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)                                  |                                                                                                                                                                                                                                                                                      |
| Current landscape                                       | Open land, much of which appears overgrown and unmanaged. An area of hardstanding is located to the south of the site, forming an access. The land is relatively flat with some undulating parts, including raised sections along boundaries to enclose the land in lieu of fencing. |
| Existing valued features, vegetation and infrastructure | Mainly grass and scrub with some trees/hedging to boundaries and smaller trees and shrubs within the site. The land appears overgrown and unkempt with no particular features of any value.                                                                                          |
| Sense of tranquillity, remoteness and rural character   | Tranquillity significantly affected by noise from Heathrow Airport. The character is seen within the context of nearby freight and industrial uses and buildings. Likely to feel more remote                                                                                         |

| Stage 3c – Visual Amenity                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                   | within the site away from the boundaries but does not have a particularly rural feel.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Existing visibility of site <ul style="list-style-type: none"> <li>• Consider current screening</li> <li>• Truncated/no view</li> <li>• Partial view</li> <li>• Open view</li> </ul>                                                                                              | Visible from several vantage points. Mainly screened to the Bedfont Road boundary with trees, hedging and brambles. Considerably more open along Northumberland Close where the boundary is not well screened and there are open views across the full extent of the site. There are views from upper floor windows of houses on Clare Road to the west, whose gardens back onto the site. Also views from properties in Cleveland Park to the north east corner across their parking area that abuts the site.                                                                                                                                                                                                      |
| Sensitivity of site and wider landscape                                                                                                                                                                                                                                           | The site is not considered to be particularly sensitive and does not relate to the wider landscape, of which there is little other than to the south or across Bedfont Road to the north. It appears somewhat at odds with the predominantly urban character of the surrounding area, particularly the large-scale cargo buildings adjacent.                                                                                                                                                                                                                                                                                                                                                                         |
| Significance of Visual Impacts (qualitative)                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Visual effect of the development <ul style="list-style-type: none"> <li>• Nature of the proposal</li> <li>• Siting</li> <li>• Size</li> <li>• Design</li> <li>• Position and distance from which it is viewed</li> <li>• Officer judgment where info not all available</li> </ul> | A development for employment use would be expected to be utilitarian in design with large massing and limited opportunities for attractive design, although it is possible. No scale or design has been proposed by the promoter. The proximity to cargo businesses would result in a similar development appearing in context with the wider area. Given the rather scruffy boundary to Bedfont Road, a quality design with landscaping would present a more attractive and prestigious road frontage.                                                                                                                                                                                                              |
| Visual receptors <ul style="list-style-type: none"> <li>• Location and context of viewpoint</li> <li>• Expectations and occupation or activity of receptor</li> <li>• Importance of view</li> </ul>                                                                               | The vantage points are limited to adjacent residential properties, businesses and the public highway. The residential properties would lose the green, open aspect across the road from their properties but the land lacks purpose or function and is not particularly attractive to overlook compared to well-tended, managed open space. Views of road users would be affected but this would be in the context of 'driving past' and in proximity to other industrial/employment buildings in the Stanwell/Heathrow area. Whilst the most open viewpoints are from Northumberland Close, this road is essentially just an access to the site and the neighbouring cargo businesses and is not highly frequented. |

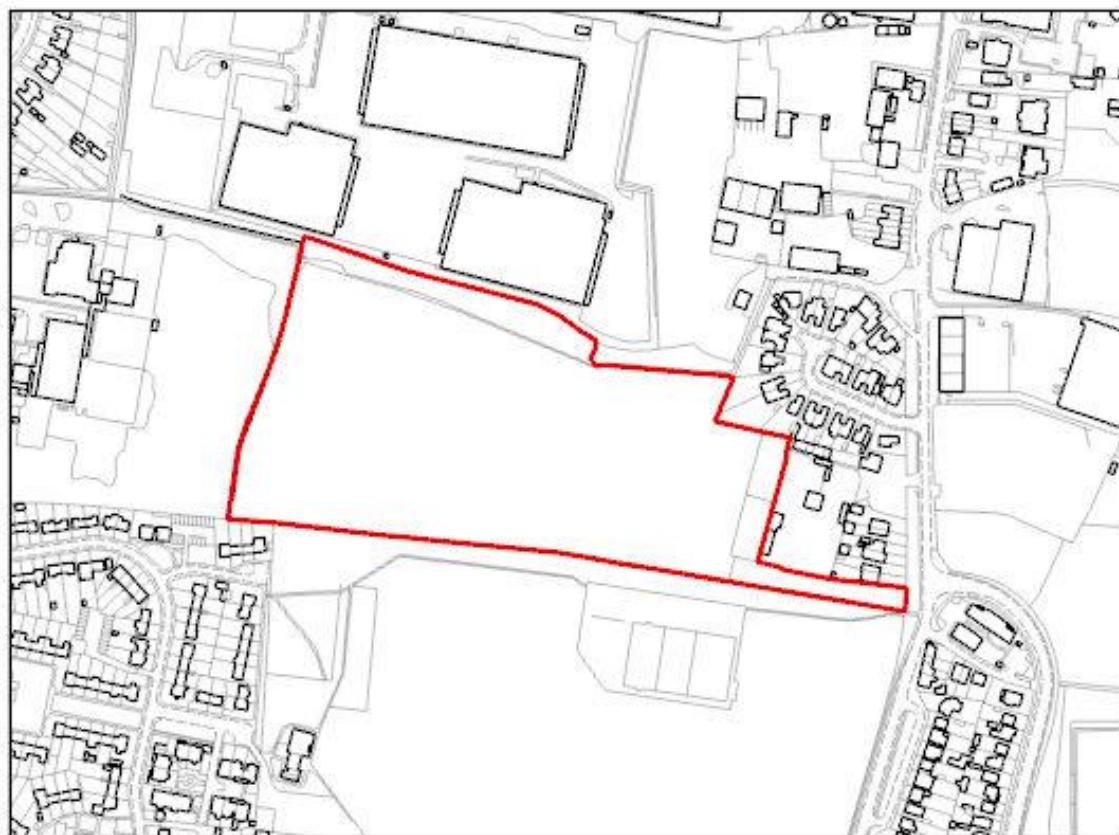
| <b>Stage 3c – Visual Amenity</b>                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Magnitude of impacts <ul style="list-style-type: none"> <li>• Scale of change in view</li> <li>• Contrast/integration with existing features</li> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> <li>• Distance of viewpoint from proposed development</li> <li>• Visibility of change</li> <li>• Extent of view occupied by development</li> </ul> | The change of view would be significant and permanent but limited by the context of the site in proximity to the existing cargo and other business premises. The impact is likely to be felt most by the residential properties that overlook the site, although the poor quality of the landscape and opportunities for managed boundary screening and planting could be seen as a significant benefit over the existing outlook. |
| Significance of impacts <ul style="list-style-type: none"> <li>• Refer to Table 8 of methodology</li> </ul>                                                                                                                                                                                                                                                                                                     | Considered to be Moderate to High as there are some residential receptors and the magnitude of impact is considered to be considerable but ameliorated by the poor condition of the land.                                                                                                                                                                                                                                          |
| Potential mitigation measures                                                                                                                                                                                                                                                                                                                                                                                   | Additional screening to boundaries and a high quality design                                                                                                                                                                                                                                                                                                                                                                       |
| Overall visual amenity score                                                                                                                                                                                                                                                                                                                                                                                    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Commentary                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site scores well at Stage 2 – reasonably sustainable, close to other similar employment uses, few to none non-absolute constraints, loss of open space limited to views rather than recreation value. Limited contribution to strategy as housing not promoted or likely to be suitable but depends on the type of employment use and whether there is a need in the borough.                                                                                                                   |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site within a Local Area that performs weakly against Green Belt purposes and has been recommended for consideration for release. Visual impact significant limited within wider context of other industrial buildings and condition of the land.                                                                                                                                                                                                                                               |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Only scores well against employment/economic benefits. All other scores were neutral or negative, particularly against environmental objectives, due to this being an undeveloped site.                                                                                                                                                                                                                                                                                                         |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site considered appropriate to take forward due to weak performance against Green Belt purposes, few to no constraints and proximity of other nearby uses that would lend the site to a cargo use. Material released during the first stage of consultation on Heathrow Airport expansion suggests the site could be used for airport related development, likely to be cargo, but Heathrow Airport Ltd would need to make the case for the site being developed as part of the DCO process and |

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4</b>                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                         |
| arguing that Very Special Circumstances exist that would outweigh the harm if not proposed for allocation within the Local Plan based on the need for cargo uses.                                                                                     |                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Stage 4b – Deliverability</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                         |
| Has the site been confirmed as available?                                                                                                                                                                                                             | Yes                                                                                                                                                                                                                                                                                                                                                                     |
| Has the owner been contacted?                                                                                                                                                                                                                         | No                                                                                                                                                                                                                                                                                                                                                                      |
| Consideration of development phasing                                                                                                                                                                                                                  | Not likely to be required due to site size                                                                                                                                                                                                                                                                                                                              |
| Comments                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                         |
| Viability comments                                                                                                                                                                                                                                    | Possible decontamination costs if land is contaminated                                                                                                                                                                                                                                                                                                                  |
| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                         |
| Site size (ha)                                                                                                                                                                                                                                        | 1.75                                                                                                                                                                                                                                                                                                                                                                    |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Economic development use promoted in all B Class uses (office, industrial or warehousing)                                                                                                                                                                                                                                                                               |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | The site is most likely to be suitable for warehousing/cargo use as it lies adjacent to other similar uses and in close proximity to Heathrow Airport. Development should be within an enclosed building rather than open storage due to neighbouring residential properties. A high quality design and landscaping would offer some improvement to the road frontages. |

**SN1/006 Land to west of Long Lane and south of Blackburn Trading Estate, Long Lane, Stanwell**

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 01/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Proforma last updated                  | 01/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site ID                                | SN1/006                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Site name/ address                     | Land to west of Long Lane and south of Blackburn Trading Estate, Stanwell, TW19                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site area (ha)                         | 4.8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site description & context             | The site is currently undeveloped and is bounded by Blackburn Trading Estate to the north; hardstanding associated with van hire and storage area is located to the east; and recreation/school fields to the west and south beyond a mature belt of landscaping. The site is accessed via Long Lane. The wider area is largely urban in character, with mixed industrial, and warehousing to the north and east and residential development west and further south. Heathrow Airport is situated further north of the site past Blackburn Trading Estate. |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Is the site previously developed land? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site source                            | Submitted to Call for Sites                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                  |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                              |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Housing promoted by one agent but another agent is promoting employment use so the score is only is a housing scheme were considered. Unlikely to be acceptable as site is more suited to employment development given the location of other similar businesses. |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | 0     | Loss of green space (not public) but off-set by creation of employment or housing opportunities. Some services within walking distances which could promote healthy modes of travel but others require further distances to be travelled.                        |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | -     | Not within flood zone but potential loss of permeable land and introduction of hardstanding will impact drainage on site. Although this can be mitigated through permeable surfaces this is unlikely to fully mitigate compared to undeveloped land.             |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | -     | No previous evidence of contamination on site. Loss of greenfield land.                                                                                                                                                                                          |
| 5. To reduce air and noise pollution                                                                                                                      | -     | Site significantly affected by aircraft noise from Heathrow Airport, which would be of particular concern for residential property. An employment use for cargo is likely to result in additional HGV movements                                                  |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| Sustainability Appraisal                                                                                                                                  |       |                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                          |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                      |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                             | -     | No habitats or biodiversity designations but size and condition of land would suggest some loss local of habitat/biodiversity.                                                                                                                                                           |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                  | 0     | None identified and within context of surrounding development                                                                                                                                                                                                                            |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                           | -     | Loss of open space but not a defined landscape character and not public.                                                                                                                                                                                                                 |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                           | -     | Site remote from train stations. Nearest bus stop is located 1.2km walk if accessed from Long Lane. Proposed uses would increase need to travel more than existing use, either from future residents or HGV movements.                                                                   |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                         | ++    | Employment use proposed, which is likely to be most suitable due to proximity of established cargo and airport related uses nearby but residential scheme promoted by another agent, in which case the score would be a single plus only (short term economic benefits of construction). |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                       | -     | Current use has little impact on resources, emissions or carbon use compared to a new employment or residential use                                                                                                                                                                      |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                          | -     | Proposed use would result in additional water consumption, although groundwater may be contaminated and development would be expected to decontaminate                                                                                                                                   |

| Stage 2a – Contribution to the delivery of the strategy         |      |                                                                               |
|-----------------------------------------------------------------|------|-------------------------------------------------------------------------------|
| Criteria                                                        | Met? | Comments                                                                      |
| Contributes to meeting housing requirement                      | 3    | Sizeable housing scheme included as an option for development.                |
| Meets specific needs                                            | 1    | None proposed.                                                                |
| Opportunities for higher density development, where appropriate | 2    | Potentially within certain parts of the site and dependent on nature of use.  |
| Opportunities for infrastructure provision                      | 2    | Site large enough to incorporate social/community infrastructure if required. |
| Brownfield land                                                 | 1    | Open Green Belt site.                                                         |
| Opportunities for mixed use development                         | 2    | Housing and employment uses proposed separately by different site             |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------|------|--------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                       |
|                                                                                                                             |      | promoters. There could be potential to incorporate a mix of uses given the location near Heathrow and housing.                 |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified.                                                                                                               |
| Additional factors                                                                                                          |      |                                                                                                                                |
| Contributes to employment floorspace                                                                                        | 2    | Depends on what type of employment use is proposed and whether there is a need for it.                                         |
| Weakly performing Green Belt                                                                                                | 3    | The spatial strategy sets out that weakly performing Green Belt will be preferred if release from the Green Belt is necessary. |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 2                      | Site put forward for housing or employment use by different promoters. Housing is the priority need for the strategy to deliver but the surrounding area and proximity to Heathrow might steer the site to a warehouse development. Employment uses are also needed but need would not override harm to Green Belt to justify release, i.e. exceptional circumstances. The site is weakly performing Green Belt so would conform to this element of the preferred strategy. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                              |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                   |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>Only a very small amount of the site within surface water flood risk area.</li> <li>Outside of flood zone.</li> <li>Loss of permeable surfaces.</li> </ul>                            |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                 |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>Limited biodiversity role.</li> </ul>                                                                                                                                                 |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No agricultural role.</li> </ul>                                                                                                                                                      |
| Land and water contamination                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>Site investigated in 2007 and no contaminants identified at levels that would constrain commercial/industrial development (would need to check situation for residential).</li> </ul> |
| Heathrow Noise Contours                                                                                                                                                                                                  | 2     | <ul style="list-style-type: none"> <li>Within 57-60 Leq noise contours – impact depends on use.</li> </ul>                                                                                                                   |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                       |
|-----------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heritage Assets                   | 3     | • No impacts identified.                                                                                                                                         |
| Landscape Character and Townscape | 3     | • The site is not within a landscape character area. Whilst it is located in the Green Belt, the neighbouring urban uses limit its openness and rural character. |

**Stage 2c – Open Space and Recreation Value**

- Based on Open Space Assessment

| Decision aiding questions                                                                      | Response     | Commentary                                                                                 |
|------------------------------------------------------------------------------------------------|--------------|--------------------------------------------------------------------------------------------|
| Does the site perform a recreation role?                                                       | No           | Site is open land used for grazing and appears to have no public access or recreation role |
| What is the nature and quality of its role?                                                    | Grazing land |                                                                                            |
| Is the site publically accessible?                                                             | No           |                                                                                            |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No           |                                                                                            |
| Overall open space score                                                                       |              | Qualitative Assessment/ Commentary                                                         |
|                                                                                                |              | 3<br>Not performing recreation or public access function.                                  |

**Stage 2d – Sustainable Location**

- Note where there may be exceptions to broad principles
- Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity

| Criteria                                           | Score | Commentary                                                                                                                                                   |
|----------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Distance to primary school                         | 2     | 16 mins walk to Stanwell Fields Primary School, although the site backs onto the school and a new rear access would bring the distance down to a 5-min walk. |
| Distance to secondary school                       | 1     | Matthew Arnold Secondary School.                                                                                                                             |
| Distance to health centre or GP surgery            | 2     | St David's GP practice.                                                                                                                                      |
| Distance to local convenience retail               | 3     | Convenience store on Long Lane.                                                                                                                              |
| Distance to major centres or centres of employment | 3     | Close proximity to Heathrow Airport as a major employment site but subject to improved access into the airport boundary.                                     |
| Distance to bus stop with good service             | 2     | Bus stop on Clare Road serving a variety of destinations (203, 400, 555, 655, 667 – Staines, Hounslow, Heathrow, Sunbury,                                    |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                                                                      |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                        |       | Shepperton, Ashford, Walton and schools in Spelthorne).                                                                                                                                                                                                                                                              |
| Distance to train station with good service                                                                                                                                                                                                            | 1     | 30 mins walk to Ashford Station. Slightly less to Terminal 4 underground station                                                                                                                                                                                                                                     |
| Qualitative Assessment                                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                                                                      |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Improvements to connectivity and surface access resulting from expansion of Heathrow Airport                                                                                                                                                                                                                         |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Site located close to bus routes but many are reported to offer poor access to Heathrow Airport – would require additional connectivity as part of expansion proposals. Current access from Long Lane limits connectivity to local services. An access onto Clare Road could increase permeability through the site. |

| <b>Stage 3</b>                                                                                                                                                                                                       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only                                                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Criteria                                                                                                                                                                                                             | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Green Belt Assessment Stage 1 score                                                                                                                                                                                  | 3     | Local Area 5 – weakly performing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Green Belt Assessment Stage 2 score                                                                                                                                                                                  | 3     | Not assessed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Qualitative Assessment                                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> |       | <p>Site forms part of the Local Area that performed weakly at Stage 1 of the GBA and was not subdivided or reassessed at Stage 2 as there was no reason to revisit the earlier conclusions. It was concluded that the Local Area fails to meet or weakly meets all the purposes. It is physically severed from the wider Green Belt, enveloped by development entirely within Stanwell, and is therefore judged as playing no role at the strategic level or in maintaining the overall integrity of the Green Belt.</p> <p>Whilst not under consideration within this site, the neighbouring land parcels at Stanwell Fields school to the west and Long Lane recreation ground to the south would be severed if the site were released from the Green Belt. It should be considered whether these should also be released from the Green</p> |

| <b>Stage 3</b>                                      |       |                                                                                                                                                                                                                                    |
|-----------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only |       |                                                                                                                                                                                                                                    |
| <b>Stage 3a – Green Belt</b>                        |       |                                                                                                                                                                                                                                    |
| Criteria                                            | Score | Commentary                                                                                                                                                                                                                         |
|                                                     |       | Belt as they also fall within the same weakly performing Local Area and perhaps designated as Local Green Space instead, as they need to be retained for their recreation value even if they are not performing a Green Belt role. |

| <b>Stage 3b – Previously Developed Land</b>                                                                                                |                        |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Total site area                                                                                                                            | 4.8                    |
| Amount of PDL (%)                                                                                                                          | 0%                     |
| Qualitative Assessment                                                                                                                     |                        |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | No structures visible. |
| Overall PDL Score                                                                                                                          | 1                      |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Current landscape                                                                                                                                                            | Open land used for grazing. Reasonably well tended with short grass as a result of being grazed and horses were present at time of site visit.                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Existing valued features, vegetation and infrastructure                                                                                                                      | There are trees and hedges to the external boundaries, giving an enclosed feel. No other particular valued features or vegetation.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Sense of tranquillity, remoteness and rural character                                                                                                                        | Tranquillity significantly affected by noise from Heathrow Airport. Surrounded to the north and east by commercial and residential development, which does not contribute to any sense that this is a rural or remote location. The general feel is suburban in character.                                                                                                                                                                                                                                                                                                             |
| Existing visibility of site <ul style="list-style-type: none"> <li>Consider current screening</li> <li>Truncated/no view</li> <li>Partial view</li> <li>Open view</li> </ul> | Although the trees on the boundaries provide some screening, there are views of the site from the recreation ground to the south, the school playing fields to the west and some of the residential properties in Brooks Close, although these are bungalows so views are more limited, and oblique views from Cordelia Gardens to the south west corner. There are commercial businesses to the north (cargo warehouses) and the east (van sales) but any views from these premises are likely to be truncated and unimportant to the occupiers. Not visible from the public highway. |
| Sensitivity of site and wider landscape                                                                                                                                      | The site has some connectivity to the recreation ground to the south and the playing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Stage 3c – Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                 | fields to the west but otherwise the land feels disconnected from any wider landscape and is not particularly sensitive.                                                                                                                                                                                                                                                                                                                                                                                                  |
| Significance of Visual Impacts (qualitative)                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Visual effect of the development <ul style="list-style-type: none"> <li>• Nature of the proposal</li> <li>• Siting</li> <li>• Size</li> <li>• Design</li> <li>• Position and distance from which it is viewed</li> <li>• Officer judgment where info not all available</li> </ul>                                                                                                                               | A development for employment use would be expected to be utilitarian in design with large massing and limited opportunities for attractive design but this would be seen in context with the existing warehouse development to the north. A residential scheme would relate to the existing housing in Brooks Close, although this is a small development of bungalows, and Cordelia Gardens to the south west but the predominant character is established by the cargo businesses to the north rather than residential. |
| Visual receptors <ul style="list-style-type: none"> <li>• Location and context of viewpoint</li> <li>• Expectations and occupation or activity of receptor</li> <li>• Importance of view</li> </ul>                                                                                                                                                                                                             | Currently few visual receptors other than a few residential properties and users of the school playing fields and recreation ground. An open, largely unused space appears somewhat at odds with the more suburban and commercial character of the surrounding area.                                                                                                                                                                                                                                                      |
| Magnitude of impacts <ul style="list-style-type: none"> <li>• Scale of change in view</li> <li>• Contrast/integration with existing features</li> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> <li>• Distance of viewpoint from proposed development</li> <li>• Visibility of change</li> <li>• Extent of view occupied by development</li> </ul> | The change of view would be significant and permanent but in the context of existing cargo and other business premises plus some residential development and only a limited number of receptors.                                                                                                                                                                                                                                                                                                                          |
| Significance of impacts <ul style="list-style-type: none"> <li>• Refer to Table 8 of methodology</li> </ul>                                                                                                                                                                                                                                                                                                     | Moderate to Low, given the screening, the lack of public visibility and the sensitivity of receptors.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Potential mitigation measures                                                                                                                                                                                                                                                                                                                                                                                   | Additional screening if required from residential properties outside the site, the recreation ground and the school, but depending on use. If a warehouse scheme were considered, there should be adequate distance to boundaries and, if possible, a transition in height and scale from the established commercial area to the north.                                                                                                                                                                                   |
| Overall visual amenity score                                                                                                                                                                                                                                                                                                                                                                                    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Commentary                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| Site scores moderately at Stage 2 – Not particularly sustainable (remote from secondary education provision, close to bus routes but not train stations, limited connectivity from current access on Long Lane) but close to other similar employment and residential uses, few non-absolute constraints. Contribution to strategy depends on use proposed and whether there is a need in the Borough if employment use taken forward.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| Site within a Local Area that performs weakly against Green Belt purposes and has been recommended for consideration for release. Visual impact significant limited within wider context of other industrial buildings and few receptors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| Scores well against housing and employment/economic benefits but these are either/or, depending on which use is taken forward as it is most likely to be one or the other not both. All other scores were neutral or negative, particularly on environmental impacts, as this is an undeveloped piece of land in the Green Belt.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| Site considered appropriate to take forward due to weak performance against Green Belt purposes, few to no constraints and only limited visual amenity value. Consideration would need to be given as to which is the most appropriate use to take forward, as a both a residential and a commercial scheme have been proposed by two different promoters. The proximity to cargo uses to the north and Heathrow Airport beyond would suggest an employment use. Even though the pressing need for the strategy is housing, there is likely to be need for airport related cargo facilities and the existing housing is only at the corners of the site, limiting the extent to which this site would lend itself to residential. The expectation would be that this would be most suited to a storage and distribution use as an extension to the existing cargo estate to the north. Material released during the first stage of consultation on Heathrow Airport expansion suggests the site could be used for airport related development, likely to be cargo. If not proposed for allocation through the Local Plan or depending on timing, Heathrow Airport Ltd would need to make the case for the site being developed as part of the DCO process and arguing that Very Special Circumstances exist that would outweigh the harm. |  |

|                                           |                                                                                                                                 |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                 |
| Has the site been confirmed as available? | Yes, although the same site has been promoted by two different promoters so the current ownership would need to be established. |
| Has the owner been contacted?             | No                                                                                                                              |
| Consideration of development phasing      | Dependant on nature of development.                                                                                             |
| Comments                                  |                                                                                                                                 |
| Viability comments                        | Possible decontamination costs. Access would need to be upgraded to Long Lane.                                                  |

| Stage 4c – Site Capacity                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 4.8                                                                                                                                                                                                                                                                                                                                                                            |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Economic/warehouse uses (appx 14,500 sqm)<br>Or<br>Residential (500 units)                                                                                                                                                                                                                                                                                                     |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | It is unlikely that a residential scheme would be compatible with warehousing if both uses were proposed as a mixed scheme. The site is fairly linear so it would be difficult to lay out a development in a way that could offer both. Subject to improving the access to Long Lane, a warehouse development of two or three buildings could be accommodated within the site. |

## SN1/012 Stanwell Bedsits, De Havilland Way, Stanwell

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 15/04/19                                                                                                                                                                                                                                                                                                                                                |
| Proforma last updated                  | 15/04/19                                                                                                                                                                                                                                                                                                                                                |
| Site ID                                | SN1/012                                                                                                                                                                                                                                                                                                                                                 |
| Site name/ address                     | Stanwell Bedsits, De Havilland Way, Stanwell, TW19 7DE                                                                                                                                                                                                                                                                                                  |
| Site area (ha)                         | 2.19                                                                                                                                                                                                                                                                                                                                                    |
| Site description & context             | The site comprises a number of blocks of flats incorporating one and two bed flats. The site has access and parking off De Havilland Way and is within an area which has a strong residential character close to Stanwell Village. To the extreme north of the site is Heathrow Airport with an area of open space lying to the south west of the site. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                      |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                     |
| Site source                            | Meeting with landowner.                                                                                                                                                                                                                                                                                                                                 |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                     |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                 |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Site in existing residential use and land could be used more efficiently with a rationalising of the existing.                                                                                      |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | 0     | Site is within the urban area close to Stanwell Village and a large area of open space at Village Park. Some services are beyond maximum walking distances with limited positive impacts on health. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | +     | Not within flood zone and much of the land is already developed. Re-development could include permeable surfaces. More than 75% groundwater flooding                                                |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | No identified contamination issues. Use of previously developed land.                                                                                                                               |
| 5. To reduce air and noise pollution                                                                                                                      | -     | Site significantly affected by aircraft noise from Heathrow Airport and is within 60-63 Leq contour. Mitigation could be included within the development to reduce the impacts on future occupiers. |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                             | 0     | No impact on biodiversity.                                                                                                                                                                          |
| 7. To conserve and enhance the historic environment,                                                                                                      | 0     | No assets identified.                                                                                                                                                                               |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                           |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                       |
| heritage assets and their settings.                                                                                                                       |       |                                                                                                                                                                           |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                           | 0     | No loss of open space. Existing open space to the south west of the site, re-development could allow for enhanced access to this as part of wider green infrastructure    |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                           | -     | Site located near bus route however the services are poor. Not within walkable distance of train station would result in increased dependency on use of private vehicles. |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                         | +     | No current contribution to employment. Short term employment gain through construction.                                                                                   |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                       | 0     | Current use likely to generate emissions and carbon a similarly development would not increase this significantly.                                                        |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                          | 0     | Existing use would be a drain on water resources through consumption. Development would continue to put pressure on this.                                                 |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>                                                              |      |                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                  |
| Contributes to meeting housing requirement                                                                                  | 3    | Site promoted for housing through rationalisation of existing stock.                      |
| Meets specific needs                                                                                                        | 3    | Could be used for affordable housing from discussions with landowners.                    |
| Opportunities for higher density development, where appropriate                                                             | 3    | The character of the existing use indicates that high density is likely to be acceptable. |
| Opportunities for infrastructure provision                                                                                  | 1    | Limited on site due to site size.                                                         |
| Brownfield land                                                                                                             | 3    | Within urban area.                                                                        |
| Opportunities for mixed use development                                                                                     | 1    | None proposed.                                                                            |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified.                                                                          |
| Additional factors                                                                                                          |      |                                                                                           |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                 |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                        |
| 3                      | Site in residential use currently. Could be rationalised to include higher densities and a make a more efficient use of the land in contributing to housing needs, particularly affordable. Site is in urban area but location is not very sustainable due to limited access to local services and poor public transport links. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                        |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                             |
| Flood Risk                                                                                                                                                                                                               | 3     | <ul style="list-style-type: none"> <li>No Flood risk zones.</li> <li>Located in an area whereby there is &gt;75% subject to groundwater flooding.</li> <li>Small proportion of surface water flood risk.</li> </ul>                                                                                                                                                                    |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>Not within safeguarded area.</li> </ul>                                                                                                                                                                                                                                                                                                         |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>None.</li> </ul>                                                                                                                                                                                                                                                                                                                                |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>Not in agricultural use.</li> </ul>                                                                                                                                                                                                                                                                                                             |
| Land and water contamination                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No previous use suggest contamination.</li> <li>Further site investigations required.</li> </ul>                                                                                                                                                                                                                                                |
| Heathrow Noise Contours                                                                                                                                                                                                  | 2     | <ul style="list-style-type: none"> <li>Within 60-63 noise contours – mitigation required.</li> </ul>                                                                                                                                                                                                                                                                                   |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>None identified.</li> </ul>                                                                                                                                                                                                                                                                                                                     |
| Landscape Character and Townscape                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>The site is not within a landscape character area.</li> <li>The site is already in residential use with a number of flatted buildings on site. These are not considered to be particularly attractive. There could be an opportunity to improve the aesthetics of the area and create an attractive public realm with redevelopment.</li> </ul> |

| Stage 2c – Open Space and Recreation Value                                       |           |                                           |
|----------------------------------------------------------------------------------|-----------|-------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul> |           |                                           |
| Decision aiding questions                                                        | Response  | Commentary                                |
| Does the site perform a recreation role?                                         | No        | Not open space and no recreational value. |
| What is the nature and quality of its role?                                      | Dwellings |                                           |
| Is the site publically accessible?                                               | No        |                                           |
| Would the loss of the site result in replacement facilities                      | No        |                                           |

| <b>Stage 2c – Open Space and Recreation Value</b>                                |          |                                               |
|----------------------------------------------------------------------------------|----------|-----------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul> |          |                                               |
| Decision aiding questions                                                        | Response | Commentary                                    |
| of equivalent or better provision?                                               |          |                                               |
| Overall open space score                                                         |          | Qualitative Assessment/ Commentary            |
|                                                                                  | 3        | Not performing recreation or open space role. |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                          |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                               |
| Distance to primary school                                                                                                                                                                                                                             | 2     | Town farm primary school                                                                                                                                                                                                                                 |
| Distance to secondary school                                                                                                                                                                                                                           | 1     | Thomas Knyvett College                                                                                                                                                                                                                                   |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | St David's health centre                                                                                                                                                                                                                                 |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | 4 mins walk to local store                                                                                                                                                                                                                               |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 2/3   | 17 mins to Heathrow Airport (3)<br>42 mins by bus to Staines (2)                                                                                                                                                                                         |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 2     | Bus stops on High Street with buses. More regular service to Hounslow and Staines on Clare Road – 7 mins walk                                                                                                                                            |
| Distance to train station with good service                                                                                                                                                                                                            | 1     | Ashford station                                                                                                                                                                                                                                          |
| Qualitative Assessment                                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                          |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Improvements to connectivity and surface access resulting from expansion of Heathrow Airport                                                                                                                                                             |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Site located close to bus routes but many are reported to offer poor access to Heathrow Airport – would require additional connectivity as part of expansion proposals. Potential to improve public transport/sustainable transport options in the area. |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| Site scores fairly well at Stage 2 – the site is within an urban area and would re-use brownfield land seeking to make more efficient use of this. The site could offer the opportunity to provide a substantial amount of affordable housing on site. The site is close to Stanwell village and Clare Road where local services are provided but public transport are limited. Bus route on Clare Road does connect the site with Staines and Hounslow.                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| The site scores well against most objectives with only transport and noise pollution scoring negatively on account of the proximity to Heathrow and being within 60-63 Leq contour. Mitigation as part of the re-development could help to reduce noise exposure to for future occupiers. There is poor connectivity in the area so sustainable transport modes could be improved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <p>The site is in a fairly sustainable location that has access to local services and some public transport however these options are limited. Re-development would re-use an existing residential site on brownfield land within the urban area therefore according with the strategy. There is potential for a more efficient use of the existing site to provide higher densities. The site is close to a large area of open space for recreation at Village Park. The surrounding area is characterised by residential development at medium to higher densities.</p> <p>The site is suitable for development and should be taken forward for further consideration. Additional consideration needs to be given to the value of allocating the site within the Local Plan rather than it coming through as windfall development, guided by policies.</p> |  |

|                                           |                                                                                                                                                            |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                            |
| Has the site been confirmed as available? | Yes                                                                                                                                                        |
| Has the owner been contacted?             | Yes                                                                                                                                                        |
| Consideration of development phasing      | Phasing likely to be required to account for existing occupiers. As the site is redeveloped adequate provision will need to be made for current residents. |
| Comments                                  | Landowner has indicated site would be available as a longer term project with the intention of seeking to intensify the residential use.                   |
| Viability comments                        | Possible issues concerning re-locating existing occupiers whilst building work is taking place.                                                            |

| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 2.19                                                                                                                                                                                                                                                                     |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Housing                                                                                                                                                                                                                                                                  |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | Potential for an increased yield of circa 100 dwellings in addition to the 300 units currently on the site. Potential for higher densities where appropriate. The character is for medium to high density in a residential area. Could provide for a total of 400 units. |

### SN1/015 Land to west of Town Lane, Town Lane, Stanwell

| Site Information                       |                                                                                                                                                                                                                                                 |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 20/03/19                                                                                                                                                                                                                                        |
| Proforma last updated                  | 25/03/2019                                                                                                                                                                                                                                      |
| Site ID                                | SN1/015                                                                                                                                                                                                                                         |
| Site name/ address                     | Land to the west of Town Lane, Town Lane, Stanwell, TW18 7RX                                                                                                                                                                                    |
| Site area (ha)                         | 0.65                                                                                                                                                                                                                                            |
| Site description & context             | Triangular shaped piece of land located adjacent to Town lane and to the rear of houses on Jordans Close. The site has development on three sides and to the west lies Staines Reservoir. The site is on the edge of the urban area of Stanwell |
| Is the site located in the Green Belt? | Yes                                                                                                                                                                                                                                             |
| Is the site previously developed land? | No                                                                                                                                                                                                                                              |
| Site source                            | Submitted to Call for Sites                                                                                                                                                                                                                     |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                                                                            |
|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                                                                        |
| Is the site located or largely located within flood zone 3b?                            | No                                                                         |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                                                                         |
| Is the site an SNCI?                                                                    | No                                                                         |
| Is the site located within ancient woodland*?                                           | No                                                                         |
| Is the site located within a public safety zone?                                        | No                                                                         |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                                                                         |
| Comments                                                                                | The site is close to Staines Reservoir which is a Special Protection Area. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                 |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                             |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Site promoted for housing development and would contribute to meeting housing needs.                                                                                                                                                                            |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | 0     | Land is currently used for grazing animals and whilst development would result in a loss of green space this is not publicly accessible and is not used for recreation. The site is within a reasonably sustainable location so could facilitate active travel. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | -     | Not within flood zone but would result in a loss of permeable land and replacement for hardstanding and built development.                                                                                                                                      |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | -     | Site not identified as being contaminated. Currently in agricultural use. Further site investigation required. Loss of open greenfield land.                                                                                                                    |
| 5. To reduce air and noise pollution                                                                                                                      | -     | Site close to Heathrow and is affected by airplane noise. Located close to Town lane which is a main route linking Stanwell and A30 and is well used. Development would lead to increased use of cars and affect local environment.                             |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | Land is grazed by animals therefore biodiversity is likely to be minimal. Unlikely to be scope within development for enhancement of biodiversity features.                                                                                                                                                                        |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No impact on heritage assets.                                                                                                                                                                                                                                                                                                      |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | -     | Loss of open space with view of reservoir and embankment.                                                                                                                                                                                                                                                                          |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | 0     | Site located near bus routes but proposed use would increase need to travel more than existing use.                                                                                                                                                                                                                                |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | No employment use proposed on the site. Proximity to Heathrow would allow employment opportunities. Short term employment gains from construction.                                                                                                                                                                                 |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | -     | Current use has little impact on resources, emissions or carbon use. The redevelopment for housing would change the nature of the site and lead to an increase in emissions and use of resources. The lack of public transport in the area would unlikely encourage a modal shift whereby new occupiers did not rely on their cars |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Proposed use would result in additional water consumption. Not clear how much water is used in the grazing animals however this would be exceeded significantly by replacement with housing development.                                                                                                                           |

| <b>Stage 2a – Contribution to the delivery of the strategy</b> |      |                                                                                                              |
|----------------------------------------------------------------|------|--------------------------------------------------------------------------------------------------------------|
| Criteria                                                       | Met? | Comments                                                                                                     |
| Contributes to meeting housing requirement                     | 3    | Housing proposed on the site but could meet community needs.                                                 |
| Meets specific needs                                           | 3    | The site is reasonably small but could accommodate some gypsy and traveller pitches to meet community needs. |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                        |
| Opportunities for higher density development, where appropriate                                                             | 2    | Surrounding area is not built up therefore unlikely to be able to support significant densities of development. |
| Opportunities for infrastructure provision                                                                                  | 1    | Limited on site due to site size.                                                                               |
| Brownfield land                                                                                                             | 1    | Green Belt site in agricultural use.                                                                            |
| Opportunities for mixed use development                                                                                     | 1    | None proposed.                                                                                                  |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified.                                                                                                |
| Additional factors                                                                                                          |      |                                                                                                                 |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                             |
| 2                      | Site promoted for housing which would help to meet the strategy, although could be suitable for gypsy and traveller pitches which are much needed in the community. The site is weakly performing Green Belt so contributes to this element of the spatial strategy. The size of the site means there is extremely limited scope for infrastructure provision to be located on site. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                               |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                    |
| Flood Risk                                                                                                                                                                                                               | 3     | <ul style="list-style-type: none"> <li>Not in flood zone.</li> <li>Low level ground water and surface water flood risk.</li> </ul>                                            |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>Not identified within a safeguarding or consultation area.</li> </ul>                                                                  |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>None identified – current use means biodiversity likely to be low.</li> </ul>                                                          |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>None.</li> </ul>                                                                                                                       |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>None identified – further site investigation required.</li> </ul>                                                                      |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>None – outside contours.</li> </ul>                                                                                                    |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>None.</li> </ul>                                                                                                                       |
| Landscape Character and Townscape                                                                                                                                                                                        | 2     | <ul style="list-style-type: none"> <li>Within Surrey Landscape Character Area - Reservoirs – density would need to be low in order to safeguard view of reservoir.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |                           |                                                                                                   |
|------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |                           |                                                                                                   |
| Decision aiding questions                                                                      | Response                  | Commentary                                                                                        |
| Does the site perform a recreation role?                                                       | No                        | Site is fenced off and not publicly accessible. Used for grazing and offers no recreational value |
| What is the nature and quality of its role?                                                    | Grazing/agricultural uses |                                                                                                   |
| Is the site publically accessible?                                                             | No                        |                                                                                                   |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No                        |                                                                                                   |
| Overall open space score                                                                       |                           | Qualitative Assessment/ Commentary                                                                |
|                                                                                                |                           | 3<br>Not performing recreation or public access function.                                         |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                         |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                              |
| Distance to primary school                                                                                                                                                                                                                             | 3     | Town Farm primary school                                                                                                |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Thomas Knyvett                                                                                                          |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | St David's Health centre                                                                                                |
| Distance to local convenience retail                                                                                                                                                                                                                   | 2     | Clare Road shopping parade – 10 mins<br>Larger retail provision through Tesco superstore – 16 mins                      |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Close proximity to Heathrow Airport as a major employment site but subject to improved access into the airport boundary |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 2     | Bus stops on Town lane offering regular services to Staines and Hounslow                                                |
| Distance to train station with good service                                                                                                                                                                                                            | 2     | Ashford Rail station – 25 min walk                                                                                      |
| Qualitative Assessment                                                                                                                                                                                                                                 |       |                                                                                                                         |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | None proposed – not close enough to benefit from Heathrow surface expansion                                             |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Site located close to bus routes but poor service to Heathrow (one bus an hour). Additional provision would be required |

| <b>Stage 3</b>                                                                                                                                                                                                       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only                                                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Criteria                                                                                                                                                                                                             | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Green Belt Assessment Stage 1 score                                                                                                                                                                                  | 1     | Local Area 7 – Strongly performing                                                                                                                                                                                                                                                                                                                                                                                                              |
| Green Belt Assessment Stage 2 score                                                                                                                                                                                  | 3     | Sub-Area 7b – Partly recommended for further consideration                                                                                                                                                                                                                                                                                                                                                                                      |
| Qualitative Assessment                                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> |       | Site performed a strong role against Green Belt purposes at Stage 1. Stage 2 concludes the sub-area meets the purposes weakly. It makes no discernible contribution to separation of settlements and due to semi-urban character has a lack of visual links to wider countryside. Removal of site would not impact on wider Green Belt land as this is contained within reservoir boundary and the site does not provide direct access to this. |

| <b>Stage 3b – Previously Developed Land</b>                                                                                                |                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Total site area                                                                                                                            | 0.65                                                                                                  |
| Amount of PDL (%)                                                                                                                          | 0%                                                                                                    |
| Qualitative Assessment                                                                                                                     |                                                                                                       |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | Small number of structures that are not considered permanent and are associated with agricultural use |
| Overall PDL Score                                                                                                                          | 1                                                                                                     |

| <b>Stage 3c – Visual Amenity</b>                                                                         |                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)                                                                                   |                                                                                                                                                                                                                                   |
| Current landscape                                                                                        | Open land which is fenced off to prohibit public access and to prevent animals escaping. Site sits beneath embankment to reservoir and offers views to this from the main road                                                    |
| Existing valued features, vegetation and infrastructure                                                  | Limited visual attractiveness. Offers open views to reservoir embankment however fencing and structures on land are in poor condition and the grazing has led to the land itself to be in poor condition also. No valued features |
| Sense of tranquillity, remoteness and rural character                                                    | Tranquillity significantly affected by noise from Heathrow Airport. Proximity to busy main road reduces sense of remoteness on the site however it does sit on the edge of the urban area with a semi-urban character.            |
| Existing visibility of site <ul style="list-style-type: none"> <li>Consider current screening</li> </ul> | Site is visible from the main road and from neighbouring properties. This does provide a degree of openness and views to the reservoir                                                                                            |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                             |
| <ul style="list-style-type: none"> <li>• Truncated/no view</li> <li>• Partial view</li> <li>• Open view</li> </ul>                                                                                                                                                                                                                                                                                              | embankment. There is limited current screening with few trees and vegetation around the boundary.                                                                                                                                                                                                                                                           |
| Sensitivity of site and wider landscape                                                                                                                                                                                                                                                                                                                                                                         | The site has limited sensitivity as it sits in a semi-urban location. The reservoir embankment provides a physical barrier separating the site from the reservoir, which itself cannot be viewed from the road.                                                                                                                                             |
| Significance of Visual Impacts (qualitative)                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                             |
| Visual effect of the development <ul style="list-style-type: none"> <li>• Nature of the proposal</li> <li>• Siting</li> <li>• Size</li> <li>• Design</li> <li>• Position and distance from which it is viewed</li> <li>• Officer judgment where info not all available</li> </ul>                                                                                                                               | A change from open field to housing or pitches would provide a significant alteration. It would severely reduce the view from the road and neighbouring properties of the reservoir embankment, however the reservoir itself cannot be viewed currently due to steepness of embankment. Development of the site would not prohibit access to the reservoir. |
| Visual receptors <ul style="list-style-type: none"> <li>• Location and context of viewpoint</li> <li>• Expectations and occupation or activity of receptor</li> <li>• Importance of view</li> </ul>                                                                                                                                                                                                             | The main visual receptors for which a change would impact are the properties adjoin the site and which a small number have a view across the site to the reservoir embankment. This view is limited as the properties cannot see into the reservoir.                                                                                                        |
| Magnitude of impacts <ul style="list-style-type: none"> <li>• Scale of change in view</li> <li>• Contrast/integration with existing features</li> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> <li>• Distance of viewpoint from proposed development</li> <li>• Visibility of change</li> <li>• Extent of view occupied by development</li> </ul> | The change of view would be significant and permanent and would severely reduce the view of the reservoir embankment. Development would have to be of a low density to be similar to surrounding properties.                                                                                                                                                |
| Significance of impacts <ul style="list-style-type: none"> <li>• Refer to Table 8 of methodology</li> </ul>                                                                                                                                                                                                                                                                                                     | Major to high, the change from open field to built development/ pitches would be significant and would reduce the view to the reservoir embankment and the sense of openness.                                                                                                                                                                               |
| Potential mitigation measures                                                                                                                                                                                                                                                                                                                                                                                   | Pitches to be positioned in a sensitive manor to allow views through to the reservoir as much as possible. Provision of open space which is publicly accessible.                                                                                                                                                                                            |
| Overall visual amenity score                                                                                                                                                                                                                                                                                                                                                                                    | 2                                                                                                                                                                                                                                                                                                                                                           |
| Commentary                                                                                                                                                                                                                                                                                                                                                                                                      | Whilst the site is open there are limited views beyond this as the reservoir cannot be seen                                                                                                                                                                                                                                                                 |

| <b>Stage 3c – Visual Amenity</b> |                                                                                                                                                                    |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baseline (qualitative)           |                                                                                                                                                                    |
|                                  | from the road or neighbouring properties. The loss of open land would be a significant change however a low density, well-designed site could minimise the impacts |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| Site scores moderately at Stage 2 – reasonably sustainable, close to bus services to Staines and Hounslow and to other services, few non-absolute constraints.                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| Site is strongly performing at both GBA Stage 1 and Stage 2. The site is recommended for further consideration on the basis that it does not play a role within the wider Green belt area. The reservoir embankment acts as a significant boundary which separates this from the site. Visual impact is high as the site is not screened with views from the road and neighbouring properties towards the reservoir.                                                                                                                                                                     |  |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Scores positively in terms of contributing to housing needs however scores predominately neutral against most other objectives, with a few negatives as the change from open land to built development would be significant and would have impacts on the wider area.                                                                                                                                                                                                                                                                                                                    |  |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Stage 2 of the Green Belt Assessment states that site is recommended for further consideration. The current condition of the site means that it does not provide much visual amenity, however there are further views across the site towards the reservoir. A change to built form would be significant and mitigation would be required in terms of the size, scale and design of the site. Due to its position, lack of constraints and sustainable location, the site is considered suitable for gypsy and traveller pitch provision.<br><br>Take forward for further consideration. |  |

| <b>Stage 4b – Deliverability</b>          |                  |
|-------------------------------------------|------------------|
| Has the site been confirmed as available? | Yes              |
| Has the owner been contacted?             | No               |
| Consideration of development phasing      | N/A              |
| Comments                                  |                  |
| Viability comments                        | None identified. |

| Stage 4c – Site Capacity                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 0.65                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Housing, 8+ units promoted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | <p>Whilst the site is recommended for further consideration in terms of potential removal from the Green Belt, the size and scale of the land is fairly small and would have limited contribution to housing needs. There may however be potential to accommodate gypsy and traveller pitches on site. This would provide a sustainable location close to the urban area, although suitable screening measures would be required.</p> <p>The site could accommodate 5-8 gypsy and traveller pitches.</p> |

## SS1/002 White House, Kingston Road, Ashford

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 03/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Proforma last updated                  | 04/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site ID                                | SS1/002                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site name/ address                     | The White House, Kingston Road, Ashford                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site area (ha)                         | 0.26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site description & context             | The site of the White House once contained a locally listed building (now demolished) and is located at the junction of Ashford Road and Kingston Road. It is now a cleared site, with the exception of the undeveloped part to the south, with hoarding around it. The site is accessed from Ashford Road, with the Spelthorne Borough Council Depot located to the rear of the site. The surrounding character is semi-urban, with residential dwellings to the west and Green Belt to the east, north and south. The residential dwellings in the wider area are largely family dwellinghouses of medium to low density. Staines Reservoirs Aqueduct runs to the south of the site with a mineral working site situated further south. |
| Is the site located in the Green Belt? | Partly                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Site source                            | Publicly owned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                        |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                    |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | ++    | Affordable housing scheme proposed.                                                                                                                                    |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | ++    | Provision of affordable housing and a hostel for the homeless in a sustainable location with no loss of public open space.                                             |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | -     | No flood risk but potential loss of permeable land if area to the south within the Green Belt is developed. Some potential ground water flood risk.                    |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | 0     | Much of site previously developed already. Site could be contaminated due to history of the site (would require decontamination, which could be considered a benefit). |
| 5. To reduce air and noise pollution                                                                                                                      | 0     | No particular impacts identified.                                                                                                                                      |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                             | 0     | Site unlikely to support habitats or biodiversity.                                                                                                                     |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                  | 0     | No assets identified (locally listed building now demolished).                                                                                                         |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                               |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | -     | Negative score dependent on whether any of the site within the Green Belt would be developed. Potential loss of open land.                                                                                        |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | 0     | Located in a sustainable location but still likely to be some reliance on the private car that would be greater than the existing use.                                                                            |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing construction.                                                                                                                                            |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The site is not currently in use so any development would have an impact on resources, emissions or carbon use. Impacts could be mitigated through sustainable construction and incorporation of renewable energy |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Intensification of existing use likely to result in additional water consumption.                                                                                                                                 |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>  |      |                                                                                                                                                                            |
|-----------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                        | Met? | Comments                                                                                                                                                                   |
| Contributes to meeting housing requirement                      | 3    | An affordable housing development has been promoted.                                                                                                                       |
| Meets specific needs                                            | 3    | The promoter wishes to develop the site as a temporary accommodation for the homeless, for which there is a pressing need to find a suitable site, and affordable housing. |
| Opportunities for higher density development, where appropriate | 2    | Whilst the wider character of the area is suburban, the site is somewhat removed and could accommodate a high density scheme, subject to a high quality design.            |
| Opportunities for infrastructure provision                      | 1    | Limited on site due to site size.                                                                                                                                          |
| Brownfield land                                                 | 2    | A small part of the site to the south lies within the Green Belt.                                                                                                          |
| Opportunities for mixed use development                         | 2    | A mixed C2/C3 use has been promoted, although these are both residential.                                                                                                  |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------|------|---------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                    |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 3    | The provision of a homeless shelter would meet the Council's statutory housing obligations. |
| Additional factors                                                                                                          |      |                                                                                             |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                       |
| 2                      | The site is considered to contribute to the spatial strategy, in particular by meeting a vital need for temporary accommodation for the homeless whilst also providing affordable housing. Part of the site is however strongly performing Green Belt which is against the preferred strategy. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>Flood Zone 2.</li> <li>Minor risk of groundwater flooding.</li> <li>Flood risk assessment required.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>Adjoining but not within (safeguarding zone is south of the aqueduct).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints. Not in agricultural use.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Likely to require further investigation due to previous uses at the adjacent Depot site.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Outside constraint zone.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>The White House was a locally listed building but has recently been demolished due to its condition.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape Character and Townscape                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>Southern part of site in River Floodplain landscape character area.</li> <li>The remainder of the site, being brownfield land formerly occupied by the White House, is close to residential property on Kingston Road but separated from it by Ashford Road. It is seen in the context of the Depot buildings and associated parking areas for large vehicles used in council activities.</li> <li>Given the separation and different character on this side of the road, it is considered that development of the site would not need to</li> </ul> |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                              |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                   |
|                                                                                                                                                                                                                          |       | conform to the two-storey, suburban scale of housing on Kingston Road and could accommodate a building of much higher density of a high standard of design. This could act as a feature on the approach towards the site from Kingston Road. |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |                          |                                                           |
|------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |                          |                                                           |
| Decision aiding questions                                                                      | Response                 | Commentary                                                |
| Does the site perform a recreation role?                                                       | No                       | No publicly accessible open or recreation space.          |
| What is the nature and quality of its role?                                                    | Local authority premises |                                                           |
| Is the site publicly accessible?                                                               | No                       |                                                           |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No                       |                                                           |
| Overall open space score                                                                       |                          | Qualitative Assessment/ Commentary                        |
|                                                                                                |                          | 3<br>Not performing recreation or public access function. |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                     |
| Distance to primary school                                                                                                                                                                                                                             | 2     | Buckland Primary School                                                        |
| Distance to secondary school                                                                                                                                                                                                                           | 3     | Matthew Arnold Secondary School                                                |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 1     | Staines Health Centre                                                          |
| Distance to local convenience retail                                                                                                                                                                                                                   | 2     | Convenience store on Edinburgh Drive                                           |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 2     | Close proximity to Staines and Heathrow Airport                                |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | 1 min walk to bus stop on Kingston Road serving a number of destinations (290, |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                  |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                       |
|                                                                                                                                                                                                                                                        |       | 571/572, 813 – Staines, Ashford, Sunbury, Twickenham)                                                                                                                                                                                                                                                                            |
| Distance to train station with good service                                                                                                                                                                                                            | 2     | Ashford Railway Station                                                                                                                                                                                                                                                                                                          |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services within the preferred maximum walking distance. It should be noted that although slightly more remote from the nearest GP surgery, the site is across the road from a bus stop with a route that includes Knowle Green, where the health centre is located. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | None identified.                                                                                                                                                                                                                                                                                                                 |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | None considered necessary.                                                                                                                                                                                                                                                                                                       |

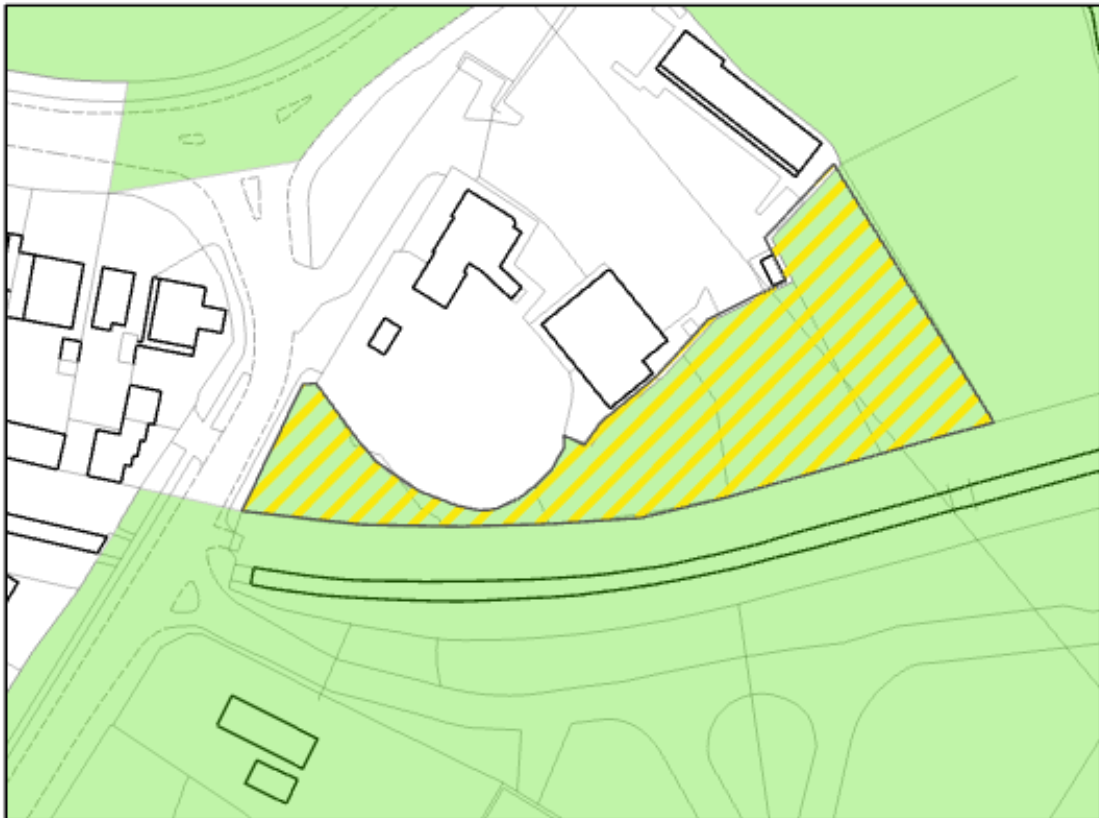
| <b>Stage 3</b>                                                                                                                                                                                                       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applies to sites located within the Green Belt only                                                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Stage 3a – Green Belt</b>                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Criteria                                                                                                                                                                                                             | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Green Belt Assessment Stage 1 score                                                                                                                                                                                  | 1     | Local Area 24 – strongly performing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Green Belt Assessment Stage 2 score                                                                                                                                                                                  | 1     | Sub-Area 24-a – Important and not recommended for further consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Qualitative Assessment                                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <ul style="list-style-type: none"> <li>Consider strength of any new defensible boundaries</li> <li>Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt</li> </ul> |       | <p>The Sub-Area was considered at Stage 2 to play a very important role in the wider strategic Green Belt as it is very narrow here and at a critical point of connection between settlements and its removal would contribute to the merging of settlements.</p> <p>The site promoted for development is mainly in the urban area but the land at the south of the site is within this Sub-Area. Consideration is therefore given to whether a smaller part of the Sub-Area could be released without harming the integrity of the Green Belt.</p> <p>It is noted in Stage 2 that the inner boundary of the Sub-Area is not clearly defined, whereas the outer boundaries are defined clearly and are readily recognisable and permanent, namely the road and roundabout to the north, a</p> |

**Stage 3**

Applies to sites located within the Green Belt only

**Stage 3a – Green Belt**

mature tree line to the east and the River Ash along the east and south. However, it is officers' view that if the Green Belt boundary were to continue from its current position to the rear of the Depot to the aqueduct, this would release land for development whilst still maintaining a large part of the Sub-Area and that which is performing the most important role in separating settlements. This continuation would not be readily visible from the public domain but the boundary would need to be strengthened, potentially by mature planting. The land that could be released (hatched yellow below) to the south of the promoted site is already separated from the Green Belt to the north by the remainder of the site that is in the urban area and it would leave the most open, undeveloped part of the Sub-Area to the east, whereas releasing the whole Sub-Area up to the River Ash would risk losing some of the most functional as opposed to definitional Green Belt between the Depot and the new fire station. Below is the suggested release (hatched area) and new boundary.



| <b>Stage 3b – Previously Developed Land</b>                                                                                                |                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Total site area                                                                                                                            | 0.26ha (includes non-Green Belt part of site)<br>Appx 0.07ha of the site is Green Belt and 0.19ha is urban. |
| Amount of PDL (%)                                                                                                                          | 0% of Green Belt site                                                                                       |
| <b>Qualitative Assessment</b>                                                                                                              |                                                                                                             |
| <ul style="list-style-type: none"> <li>Consider existing use and value</li> <li>Consider impact of PDL on potential development</li> </ul> | The Green Belt part of the site is undeveloped and covered by vegetation.                                   |
| Overall PDL Score                                                                                                                          | 3                                                                                                           |

| <b>Stage 3c – Visual Amenity</b>                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Baseline (qualitative)</b>                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                |
| Current landscape                                                                                                                                                                                                                                                     | <b>Relates to Green Belt part only</b><br>A narrow curve of land adjacent to a previously developed site in the urban area, from which it is not separated physically other than by appearance.                                                                                                                                                |
| Existing valued features, vegetation and infrastructure                                                                                                                                                                                                               | Mature trees and hedges, although there is currently hoarding around the site                                                                                                                                                                                                                                                                  |
| Sense of tranquillity, remoteness and rural character                                                                                                                                                                                                                 | Located within an urban environment adjacent to the depot buildings and uses, the site lacks any sense of tranquillity, remoteness and rural character.                                                                                                                                                                                        |
| Existing visibility of site <ul style="list-style-type: none"> <li>Consider current screening</li> <li>Truncated/no view</li> <li>Partial view</li> <li>Open view</li> </ul>                                                                                          | Mature trees visible from the highway above the hoarding but very limited views of the rest of the site due to extent of tree coverage and few public vantage points.                                                                                                                                                                          |
| Sensitivity of site and wider landscape                                                                                                                                                                                                                               | At the edge of a large tract of Green Belt but also adjacent to the depot land and separated from other undeveloped parts to the south by the aqueduct and an access road. Not considered to contribute significantly to the wider landscape or to be particularly sensitive.                                                                  |
| <b>Significance of Visual Impacts (qualitative)</b>                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                |
| Visual effect of the development <ul style="list-style-type: none"> <li>Nature of the proposal</li> <li>Siting</li> <li>Size</li> <li>Design</li> <li>Position and distance from which it is viewed</li> <li>Officer judgment where info not all available</li> </ul> | A high density residential scheme and hostel has potential to encroach into the Green Belt part of the site, depending on its layout and scale. Developing this part of the site is unlikely to have a significant impact on the wider area as it would be seen in the context of the urban site it adjoins, containing large depot buildings. |
| Visual receptors <ul style="list-style-type: none"> <li>Location and context of viewpoint</li> </ul>                                                                                                                                                                  | The vantage points are limited mainly to highway users. Some residential properties across the road from the site would have views                                                                                                                                                                                                             |

|                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                |
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| <ul style="list-style-type: none"> <li>• Expectations and occupation or activity of receptor</li> <li>• Importance of view</li> </ul>                                                                                                                                                                                                                                                                                  | but the closest property appears to be a children's nursery and the road itself impacts on the views to the other side. View not considered highly important if the trees on the verge are retained.                                                                                                           |
| <p>Magnitude of impacts</p> <ul style="list-style-type: none"> <li>• Scale of change in view</li> <li>• Contrast/integration with existing features</li> <li>• Duration and nature of effect</li> <li>• Angle of view in relation to main activity of receptor</li> <li>• Distance of viewpoint from proposed development</li> <li>• Visibility of change</li> <li>• Extent of view occupied by development</li> </ul> | Many of the trees appear to be on the verge outside the site and are likely to be retained so the view would not be significantly different. Much of the impact would depend on the proposed layout of the site and how much, if any, of the Green Belt part of the site would be developed and at what scale. |
| <p>Significance of impacts</p> <ul style="list-style-type: none"> <li>• Refer to Table 8 of methodology</li> </ul>                                                                                                                                                                                                                                                                                                     | Considered to be Moderate to Low on the basis of verge trees being retained and depending on the nature and layout of development.                                                                                                                                                                             |
| Potential mitigation measures                                                                                                                                                                                                                                                                                                                                                                                          | Additional planting if verge trees are to be removed and if the Green Belt part of the site were developed.                                                                                                                                                                                                    |
| Overall visual amenity score                                                                                                                                                                                                                                                                                                                                                                                           | 2                                                                                                                                                                                                                                                                                                              |
| Commentary                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                |

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                   |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site scored well at Stage 2 – few to no non-absolute constraints, no loss of open space of recreation value. Considered to be a sustainable location. Strong contribution to strategy if hostel for the homeless is included.                                                                                                                                                                                                                    |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Sub-area not recommended for release in GBA2 as plays an important role in the wider strategic Green Belt but irregular boundaries and limited performance of the Green Belt within the promoted site (as opposed to the wider sub area) could weigh in favour of release. Visual impact limited by highway trees and existing commercial appearance of adjacent site in the urban area.                                                         |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                         |
| Scored double positive against housing and well-being as a result of the inclusion of a large affordable housing scheme and temporary accommodation for the homeless. Also scored positively against economic/employment benefits. Other scores mainly neutral. Negative scores against loss of open space if the Green Belt part of the site were developed and against water consumption, which would be the case against any intensified use. |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Whilst the site falls within a sub area considered to be strongly performing in Green Belt terms, there is scope for a small part to the south to be released without impacting on the integrity of the larger sub area or the wider Green Belt as a whole.                                                                                                                                                                                      |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
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| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <p>It would serve to 'round off' a somewhat irregular parcel that appears to have been created when the depot site was taken out of the Green Belt and would maintain a strong boundary to the south where the aqueduct runs. A more defensible boundary would need to be introduced to the east but this would continue the existing external boundary that runs behind the depot building. At present, the Green Belt boundary cuts across the site with no strong boundary other than the difference in character between the urban and non-developed parts of the land. Further justification for this relatively small adjustment to the Green Belt boundary would be the positive contribution the site would make to the spatial strategy in terms of providing affordable housing and accommodation for the homeless. Whilst a scheme could be delivered on the urban part of the site alone, freeing up the remainder of the site would allow its full potential to be realised and could result in a better layout and design. The development of this sustainable site that would meet a vital local need weighs strongly in the balance of considerations, including the impact of releasing the site from the Green Belt, but would be dependent on assessing the case for this being the most suitable site for the homeless accommodation following a thorough search of other land that would not result in development within the Green Belt.</p> <p>Take forward for consideration.</p> |  |

|                                           |                                                                                                                                                                                                                               |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                                               |
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                                           |
| Has the owner been contacted?             | No                                                                                                                                                                                                                            |
| Consideration of development phasing      | As the two developments, namely the affordable housing and the accommodation for the homeless, could be built separately, phasing the scheme is a possibility                                                                 |
| Comments                                  | As a site owned and to be delivered by the local authority, the viability and deliverability of the scheme would be fully considered, particularly as the council is under certain obligations that this scheme would fulfil. |
| Viability comments                        | Possible decontamination costs. Other potential costs involved in delivery of the accommodation for the homeless and its associated functions.                                                                                |

|                                                                                                                                                                                        |                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                                                                                                                                        |                                                                                                                                                                                                                                                              |
| Site size (ha)                                                                                                                                                                         | 0.26                                                                                                                                                                                                                                                         |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                 | Affordable housing and temporary accommodation for the homeless                                                                                                                                                                                              |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> </ul> | The SLAA site assessment concluded that an affordable housing scheme of 55 units could be accommodated on this site, but that was on the basis of developing the urban area of the site without the Green Belt element. To develop the whole site, including |

| Stage 4c – Site Capacity                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | <p>amending GB boundaries as discussed above, would provide the opportunity to deliver approximately 30 units together with the accommodation for the homeless (33 units) on a larger site and therefore giving more scope for a high quality, well laid out scheme. This site is close to residential property of suburban character but it also sits separately on the other side of the road and adjacent to the large-scale depot buildings. It is considered that the site could be developed with its own identity at high density and create more of a 'statement' on the approach from Kingston Road.</p> |

## ST1/028 Leacroft Centre, Leacroft, Staines

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 08/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Proforma last updated                  | 08/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site ID                                | ST1/028                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site name/ address                     | Leacroft Centre, Leacroft, Staines, TW18 4PB                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Site area (ha)                         | 0.16                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site description & context             | The site is currently occupied by the Leacroft Youth Centre, a two storey rectangular-shaped building. The building was formerly occupied by a drill hall and dates from the 1910s. The site lies on the corner of Leacroft and Raleigh Court. The surrounding area is largely residential in character with single storey and semi-detached dwellings neighbouring the site. Further south of the site are a number of flatted 2-3 storey flatted developments. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site source                            | Publicly owned.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                             |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                         |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site. Redevelopment is however dependent upon the re-provision of community services by Surrey County Council at an alternative location.                                                                                                                                    |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. Staines Park is within a 10 minute walk which could positively impact well-being. In order to avoid the loss of the existing community use, Surrey CC will need to relocate the existing use. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | The site is within flood zone 2 therefore a flood risk assessment is required. Low level surface water and ground water flood risk on site. The site is already built on and could include permeable hardstanding and other measures to mitigate flooding impacts.                                          |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is in an urban location so could achieve a high density.                                                                                                                                       |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                              |
| 5. To reduce air and noise pollution                                                                                                                                                      | 0     | No specific noise or air quality impacts identified Car movements could increase but this is a sustainable site in close proximity to public transport.                                                                                                                                                                                                                                                          |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                                                                                                                                                      |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                                                                                                                                                          |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                                                                                                                  |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Staines and nearby bus routes, plus walking distance to the train station.                                                                                                                                                                                                                                                                       |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing construction.                                                                                                                                                                                                                                                                                                                                           |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The current use would already have an impact on resources, emissions and carbon use and redevelopment is unlikely to significantly increase resource use. Impacts could potentially be mitigated through sustainable construction, especially as the existing building is fairly old and not likely to be particularly energy efficient. The site could potentially incorporate renewable and low carbon energy. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Introduction of a residential use would likely result in additional water consumption.                                                                                                                                                                                                                                                                                                                           |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                 |
| Contributes to meeting housing requirement                                                                                  | 2    | The site could accommodate a reasonable quantum of residential dwellings.                                                                |
| Meets specific needs                                                                                                        | 1    | None identified.                                                                                                                         |
| Opportunities for higher density development, where appropriate                                                             | 2    | The current buildings in the surrounding area vary in density with flats to the east at a reasonably high density.                       |
| Opportunities for infrastructure provision                                                                                  | 1    | Already contributing to community infrastructure.                                                                                        |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                  |
| Opportunities for mixed use development                                                                                     | 2    | The site may be able to accommodate a mix of residential and community uses however this is dependent upon the Surrey CC service review. |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified.                                                                                                                         |
| Additional factors                                                                                                          |      |                                                                                                                                          |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                          |
| 2                      | The site is brownfield and located within the urban area, in a sustainable location close to transport facilities, in line with the preferred strategy. The site may be able to accommodate mixed use community and residential however this would be dependent upon the Surrey County Council service review and the potential relocation of the current community uses on site. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                           |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is within flood zone 2 therefore a flood risk assessment is required.</li> <li>The site is within an area whereby 25-50% is susceptible to groundwater flooding.</li> <li>Low level surface water flood risk on site.</li> <li>Impacts likely to be mitigable.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                              |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                                                                                                                                                                           |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                              |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Land and water contamination                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No formal recorded uses for this land that could give rise to contamination. In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>None identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Landscape Character and Townscape                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>No landscape character issues identified.</li> <li>The surrounding area is predominantly residential in character, with a public house to the south west.</li> <li>Nearby residential use is mixed with some lower density plots to the north along Greenlands Road, however these are of limited visibility, and some higher density flats neighbouring the site to the east along Raleigh Court. Given this and the presence of flats along Leacroft to the south, the site could potentially accommodate a similar style of development to remain in keeping with the wider character. The current building on site varies in height with the front approximately 2.5 storeys and the rear 2 storeys. The site could potentially be redeveloped at a similar scale to that present on site in order to reduce the impacts on neighbouring properties.</li> <li>The wider townscape is considered to be limited sensitivity and high quality design would help to minimise any potentially adverse impacts.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                |                                  |                                                                                                                                                                               |
|----------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul> |                                  |                                                                                                                                                                               |
| Decision aiding questions                                                        | Response                         | Commentary                                                                                                                                                                    |
| Does the site perform a recreation role?                                         | No                               | The site is occupied by a youth centre so offers no open space value. The youth centre present could be perceived as holding recreation value given the leisure associations. |
| What is the nature and quality of its role?                                      | Setting for community facilities |                                                                                                                                                                               |
| Is the site publicly accessible?                                                 | Yes                              |                                                                                                                                                                               |
| Would the loss of the site result in replacement facilities                      | No                               |                                                                                                                                                                               |

| <b>Stage 2c – Open Space and Recreation Value</b>                                |   |                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul> |   |                                                                                                                                                                                                                                                                                     |
| of equivalent or better provision?                                               |   |                                                                                                                                                                                                                                                                                     |
| Overall open space score                                                         |   | Qualitative Assessment/ Commentary                                                                                                                                                                                                                                                  |
|                                                                                  | 2 | The site is occupied by a youth centre which could be considered to play a recreation role given the potential leisure associations with this use. Redevelopment is however dependent upon the Surrey County Council service review and the current use would require re-provision. |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                    |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                         |
| Distance to primary school                                                                                                                                                                                                                             | 2     | Riverbridge Primary School                                                                                                                         |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | The Matthew Arnold Secondary School                                                                                                                |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Staines Health Centre                                                                                                                              |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | The Broadway parade of local shops                                                                                                                 |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Walking distance to Staines town centre and within easy reach of Heathrow Airport                                                                  |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Bus stop on Kingston Road serving a variety of routes                                                                                              |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Staines Railway Station                                                                                                                            |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services within the preferred maximum walking distance, close to a major town centre. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Staines and the wider area would benefit from southern rail access to Heathrow Airport                                                             |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | None identified.                                                                                                                                   |

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| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <p>The site scores well at Stage 2 as is in a highly sustainable location close to a large town centre, with local services all within easy walking distance. The site is within flood zone 2 therefore a flood risk assessment is required, although it is believed that the impacts can be mitigated. Redevelopment of the site is subject to a service review by Surrey County Council which will determine if the site is required, could be released or if mixed use could be pursued. The site contributes moderately to the spatial strategy as it could accommodate mixed community/residential development at a higher density on a brownfield, sustainable site.</p>                  |  |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <p>The site performs well against the housing, land quality, transport and economic objectives. Neutral impacts are identified for health, biodiversity, heritage, open space, noise/air quality, flood risk and emissions objectives. The site performs negatively against water consumption.</p>                                                                                                                                                                                                                                                                                                                                                                                              |  |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <p>The site is located within the urban area in a highly sustainable location in close proximity to local services and public transport. The site is considered suitable for redevelopment and could accommodate higher density flatted development similar to that in the surrounding area. The site is owned by Surrey County Council, who will be undertaking a review of services. This will inform the future of the site and whether residential or mixed use development could be pursued. An alternative site for the current use will need to be identified prior to the release of the site.</p> <p>Take forward for further consideration. The site is suitable for development.</p> |  |

|                                           |                                                                                                                                                                                                                  |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                                  |
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                              |
| Has the owner been contacted?             | Yes – meeting in 2018 for SLAA however further discussions required.                                                                                                                                             |
| Consideration of development phasing      | Unlikely to be required given the size of the site.                                                                                                                                                              |
| Comments                                  | Landowner confirmed it can be included for consideration in the 6-10 year period for the SLAA. Surrey County Council is reviewing its services, which will inform uses that would still need to be accommodated. |
| Viability comments                        | Re-provision of community facilities to the ground floor or in a separate building could affect viability but unlikely to render the scheme unviable.                                                            |

| Stage 4c – Site Capacity                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 0.16                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | The site could either accommodate residential use if an alternative site could be identified for the current youth centre, or a mixed use residential/community scheme could be pursued.                                                                                                                                                                                                                                                                                                                                                                                                           |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | Site could accommodate a good sized building with residential flats above a ground floor use, or a solely residential scheme. Any development will be dependent upon the review of Surrey County Council services and assets to determine if the building will be required into the future. If developed at a similar density to surrounding flats, the site may be able to accommodate 13-20 units at 80dph-125dph. This is considered reasonable for the proximity to a town centre, subject to a high standard of design. Yield may be reduced if community uses need to be maintained on site. |

### ST1/029 Surrey County Council buildings, Burges Way, Staines

| Site Information                       |                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 04/04/19                                                                                                                                                                                                                                                                                                                                |
| Proforma last updated                  | 04/04/19                                                                                                                                                                                                                                                                                                                                |
| Site ID                                | ST1/029                                                                                                                                                                                                                                                                                                                                 |
| Site name/ address                     | Surrey County Council buildings, Burges Way, Staines, TW18 1YA                                                                                                                                                                                                                                                                          |
| Site area (ha)                         | 0.47                                                                                                                                                                                                                                                                                                                                    |
| Site description & context             | The site is currently occupied by Surrey County Council health offices, a parking area to the front and a scout building to the south of the site. The surrounding uses within the Knowle Green estate are largely community focused and residential. The buildings are all generally low-key in scale, with these being single storey. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                      |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                     |
| Site source                            | Publicly owned                                                                                                                                                                                                                                                                                                                          |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                                                                                                            |
|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                                                                                                        |
| Is the site located or largely located within flood zone 3b?                            | Part of the car park within site is within FZ3b but this still leaves a reasonably sized developable area. |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                                                                                                         |
| Is the site an SNCI?                                                                    | No                                                                                                         |
| Is the site located within ancient woodland*?                                           | No                                                                                                         |
| Is the site located within a public safety zone?                                        | No                                                                                                         |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                                                                                                         |
| Comments                                                                                | No absolute constraints.                                                                                   |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                              |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                          |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site within a mixed use development, although retaining community uses would reduce the quantum of residential units that could be provided.                                                                  |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. Adjacent to Staines Park and a couple of minutes' walk to Spelthorne Leisure Centre for local recreation facilities.           |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | -     | Although the site is already developed with impermeable hardstanding, it is also at high risk of flooding and developing the site for residential would introduce a more vulnerable use. Mitigation and a suitable layout would be required. |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is in an urban location so could achieve a high density.                                                                        |
| 5. To reduce air and noise pollution                                                                                                                      | 0     | No specific noise or air quality impacts identified Car movements could increase but this is a sustainable site in close proximity to public transport                                                                                       |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| Sustainability Appraisal                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                              |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                                                                                                                                                      |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                                                                                                                                                          |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                                                                                                                  |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                           | +     | The site is located within close proximity to local services in Staines and nearby bus routes, plus walking distance to train station.                                                                                                                                                                                                                                                                           |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                         | +     | Short-term employment and economic benefits from housing or comprehensive development construction.                                                                                                                                                                                                                                                                                                              |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                       | 0     | The current use would already have an impact on resources, emissions and carbon use and redevelopment is unlikely to significantly increase resource use. Impacts could potentially be mitigated through sustainable construction, especially as the existing building is fairly old and not likely to be particularly energy efficient. The site could potentially incorporate renewable and low carbon energy. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                          | -     | Introduction of a residential use would likely result in additional water consumption.                                                                                                                                                                                                                                                                                                                           |

| Stage 2a – Contribution to the delivery of the strategy         |      |                                                                                                                                         |
|-----------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                        | Met? | Comments                                                                                                                                |
| Contributes to meeting housing requirement                      | 2    | The site could accommodate a reasonable quantum of residential dwellings alongside any community uses that may require retention.       |
| Meets specific needs                                            | 1    | None identified.                                                                                                                        |
| Opportunities for higher density development, where appropriate | 2    | The current buildings on this side of Knowle Green are fairly low density but higher density could be accommodated, especially if other |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                               |
|-----------------------------------------------------------------------------------------------------------------------------|------|---------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                      |
|                                                                                                                             |      | nearby sites are developed comprehensively.                   |
| Opportunities for infrastructure provision                                                                                  | 1    | Already contributing to community infrastructure.             |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.       |
| Opportunities for mixed use development                                                                                     | 3    | Likely to include a mix of residential and community uses.    |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 2    | Opportunities to enhance the quality of community facilities. |
| Additional factors                                                                                                          |      |                                                               |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                  |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                         |
| 2                      | The site is brownfield and located within the urban area in a sustainable location close to transport facilities, in line with the preferred strategy. The site could accommodate mixed use by combining residential with community uses, especially if combined with other nearby sites within public ownership |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                          |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk                                                                                                                                                                                                               | 1/2   | <ul style="list-style-type: none"> <li>A small part of the site is within Flood Zone 3b (existing car park).</li> <li>Remainder of site is mainly within FZ3a.</li> <li>Also at risk from ground and surface water flooding.</li> <li>Would require careful consideration of an appropriate layout and mitigation measures.</li> <li>A dry means of escape would be required.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                             |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                                                                                                                                                                                                                                          |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified</li> </ul>                                                                                                                                                                                                                                                                                                              |
| Land and water contamination                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No formal recorded uses for this land that could give rise to contamination. In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> </ul>                                                                                                                      |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3 | <ul style="list-style-type: none"> <li>Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Heritage Assets                                                                                                                                                                                                          | 3 | <ul style="list-style-type: none"> <li>None identified</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Landscape Character and Townscape                                                                                                                                                                                        | 3 | <ul style="list-style-type: none"> <li>No landscape character issues identified.</li> <li>The surrounding area is a mix of community uses and residential development.</li> <li>The site lies within a wider estate of similar uses in a similar style, which suggests it was built as one cohesive estate. It is relatively low density and does not make particularly efficient use of land within walking distance of a major town centre. Together with other nearby sites within the same public ownership that have been put forward as available for development, there are significant opportunities to maximise the efficiency of the whole estate, providing a higher density mix of community and residential buildings. This could be within mixed use buildings that have community facilities to the ground floor and residential above or separate buildings for different uses. The appearance of the existing development is unassuming but somewhat dated so a high quality, cohesive design could enhance the character of the area.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |                                  |                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Use Open Space Assessment</li> </ul>                    |                                  |                                                                                                                                                                           |
| Decision aiding questions                                                                      | Response                         | Commentary                                                                                                                                                                |
| Does the site perform a recreation role?                                                       | No                               | A small, grassed area of open land to the north of the existing building. Offers visual amenity for the setting of the wider estate but not serving a recreation purpose. |
| What is the nature and quality of its role?                                                    | Setting for community facilities |                                                                                                                                                                           |
| Is the site publicly accessible?                                                               | Yes                              |                                                                                                                                                                           |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No                               |                                                                                                                                                                           |
| Overall open space score                                                                       |                                  | Qualitative Assessment/ Commentary                                                                                                                                        |
|                                                                                                |                                  | 2<br>Minor loss if developed                                                                                                                                              |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                   |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                        |
| Distance to primary school                                                                                                                                                                                                                             | 3     | Riverbridge Primary School                                                                                                                                                                                                                                        |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Matthew Arnold Secondary School                                                                                                                                                                                                                                   |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 3     | Staines Health Centre                                                                                                                                                                                                                                             |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | The Broadway parade of local shops                                                                                                                                                                                                                                |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Walking distance to Staines town centre and within easy reach of Heathrow Airport                                                                                                                                                                                 |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Bus stop on Kingston Road serving a variety of routes (Staines town centre, Sunbury, Hounslow, Walton, Kingston etc.)                                                                                                                                             |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | 10 mins walk to Staines Railway Station.                                                                                                                                                                                                                          |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services within the preferred maximum walking distance, close to a major town centre.                                                                                                                |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Staines and the wider area would benefit from southern rail access to Heathrow Airport                                                                                                                                                                            |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Especially if the site were developed comprehensively, consideration could be given to a bus stop on Knowle Green, which could enhance the attractiveness of using public transport. There could also be a quicker pedestrian route created to the train station. |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site scores well at Stage 2 – the site is in a highly sustainable location close to a large town centre, with local services all within easy walking distance. The significant constraint is the flood risk, which could be managed and mitigated through suitable design and layout but a residential scheme would introduce a more vulnerable use to this part of the site. A flood risk assessment would be required to demonstrate that risks can be overcome. Potential yield of units is further limited by the need to re-provide community uses. The site contributes moderately to the spatial strategy as it could accommodate mixed community/residential development at a higher density on a brownfield, sustainable site. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
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| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| The site performs well against the housing, land quality, transport and economic objectives. Neutral impacts are identified for health, biodiversity, heritage, open space, noise/air quality and emissions objectives. The site performs negatively against flood risk, which would require mitigation, and water consumption.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| The site is located within the urban area in a highly sustainable location in close proximity to local services and public transport. The site is considered suitable for redevelopment and could accommodate higher density development. This would be contingent on retaining community facilities where required. The site is owned by Surrey County Council, which will be undertaking a review of services and there could be potential to rationalise its wider estate. The day centre nearby has also been put forward for consideration (ST1/030) and the open land behind the site (but <u>not</u> within Staines Park) is owned by Spelthorne Council. There is an opportunity to consider comprehensive redevelopment of the whole estate, potentially with the health centre as well, to deliver a high quality mix of community and residential development to modern standards and making efficient use of the land. This would be subject to the flood risk being capable of mitigation. |  |
| Take forward for further consideration. The site is suitable for development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |

|                                           |                                                                                                                                                                                                                        |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                                        |
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                                    |
| Has the owner been contacted?             | Yes (for SLAA)                                                                                                                                                                                                         |
| Consideration of development phasing      | Could be considered if wider estate were included for comprehensive development                                                                                                                                        |
| Comments                                  | Landowner confirmed it can be included for consideration in the 1-5 year period for the SLAA. Surrey County Council is likely to review its services, which will inform uses that would still need to be accommodated. |
| Viability comments                        | Re-provision of community facilities to the ground floor or in a separate building could affect viability but unlikely to render the scheme unviable.                                                                  |

|                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                       |
| Site size (ha)                                                                                                                                                                         | 0.47                                                                                                                                                                                                                                                                                                                  |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                 | Mixed residential/community use                                                                                                                                                                                                                                                                                       |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> </ul> | Site could accommodate a good sized building with residential flats above a ground floor use. Any development should first explore whether there is an appetite for the health centre site to be included, together with land to the rear ( <u>not</u> within Staines Park) and the Fairways day centre. On this site |

| Stage 4c – Site Capacity                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | <p>alone, a yield of appx 30 units could be achieved, including retention of community uses where required. This would equate to a density of around 60 dph, which is considered reasonable for the proximity to a town centre, subject to a high standard of design. Development potential likely to be constrained in terms of layout and mitigation requirements as a result of flood risk.</p> |

### ST1/030 Fairways Day Centre, Knowle Green, Staines

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 04/04/19                                                                                                                                                                                                                                                                                                                                                  |
| Proforma last updated                  | 04/04/19                                                                                                                                                                                                                                                                                                                                                  |
| Site ID                                | ST1/030                                                                                                                                                                                                                                                                                                                                                   |
| Site name/ address                     | Fairways Day Centre, Knowle Green, Staines, TW18 1AJ                                                                                                                                                                                                                                                                                                      |
| Site area (ha)                         | 0.63                                                                                                                                                                                                                                                                                                                                                      |
| Site description & context             | The site is located along Knowle Green. A one-two storey day centre currently occupies the site. The area is largely occupied by community uses, with Spelthorne BC council offices and Spelthorne leisure centre opposite. A primary school is located to the south of the site, with residential dwellings largely to the west of two or three storeys. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                        |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                       |
| Site source                            | Publicly owned                                                                                                                                                                                                                                                                                                                                            |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                                                                                     |
|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                                                                                 |
| Is the site located or largely located within flood zone 3b?                            | Parts of the site within FZ3b but still leaves a reasonably sized developable area. |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                                                                                  |
| Is the site an SNCI?                                                                    | No                                                                                  |
| Is the site located within ancient woodland*?                                           | No                                                                                  |
| Is the site located within a public safety zone?                                        | No                                                                                  |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                                                                                  |
| Comments                                                                                | No absolute constraints.                                                            |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                              |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                          |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site within a mixed use development, although retaining community uses would reduce the quantum of residential units that could be provided.                                                                  |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. Near to Staines Park and opposite Spelthorne Leisure Centre for local recreation facilities.                                   |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | -     | Although the site is already developed with impermeable hardstanding, it is also at high risk of flooding and developing the site for residential would introduce a more vulnerable use. Mitigation and a suitable layout would be required. |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is in an urban location so could achieve a high density.                                                                        |
| 5. To reduce air and noise pollution                                                                                                                      | 0     | No specific noise or air quality impacts identified Car movements could increase but this is a sustainable site in close proximity to public transport.                                                                                      |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                  |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                              |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                                                                                                                                                          |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                                                                                                                  |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Staines and nearby bus routes, plus walking distance to train station.                                                                                                                                                                                                                                                                           |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing or comprehensive development construction.                                                                                                                                                                                                                                                                                                              |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The current use would already have an impact on resources, emissions and carbon use and redevelopment is unlikely to significantly increase resource use. Impacts could potentially be mitigated through sustainable construction, especially as the existing building is fairly old and not likely to be particularly energy efficient. The site could potentially incorporate renewable and low carbon energy. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Introduction of a residential use would likely result in additional water consumption.                                                                                                                                                                                                                                                                                                                           |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>  |      |                                                                                                                                                                                     |
|-----------------------------------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                        | Met? | Comments                                                                                                                                                                            |
| Contributes to meeting housing requirement                      | 2    | The site could accommodate a reasonable quantum of residential dwellings alongside any community uses that may require retention.                                                   |
| Meets specific needs                                            | 1    | None identified.                                                                                                                                                                    |
| Opportunities for higher density development, where appropriate | 2    | The current buildings on this side of Knowle Green are fairly low density but higher density could be accommodated, especially if other nearby sites are developed comprehensively. |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                               |
|-----------------------------------------------------------------------------------------------------------------------------|------|---------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                      |
| Opportunities for infrastructure provision                                                                                  | 1    | Already contributing to community infrastructure.             |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.       |
| Opportunities for mixed use development                                                                                     | 3    | Likely to include a mix of residential and community uses.    |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 2    | Opportunities to enhance the quality of community facilities. |
| Additional factors                                                                                                          |      |                                                               |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                    |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                           |
| 2                      | The site is brownfield and located within the urban area, in a sustainable location close to transport facilities, in line with the preferred strategy. The site could accommodate mixed use by combining residential with community uses, especially if combined with other nearby sites within public ownership. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Flood Risk                                                                                                                                                                                                               | 1/2   | <ul style="list-style-type: none"> <li>Part of the site (less than half) is within Flood Zone 3b.</li> <li>Remainder of site is within FZ3a.</li> <li>Also at risk from ground and surface water flooding.</li> <li>Would require careful consideration of an appropriate layout and mitigation measures.</li> <li>A flood risk assessment is required to demonstrate safe access/egress.</li> <li>Should be noted that permission has been refused previously on flood risk grounds but this was in 2006.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Land and water contamination                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No formal recorded uses for this land that could give rise to contamination. In accordance with NPPF would require site</li> </ul>                                                                                                                                                                                                                                                                                                                                             |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                                          |       | investigation for redevelopment to ensure that the site is suitable for the proposed use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>None identified</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Landscape Character and Townscape                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>No landscape character issues identified.</li> <li>The surrounding area is a mix of community uses and residential development.</li> <li>The site lies within a wider estate of similar uses in a similar style, which suggests it was built as one cohesive estate. It is relatively low density and does not make particularly efficient use of land within walking distance of a major town centre. Together with other nearby sites within the same public ownership that have been put forward as available for development, there are significant opportunities to maximise the efficiency of the whole estate, providing a higher density mix of community and residential buildings. This could be within mixed use buildings that have community facilities to the ground floor and residential above or separate buildings for different uses. The appearance of the existing development is unassuming but somewhat dated so a high quality, cohesive design could enhance the character of the area.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |          |                                                                 |
|------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |          |                                                                 |
| Decision aiding questions                                                                      | Response | Commentary                                                      |
| Does the site perform a recreation role?                                                       | No       | The site does not perform an open space or recreation function. |
| What is the nature and quality of its role?                                                    | N/A      |                                                                 |
| Is the site publicly accessible?                                                               | N/A      |                                                                 |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No       |                                                                 |
| Overall open space score                                                                       |          | Qualitative Assessment/ Commentary                              |
|                                                                                                |          | 3<br>No loss of open space or recreation land.                  |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                   |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                        |
| Distance to primary school                                                                                                                                                                                                                             | 3     | Riverbridge Primary School.                                                                                                                                                                                                                                       |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Matthew Arnold Secondary School.                                                                                                                                                                                                                                  |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 3     | Staines Health Centre.                                                                                                                                                                                                                                            |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | The Broadway parade of local shops.                                                                                                                                                                                                                               |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Walking distance to Staines town centre and within easy reach of Heathrow Airport.                                                                                                                                                                                |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Bus stop on Kingston Road serving a variety of routes (Staines town centre, Sunbury, Hounslow, Walton, Kingston etc.).                                                                                                                                            |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | 10 mins walk to Staines Railway Station.                                                                                                                                                                                                                          |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services within the preferred maximum walking distance, close to a major town centre.                                                                                                                |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | Staines and the wider area would benefit from southern rail access to Heathrow Airport                                                                                                                                                                            |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Especially if the site were developed comprehensively, consideration could be given to a bus stop on Knowle Green, which could enhance the attractiveness of using public transport. There could also be a quicker pedestrian route created to the train station. |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site scores well at Stage 2 – the site is in a highly sustainable location close to a large town centre, with local services all within easy walking distance. The significant constraint is the flood risk, which could be managed and mitigated through suitable design and layout but a residential scheme would introduce a more vulnerable use to this part of the site. A flood risk assessment would be required to demonstrate safe access/egress. Potential yield of units if further limited by the need to re-provide community uses. The site contributes moderately to the spatial strategy as it could accommodate mixed community/residential development at a higher density on a brownfield, sustainable site. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| SA Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
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| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| (note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| The site performs well against the housing, land quality, transport and economic objectives. Neutral impacts are identified for health, biodiversity, heritage, open space, noise/air quality and emissions objectives. The site performs negatively against flood risk, which would require mitigation, and water consumption.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <p>The site is located within the urban area in a highly sustainable location in close proximity to local services and public transport. The site is considered suitable for redevelopment and could accommodate higher density development. This would be contingent on retaining community facilities where required. The site is owned by Surrey County Council, which will be undertaking a review of services and there could be potential to rationalise its wider estate. SCC has stated that this building is reaching the end of its lifetime and will need to replace it in due course. The SCC buildings on Burges Way have also been put forward for consideration (ST1/029) and the open land behind that site (but <u>not</u> within Staines Park) is owned by Spelthorne Council. There is an opportunity to consider comprehensive redevelopment of the whole estate, potentially with the health centre as well, to deliver a high quality mix of community and residential development to modern standards and making efficient use of the land. This would be subject to the flood risk being capable of mitigation and it is noted that planning permission has previously been refused on this site for a residential/community redevelopment. However, a wider comprehensive development of this estate would provide greater opportunities to lay out a site with the more vulnerable uses in areas of less flood risk.</p> <p>Take forward for further consideration. The site is suitable for development.</p> |  |

|                                           |                                                                                                                                                                                                                        |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                                        |
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                                    |
| Has the owner been contacted?             | Yes (for SLAA)                                                                                                                                                                                                         |
| Consideration of development phasing      | Could be considered if wider estate were included for comprehensive development                                                                                                                                        |
| Comments                                  | Landowner confirmed it can be included for consideration in the 1-5 year period for the SLAA. Surrey County Council is likely to review its services, which will inform uses that would still need to be accommodated. |
| Viability comments                        | Re-provision of community facilities to the ground floor could affect viability but unlikely to render the scheme unviable.                                                                                            |

| Stage 4c – Site Capacity                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 0.63                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Mixed residential/community use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | Site could accommodate a sizeable building or multiple buildings, with residential flats above other ground floor uses. Any development should first explore whether there is an appetite for the health centre site to be included, together with land to the rear ( <u>not</u> within Staines Park) and the SCC day centre. On this site alone, a yield of appx 30 units could be achieved, including retention of community uses where required. This would equate to a density of 47 dph, which is considered reasonable for the proximity to a town centre, subject to a high standard of design. Development potential is constrained in terms of layout and mitigation requirements as a result of flood risk. |

### ST1/031 Thameside Arts Centre, Wyatt Road, Staines

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 11/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Proforma last updated                  | 11/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site ID                                | ST1/031                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Site name/ address                     | Thameside Arts Centre, Wyatt Road, Staines, TW18 2AY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site area (ha)                         | 0.25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site description & context             | <p>The site is occupied by Thameside Centre which currently operates as a training centre and hot-desking space. A car park and cadets building also occupy the site. The building is late Victorian, dating from 1896, and ranges from 1 to 3 storeys equivalent in height. The building is locally listed.</p> <p>The predominant use in the wider area is largely residential, with both flats and family dwelling houses present. A disused tinworks site is present to the south along Langley Road with community uses to the east.</p> |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Site source                            | Publicly owned                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                            |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site. Redevelopment is however dependent upon the re-provision of community services by Surrey County Council at an alternative location.                                                                                                                                                                       |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. Staines Park is within a 10 minute walk which could positively impact well-being. In order to avoid the loss of the existing community use, Surrey CC will need to relocate the existing use.                                    |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | -     | The majority of the site is within flood zone 3a with a small area to the south west within flood zone 2. A flood risk assessment is therefore required and a dry means of escape would need to be demonstrated. The site is within an area whereby 25-75% is susceptible to groundwater flooding. Low level surface water flood risk on site. |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The majority of the site is occupied by previously developed land therefore would avoid developing greenfield land. Part is however occupied by a small grassed area. The site is in an urban location so could achieve a high density.                                                                                                        |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                              |
| 5. To reduce air and noise pollution                                                                                                                                                      | 0     | No specific noise or air quality impacts identified. Car movements could increase but this is a sustainable site in close proximity to public transport.                                                                                                                                                                                                                                                         |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                                                                                                                                                      |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | -     | The building is locally listed therefore redevelopment could potentially harm the asset or its setting. If redeveloped, the current building could be converted to avoid the loss of the heritage asset of local importance.                                                                                                                                                                                     |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                                                                                                                  |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Staines and nearby bus routes, plus walking distance to the train station.                                                                                                                                                                                                                                                                       |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing construction.                                                                                                                                                                                                                                                                                                                                           |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The current use would already have an impact on resources, emissions and carbon use and redevelopment is unlikely to significantly increase resource use. Impacts could potentially be mitigated through sustainable construction, especially as the existing building is fairly old and not likely to be particularly energy efficient. The site could potentially incorporate renewable and low carbon energy. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Introduction of a residential use would likely result in additional water consumption.                                                                                                                                                                                                                                                                                                                           |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                |
| Contributes to meeting housing requirement                                                                                  | 2    | The site could accommodate a reasonable quantum of residential dwellings.                                               |
| Meets specific needs                                                                                                        | 1    | None identified.                                                                                                        |
| Opportunities for higher density development, where appropriate                                                             | 2    | Flats in the wider area vary in density from 50 to 115 dph. The site may therefore be able to accommodate high density. |
| Opportunities for infrastructure provision                                                                                  | 1    | Site likely to be too small.                                                                                            |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                 |
| Opportunities for mixed use development                                                                                     | 1    | Site likely to be too small.                                                                                            |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified.                                                                                                        |
| Additional factors                                                                                                          |      |                                                                                                                         |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2                      | The site is brownfield and located within the urban area, in a sustainable location close to transport facilities, in line with the preferred strategy. The surrounding residential character is mixed with dwelling houses and flats present. As such, high density flatted development is likely to be appropriate. The site is likely to be too small to be able to accommodate mixed use or infrastructure. Development would be dependent upon the Surrey County Council service review and the potential relocation of the current community uses on site. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                 |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                      |
| Flood Risk                                                                                                                                                                                                               | 1/2   | <ul style="list-style-type: none"> <li>The majority of the site is within flood zone 3a with a small area to the south west within flood zone 2.</li> <li>Much of the surrounding area is within flood zone 3a therefore a dry means of escape and an appropriate flood evacuation plan is required.</li> </ul> |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                                                                                                                                                          |       | <ul style="list-style-type: none"> <li>The site is within an area whereby 25-75% is susceptible to groundwater flooding. Low level surface water flood risk on site.</li> <li>Flood risk assessment required to determine if constraints can be overcome.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                             |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Land and water contamination                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No formal recorded uses for this land that could give rise to contamination. In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                              |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Heritage Assets                                                                                                                                                                                                          | 2     | <ul style="list-style-type: none"> <li>Thameside Youth Arts Centre on site is locally listed.</li> <li>Redevelopment of the site may result in the loss of the building therefore consideration needs to be given to the value of the locally listed asset. Conversion would however maintain the listed building and there may be an opportunity to enhance it. The NPPF states that heritage assets should be conserved in a manner appropriate to their significance. The building is not included on the statutory listed building register therefore it may be considered of less historic significance, however it is likely to hold some local historic value.</li> </ul> |
| Landscape Character and Townscape                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>No landscape character issues identified.</li> <li>The surrounding area is predominantly residential in character. The wider townscape is not considered to be of a particularly sensitive character.</li> <li>Nearby residential use is mixed with family housing approximately 40 dph and flats of a higher density, up to 115 dph. As such, the site could potentially accommodate a similar style of development to remain in keeping with the wider character. The current building on site varies in height from 1 to 3 storeys with a single storey hall to the rear. The site could</li> </ul>                                    |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint | Score | Commentary                                                                                                                                                                                                                                                                                        |
|------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            |       | <p>potentially be converted to residential use at a similar scale to that present on site.</p> <ul style="list-style-type: none"> <li>• The wider townscape is considered to be of limited sensitivity and high quality design would help to minimise any potentially adverse impacts.</li> </ul> |

**Stage 2c – Open Space and Recreation Value**

- Based on Open Space Assessment

| Decision aiding questions                                                                      | Response             | Commentary                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the site perform a recreation role?                                                       | No                   | The site is occupied by an arts centre so offers no open space value. The youth centre present could be perceived as holding recreation value given the leisure associations.                                                                                                       |
| What is the nature and quality of its role?                                                    | Community facilities |                                                                                                                                                                                                                                                                                     |
| Is the site publicly accessible?                                                               | Yes                  |                                                                                                                                                                                                                                                                                     |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No                   |                                                                                                                                                                                                                                                                                     |
| Overall open space score                                                                       |                      | Qualitative Assessment/ Commentary                                                                                                                                                                                                                                                  |
|                                                                                                | 2                    | The site is occupied by an arts centre which could be considered to play a recreation role given the potential leisure associations with this use. Redevelopment is however dependent upon the Surrey County Council service review and the current use would require re-provision. |

**Stage 2d – Sustainable Location**

- Note where there may be exceptions to broad principles
- Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity

| Criteria                                           | Score | Commentary                              |
|----------------------------------------------------|-------|-----------------------------------------|
| Distance to primary school                         | 3     | Riverbridge Primary School              |
| Distance to secondary school                       | 2     | The Matthew Arnold Secondary School     |
| Distance to health centre or GP surgery            | 3     | Staines Health Centre                   |
| Distance to local convenience retail               | 3     | The Broadway parade of local shops      |
| Distance to major centres or centres of employment | 3     | Walking distance to Staines town centre |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |   |                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |   |                                                                                                                                             |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3 | Edgell Road bus stop                                                                                                                        |
| Distance to train station with good service                                                                                                                                                                                                            | 3 | Staines Railway Station                                                                                                                     |
| Qualitative Assessment                                                                                                                                                                                                                                 |   | The site is considered to be well connected with most services within the preferred maximum walking distance, close to a major town centre. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |   | Staines and the wider area would benefit from southern rail access to Heathrow Airport                                                      |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |   | None identified.                                                                                                                            |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Site scores well at Stage 2 as is in a highly sustainable location close to a large town centre, with local services all within easy walking distance. The site is subject to flood risk therefore a flood risk assessment is required to determine if safe access/egress can be demonstrated. Redevelopment of the site is subject to a service review by Surrey County Council which will determine if the site is required or could be released. The site contributes moderately to the spatial strategy as it could accommodate residential development at a reasonably high density on a brownfield, sustainable site.        |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| The site scores positively against housing, health, land quality, transport and employment objectives as it is sustainably located within an area of predominantly residential character and close to local services. The site scores negatively against flooding objectives as is mostly within flood zone 3a, as is the surrounding area. As such a dry means of escape is required if it is to be redeveloped for residential use. The site is also a locally listed building so negative impacts are expected on heritage objectives. Impacts may be lessened by sensitive design and the conversion of the existing building. |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| The site is located within the urban area in a highly sustainable location in close proximity to local services and public transport. The site is considered suitable for redevelopment and could accommodate higher density flatted development similar to that in the surrounding area. This would however be subject to a flood risk assessment and the ability to demonstrate a dry means of escape. The site is owned by Surrey County Council, who will be undertaking a review of services. This will inform the future of the site and whether residential development could be                                            |

|                                                                                                                                                                    |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Stage 4</b>                                                                                                                                                     |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                     |  |
| pursued. An alternative site for the current use will need to be identified prior to the release of the site.                                                      |  |
| Take forward for further consideration. The site is suitable for development, subject to the demonstration of safe access/egress and the Surrey CC service review. |  |

|                                           |                                                                                                                                                                                                                                                       |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                                                                       |
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                                                                   |
| Has the owner been contacted?             | Yes – meeting in 2018 for SLAA however further discussions required.                                                                                                                                                                                  |
| Consideration of development phasing      | Unlikely to be required given the size of the site.                                                                                                                                                                                                   |
| Comments                                  | Landowner confirmed it can be included for consideration in the 11-15 year period for the SLAA as the site is currently well used. Surrey County Council will review its services, which will inform when the site could be released for development. |
| Viability comments                        | Re-provision of community facilities to a new building could affect viability as would any potential flood risk mitigation measures but unlikely to render the scheme unviable.                                                                       |

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site size (ha)                                                                                                                                                                                                                                        | 0.25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | The site could potentially accommodate residential use if an alternative site could be identified for the current arts centre.                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | The site could accommodate residential development. In order to protect the locally listed building on site this could potentially be converted however further consideration must be given to the value of the locally listed asset. Given the densities of surrounding developments which range from 50 to 115 dph for flats, the site may be able to accommodate approximately 19 units if 75 dph was pursued. This is in order to maximise the efficient use of land and to capitalize on the sustainability of the location, in line with the preferred strategy. |

### ST1/037 Thameside House, South Street, Staines

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 12/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Proforma last updated                  | 12/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Site ID                                | ST1/037                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Site name/ address                     | Thameside House, South Street, Staines, TW18 4PR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site area (ha)                         | 0.24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site description & context             | The site is occupied by a large four storey building which has previously been in use as an office. The building occupies a prominent corner plot on entering Staines town centre. To the east of the site is a large car park and synagogue, to the west is the Thames Lodge hotel and to the south is the railway line with residential development beyond this. To the north of the site lies Staines town centre. The site is no longer occupied as an office block and currently has 'live-in guardians' residing within the building. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site source                            | Publicly owned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                  |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                              |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site at a high density to make a significant contribution to housing needs.                                                                                                                                                                       |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Well-located site within Staines Town Centre, close to local services. This is likely to encourage healthy lifestyles Close to Thames Path, Staines Park and Spelthorne Leisure Centre. Proximity to main road and rail line could have impact however these could be mitigated. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | -     | Although the site is already developed with impermeable hardstanding its previous use was as an office building therefore conversion into housing would bring in a more vulnerable use. Suitable mitigation and design required.                                                 |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | ++    | The site is occupied by previously developed land therefore would avoid developing greenfield land. The site is in an urban location so could achieve a high density. No contamination identified.                                                                               |
| 5. To reduce air and noise pollution                                                                                                                      | -     | Site is located close to main road through Staines Town centre and next to railway bridge. Both of these will impact on future occupiers. Mitigation would need to be                                                                                                            |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                           |       | included within the design and construction.                                                                                                                                                                                                                                        |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                         |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                             |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                     |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | ++    | The site is located close to the train station and bus station and Staines Town Centre is within a short walking distance. The location allows for people to not have to rely on using cars and there is scope for encouraging a modal shift to more sustainable forms of transport |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | 0     | The site is an office building however it would appear that this is not occupied as such. Whilst the loss of the building would reduce office stock within the town centre, there would be no direct impact on employment as current. Short term construction benefits.             |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The current use does have an impact on resources, emissions and carbon use and re-development for housing would likely increase this. Impacts could potentially be mitigated through sustainable construction. The existing building is large and likely to be fairly inefficient.  |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Introduction of a residential use would likely result in additional water consumption.                                                                                                                                                                                              |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                                       |
| Contributes to meeting housing requirement                                                                                  | 3    | The site could accommodate higher density development.                                                                                                                         |
| Meets specific needs                                                                                                        | 2    | As the site is publicly owned, seeking to meet specific needs should be sought however if flatted development would limit this.                                                |
| Opportunities for higher density development, where appropriate                                                             | 2    | The existing building is 4 storey and, given the location and similar developments in Staines, high densities could be achieved taking into account proximity to railway line. |
| Opportunities for infrastructure provision                                                                                  | 1    | Limited due to the size of the site.                                                                                                                                           |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                                                        |
| Opportunities for mixed use development                                                                                     | 1    | Likely to provide for housing only.                                                                                                                                            |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | Limited opportunities due to size of the site.                                                                                                                                 |
| Additional factors                                                                                                          |      |                                                                                                                                                                                |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                               |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                      |
| 2                      | The site is brownfield and located within Staines Town centre, in a sustainable location close to transport facilities and is in line with the preferred strategy. The site could accommodate high densities and this is likely to be in the form of flatted developments thereby limited the ability to meet specific needs. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                       |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                            |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is within Flood Zone 3a</li> <li>Also at risk from ground and surface water flooding</li> <li>Would require appropriate layout and suitable mitigation features</li> <li>Flood risk assessment required to demonstrate safe access/egress.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                          |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                                                                                                                                                       |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                                   |
|-----------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agricultural Land Classification  | 3     | • No constraints identified.                                                                                                                                                                                                                                 |
| Land and water contamination      | 3     | • No previous contamination uses.<br>• Further site investigations required.                                                                                                                                                                                 |
| Heathrow Noise Contours           | 3     | • Site outside of 66 Leq noise contour.                                                                                                                                                                                                                      |
| Heritage Assets                   | 3     | • None identified.                                                                                                                                                                                                                                           |
| Landscape Character and Townscape | 3     | • No landscape character issues identified.<br>• The surrounding area is a heavily built up with a rail line to the south of the site.<br>• Redevelopment of the site would not impact on views to the River Thames and there is limited visual sensitivity. |

**Stage 2c – Open Space and Recreation Value**

- Based on Open Space Assessment

| Decision aiding questions                                                                      | Response | Commentary                                                                                                  |
|------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------|
| Does the site perform a recreation role?                                                       | No       | No loss of open space or recreation land.                                                                   |
| What is the nature and quality of its role?                                                    | N/A      |                                                                                                             |
| Is the site publicly accessible?                                                               | N/A      |                                                                                                             |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No       |                                                                                                             |
| Overall open space score                                                                       |          | Qualitative Assessment/ Commentary                                                                          |
|                                                                                                |          | 3<br>The site does not perform a recreation or open space role therefore would not negatively impact stock. |

**Stage 2d – Sustainable Location**

- Note where there may be exceptions to broad principles
- Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity

| Criteria                                | Score | Commentary                    |
|-----------------------------------------|-------|-------------------------------|
| Distance to primary school              | 2     | Riverbridge Primary School.   |
| Distance to secondary school            | 2     | Magna Carta Secondary School. |
| Distance to health centre or GP surgery | 2     | Staines Health Centre.        |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                            |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                 |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Staines high street.                                                                                                                       |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | 4 mins walk into Staines town centre; close to rail station providing links to other centres                                               |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Staines bus station providing good services to Kingston, Hounslow and other centres.                                                       |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | 9 mins walk to Staines Railway Station.                                                                                                    |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with a number of services within the preferred maximum walking distance within a major centre. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | None identified.                                                                                                                           |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Potential rail connection between Staines and Heathrow could enhance connectivity.                                                         |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>Site scores well at Stage 2 – the site is in a highly sustainable location within a main town centre, with local services all within comfortable walking distance. The significant constraint is flood risk, which could be managed and mitigated through suitable design and layout but a residential scheme would introduce a more vulnerable use to the site. A flood risk assessment is required to demonstrate safe access/egress.</p> <p>The site contributes strongly to the spatial strategy as it could accommodate development at a higher density on a brownfield site in a highly sustainable location.</p> |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| The site performs well against the housing, land quality, transport and health objectives. Neutral impacts are identified for biodiversity, heritage, open space, and emissions objectives. The site performs negatively against water consumption, flood risk and noise/air quality due to its location.                                                                                                                                                                                                                                                                                                                  |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| The site is located within Staines town centre and therefore is in a highly sustainable location in close proximity to local services and public transport options. The site is considered suitable for redevelopment and could accommodate high densities. The site is currently occupied by an office block is no longer appear to be in use. Loss of the building would impact on the amount of office stock within the                                                                                                                                                                                                 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>town centre however would not appear to have a direct impact on current employment. It may however have a longer term impact on economic growth with Staines. Re-development would therefore bring a current empty building into a more productive use and would help to make a more efficient use of the land. Residential development would be a more vulnerable risk to flooding and as such, appropriate mitigation should be utilised to demonstrate that the site is suitable for development.</p> <p>Take forward for further consideration. The site is suitable for development.</p> |

|                                           |                                                |
|-------------------------------------------|------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                |
| Has the site been confirmed as available? | Yes                                            |
| Has the owner been contacted?             | Yes – available in years 1-5                   |
| Consideration of development phasing      |                                                |
| Comments                                  | Landowner has confirmed the site is available. |
| Viability comments                        |                                                |

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site size (ha)                                                                                                                                                                                                                                        | 0.24                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Residential use.                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | The site has scope for a high density residential flatted development. There are similar such schemes being undertaken in the town centre. Higher densities are encourage within the town centre due to its location in terms of accessing public transport and local services therefore the site should be maximised at the higher end of the density scale >100 dph. The site could potentially accommodate approximately 120 units. |

## ST2/006 Builders Yard, Gresham Road, Staines

| Site Information                       |                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 11/04/19                                                                                                                                                                                                                                                                                                                                    |
| Proforma last updated                  | 11/04/19                                                                                                                                                                                                                                                                                                                                    |
| Site ID                                | ST2/006                                                                                                                                                                                                                                                                                                                                     |
| Site name/ address                     | Builders Yard, Gresham Road, Staines, TW18 2BE                                                                                                                                                                                                                                                                                              |
| Site area (ha)                         | 1.37                                                                                                                                                                                                                                                                                                                                        |
| Site description & context             | The site houses an existing builder's yard, with a large warehouse fronting onto Gresham Road. The site has a small amount of residential development to the south, mixed with commercial units. The train line bounds the northern and western boundaries with some residential properties and a large church to the east on Gresham Road. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                          |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                         |
| Site source                            | Site allocation in the current Core Strategy 2009 - review                                                                                                                                                                                                                                                                                  |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                       |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                   |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | ++    | Potential housing provision on site. The site is large and could provide for a range of housing to meet needs. The site is brownfield land within the urban area.                                                                                                                                                                     |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | Well-located site within urban area, close to local services. This is likely to encourage healthy lifestyles. Staines Park is within a 10 minute walk which could positively impact well-being. The site does adjoin the rail line and so noise issues would be prevalent for future occupiers. Suitable mitigation could limit this. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | The site is within flood zone 2 and requires a flood risk assessment. There is already hardstanding on the site and this could be replaced with more permeable surfaces.                                                                                                                                                              |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The majority of the site is occupied by previously developed land therefore would avoid developing greenfield land. The site is in an urban location so could achieve a high density. There is likely to be contamination which could be remediated.                                                                                  |
| 5. To reduce air and noise pollution                                                                                                                      | -     | The proximity to the rail line means that there would be noise and air pollution impacts. The existing use generates noise and vehicle movements however such                                                                                                                                                                         |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                             |
|                                                                                                                                                                                           |       | movements may increase as a result of re-development.                                                                                                                                                                                                                                                           |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No positive or negative impacts identified on biodiversity.                                                                                                                                                                                                                                                     |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No positive or negative impacts identified on the historic environment.                                                                                                                                                                                                                                         |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                 |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is located within close proximity to local services in Staines and nearby bus routes, plus walking distance to the train station.                                                                                                                                                                      |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | -     | The site has existing employment and may contribute to economic growth and employment off site. The loss of this would be significant especially as planning permission has been granted at the other Jewson site in Moor Lane. This would significantly reduce the company's presence in the Borough.          |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | The current use would already have an impact on resources, emissions and carbon use and redevelopment is unlikely to significantly increase resource use. Impacts could potentially be mitigated through sustainable construction. The site has a number of heavy goods vehicles moving in and out of the site. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Introduction of a residential use would likely result in additional water consumption.                                                                                                                                                                                                                          |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                            |
| Contributes to meeting housing requirement                                                                                  | 3    | The site could accommodate a significant number of residential dwellings.                                                                                           |
| Meets specific needs                                                                                                        | 2    | The site could include dwellings to meet specific needs although none have been identified.                                                                         |
| Opportunities for higher density development, where appropriate                                                             | 3    | Flats in the wider area vary in density from 50 to 115 dph. The site may therefore be able to accommodate high density, particularly with its sustainable location. |
| Opportunities for infrastructure provision                                                                                  | 1    | Limited due to size and layout.                                                                                                                                     |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                                             |
| Opportunities for mixed use development                                                                                     | 1    | Housing needs likely to trump mixed uses on the site.                                                                                                               |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 2    | Limited - potential for the inclusion of small scale open space.                                                                                                    |
| Additional factors                                                                                                          |      |                                                                                                                                                                     |

| Spatial Strategy Score |                                                                                                                                                                                                                                                 |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                        |
| 2                      | The site is brownfield and located within the urban area in a sustainable location close to transport facilities, in line with the preferred strategy. The surrounding character is mixed with some residential, commercial units and a church. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                              |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is within flood zone 2.</li> <li>The site is within an area where 75% on the western half of the site is susceptible to groundwater flooding and the eastern half of the site is between 25% &amp; 50%. Low level surface water flood risk on site.</li> <li>A flood risk assessment is required.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                 |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity role on site.</li> </ul>                                                                                                                                                                                                                                                                              |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                 |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land and water contamination      | 2     | <ul style="list-style-type: none"> <li>• Historic uses on site could mean the site is contaminated.</li> <li>• Further site investigations required and likely need for remediation.</li> </ul>                                                                                                                                              |
| Heathrow Noise Contours           | 3     | <ul style="list-style-type: none"> <li>• Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                    |
| Heritage Assets                   | 3     | <ul style="list-style-type: none"> <li>• No constraints identified.</li> </ul>                                                                                                                                                                                                                                                               |
| Landscape Character and Townscape | 3     | <ul style="list-style-type: none"> <li>• The site is located within the urban area with limited impact on landscape character expected.</li> <li>• The wider area is predominantly residential in character and is not considered to be of any particular sensitivity.</li> <li>• The site is in close proximity to the rail line</li> </ul> |

**Stage 2c – Open Space and Recreation Value**

- Based Open Space Assessment

| Decision aiding questions                                                                      | Response      | Commentary                                                       |
|------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------|
| Does the site perform a recreation role?                                                       | No            | The site is in commercial use and provides no recreation value.  |
| What is the nature and quality of its role?                                                    | Builders Yard |                                                                  |
| Is the site publicly accessible?                                                               | Yes           |                                                                  |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No            |                                                                  |
| Overall open space score                                                                       |               | Qualitative Assessment/ Commentary                               |
|                                                                                                |               | 3<br>The site does not perform an open space or recreation role. |

**Stage 2d – Sustainable Location**

- Note where there may be exceptions to broad principles
- Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity

| Criteria                                | Score | Commentary                 |
|-----------------------------------------|-------|----------------------------|
| Distance to primary school              | 3     | Riverbridge Primary School |
| Distance to secondary school            | 2     | Matthew Arnold School      |
| Distance to health centre or GP surgery | 3     | Staines Health Centre      |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                    |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                         |
| Distance to local convenience retail                                                                                                                                                                                                                   | 2     | Parade of shops on the Broadway – 10 mins                                                                                                                                                                                                          |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 2     | Staines town centre – 10 mins                                                                                                                                                                                                                      |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Bus stop on Kingston Road – 7 mins                                                                                                                                                                                                                 |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Adjacent to the site                                                                                                                                                                                                                               |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is considered to be well connected with most services within the preferred maximum walking distance, close to a major town centre. The site is adjacent to Staines Rail Station providing good connectivity to a variety of destinations. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | None identified.                                                                                                                                                                                                                                   |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | Staines and the wider area would benefit from southern rail access to Heathrow Airport.                                                                                                                                                            |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| The site scores reasonably well at stage 2 as there is the potential for a large number of housing to be provided. The site is in a sustainable location and accords with the spatial strategy. Whilst the site is subject to a limited number of non-absolute constraints, flood risk will be a key factor in determining whether the site is suitable for residential use and a flood risk assessment is required. The site is currently in viable use as a builders yard serving the public and also contributes to economic growth and employment. The character of the area is mixed, with some residential and some commercial units close to the train station. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| The site scores positively against housing, health, land quality and sustainable transport objectives as it is sustainably located within an area of residential properties with some commercial uses. The site scores negatively against noise and air pollution on the basis of its proximity to the rail line, employment due to the potential loss of jobs caused by closure or relocation of the existing use and water consumption which will likely increase.                                                                                                                                                                                                   |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| The site is located within the urban area in a highly sustainable location in close proximity to local services and public transport. The site is considered suitable for                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>redevelopment and could accommodate higher density flatted development which could be a mix of houses and flats. Re-development would lead to the loss or re-location of the current use which could put jobs at risk and may lead to the company leaving the Borough completely. Another site owned in Moor Lane has been granted permission for re-development into housing (subject to a legal agreement). Any development would need to satisfy flood risk requirements and provide suitable noise and air pollution mitigation to protect future occupiers from the impacts of being in close proximity to a main line rail station which is used regularly from the early hours until late at night. The train line also transports goods which can be noisy.</p> <p>Take forward for further consideration. The site is suitable for development subject to suitable flooding and noise and air pollution mitigation.</p> |

|                                           |                                                            |
|-------------------------------------------|------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                            |
| Has the site been confirmed as available? | Yes – later in plan period                                 |
| Has the owner been contacted?             | Yes – site confirmed as available later in the plan period |
| Consideration of development phasing      | Possible phasing given size of the site                    |
| Comments                                  |                                                            |
| Viability comments                        | Currently in viable use                                    |

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                        |
| Site size (ha)                                                                                                                                                                                                                                        | 1.37                                                                                                                                                                                                                                                                   |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | Site is viable and not available in the short term. Landowners have confirmed site will be available in 11-15 year period.                                                                                                                                             |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | The site could accommodate residential development. Given its size and location there is scope for a higher density to be achieved on the site and there could be a mix of houses and flats. It is considered that the potential yield of the site could be 100 units. |

**ST3/004 34-36 Kingston Road (Oast House) & Car Park, Kingston Road, Staines**

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 11/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Proforma last updated                  | 11/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site ID                                | ST3/004                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site name/ address                     | 34-36 Kingston Road (Oast House) & Car Park, Staines, TW18 4LN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site area (ha)                         | 0.93                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site description & context             | <p>The site is currently occupied by a mix of uses including Surrey County Council buildings, a Spelthorne Borough Council operated carpark and private buildings. The Surrey County Council buildings (adult learning centre at 34-36 and 36B) are vacant with part listed. A footpath runs to the south of the site with Staines Police Station to the west. Several semi-detached residential properties and garages are located to the north east along Kingston Road. The Staines rail line is located to the south with Staines station further to the south east.</p> <p>The site can be accessed on foot via Station Path to the south or from Kingston Road to the north. The surrounding character is mixed commercial and residential.</p> |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site source                            | Publicly owned site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | ++    | The site has the potential to yield a large quantum of dwellings. Given the surrounding character of development there is likely to be potential for high density, high rise development. Redevelopment would provide the opportunity to bring the current vacant units back into use.                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | The site is located in the urban area with services within Staines and public transport links within walking distance, facilitating healthy lifestyles. Redevelopment would put additional pressure on local facilities however is owned by Surrey County Council there may be the opportunity for a community use on site. The closest open space is more than a 10 minute walk away which is above the desirable walking distance. The site could however accommodate small scale open space Potential high rise development may negatively impact well-being and social exclusion however as the site is currently occupied by several vacant units redevelopment could reduce potential anti-social uses and fear of crime. |
| 3. To increase resilience to climate change, including                                                                                                    | 0     | The site is within flood zone 2, therefore a flood risk assessment is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                                                                |
| reducing the risk and minimising the harm from flooding                                                                                                                                   |       | Potential surface water flood risk on site (up to 0.1% on parts). The site is within an area whereby 25-75% is susceptible to groundwater flooding. Redevelopment is likely to provide the opportunity to replace existing hard standing with permeable surfaces. Mitigation likely to overcome flood risk.                                                                                                                                        |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | ++    | The site is occupied by previously developed land in the urban area therefore would avoid developing greenfield land and would result in the efficient use of land. The site is not in agricultural use. Likely contamination from previous uses therefore investigation and remediation possibly required. The site is in an urban location so could achieve high density. Redevelopment would reduce the amount of vacant buildings in the area. |
| 5. To reduce air and noise pollution                                                                                                                                                      | -     | Potential noise pollution from rail line to the south therefore redevelopment may increase exposure, however noise attenuation measures likely to overcome issues. No particular impacts identified on air quality.                                                                                                                                                                                                                                |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No particular biodiversity effects identified.                                                                                                                                                                                                                                                                                                                                                                                                     |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | -     | The site is within an area of high archaeological potential. A Grade II listed building is present on part of the site (Oast House) therefore redevelopment may harm the asset and its setting. Sensitive design would be required.                                                                                                                                                                                                                |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                                                                                                                                                    |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | ++    | The site is in the urban area. Most services generally within the preferred maximum walking distance with Staines Rail Station a 3 minute walk.                                                                                                                                                                                                                                                                                                    |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing construction.                                                                                                                                                                                                                                                                                                                                                                             |
| 11. To promote the efficient use of resources,                                                                                                                                            | 0     | Potential rise in impact on resources, emissions and carbon use. Impacts could                                                                                                                                                                                                                                                                                                                                                                     |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                    |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                |
| to reduce greenhouse gas emissions and move to a low carbon economy.                                                                                      |       | potentially be mitigated through sustainable construction. The site could potentially incorporate renewable and low carbon energy. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                          | -     | Redevelopment would result in additional water consumption.                                                                        |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>                                                              |      |                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                               |
| Contributes to meeting housing requirement                                                                                  | 3    | The site could accommodate a significant quantum of residential dwellings if developed into flats.                                     |
| Meets specific needs                                                                                                        | 2    | None identified. The site is owned by Surrey County Council so there may be opportunities for specialist accommodation to be provided. |
| Opportunities for higher density development, where appropriate                                                             | 3    | The site is within Staines town centre with the opportunity for high density, high rise development.                                   |
| Opportunities for infrastructure provision                                                                                  | 2    | The site may be able to accommodate some community uses however this will be informed by Surrey County Council's service review.       |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                |
| Opportunities for mixed use development                                                                                     | 2    | There could be potential for community uses and residential uses on site.                                                              |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 2    | Contribution to the regeneration of Staines town centre, facilitating sustainable living.                                              |
| Additional factors                                                                                                          |      |                                                                                                                                        |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3                      | The site is brownfield and is located within Staines Town Centre. The site is currently occupied by a car park and vacant community buildings and redevelopment to residential would be in keeping with the wider character. The site is near to services and transport links and given the character of the wider area, will be able to accommodate high rise, high density development. A high quality design would contribute to the regeneration of Staines Town Centre. The site would provide the opportunity for town centre living with local services and employment in close proximity. As the site is owned by Surrey County Council there may be an opportunity to provide community uses or local services on site as it progresses with its service review and aims to make the delivery of services more efficient. The sustainable location in Staines Town Centre and opportunity for the efficient use of land means that the site would make a significant contribution to the spatial strategy if pursued. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is within flood zone 2</li> <li>Potential surface water flood risk on site (up to 0.1% on parts).</li> <li>The site is within an area whereby 25-75% is susceptible to groundwater flooding.</li> <li>Redevelopment is likely to provide the opportunity to replace existing hard standing with permeable surfaces.</li> <li>A flood risk assessment is required however mitigation likely to overcome flood risk.</li> </ul> |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                  |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                     |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                  |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Site likely to be contaminated from previous uses including a brewery, corn mill, petrol filling station, car sales and repairs, varnish works, warehousing, and public car park.</li> <li>In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> <li>Potential remediation required.</li> </ul>                                                    |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                       |
| Heritage Assets                                                                                                                                                                                                          | 1/2   | <ul style="list-style-type: none"> <li>The site is within an area of high archaeological potential – investigation required.</li> </ul>                                                                                                                                                                                                                                                                                                                                       |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   |       | <ul style="list-style-type: none"><li>• A Grade II listed building is present on site.</li><li>• Redevelopment of the site would likely result in a change to the setting of the heritage assets and with the listed building on site there may be potential to harm. Consideration needs to be given to the value of the heritage asset and the level of protection afforded.</li><li>• Sensitive design would be required of any new development. The listed building could also potentially be incorporated into any new scheme.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape Character and Townscape | 2     | <ul style="list-style-type: none"><li>• The site is located within the urban area with limited impact on landscape character expected.</li><li>• The site is currently occupied by a car park and several vacant buildings. The Grade II listed building dates from the 19<sup>th</sup> Century with the structures to the west of the site somewhat visually attractive. To the centre of the site a car park is located with other buildings of limited visual appeal therefore redevelopment would provide the opportunity to make a positive contribution to the townscape.</li><li>• The site could potentially accommodate high rise residential development which would result in a somewhat significant change in appearance however with large scale schemes being constructed in the wider area the impact may be reduced. High quality design could contribute positively to the regeneration of Staines and result in a more visually appealing development.</li><li>• The surrounding environment holds limited sensitivity therefore limited impact on character and townscape identified.</li></ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |          |                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |          |                                                                                                                                                                                                                             |
| Decision aiding questions                                                                      | Response | Commentary                                                                                                                                                                                                                  |
| Does the site perform a recreation role?                                                       | No       | The site does not perform an open space or recreation role as it is currently occupied by a carpark and vacant Surrey-owned buildings. There may be potential for very small scale open space provision with redevelopment. |
| What is the nature and quality of its role?                                                    | Carpark  |                                                                                                                                                                                                                             |
| Is the site publicly accessible?                                                               | Yes      |                                                                                                                                                                                                                             |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No       |                                                                                                                                                                                                                             |
| Overall open space score                                                                       |          | Qualitative Assessment/ Commentary                                                                                                                                                                                          |
|                                                                                                |          | 3<br>Not performing public open space or recreation function.                                                                                                                                                               |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                   |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                        |
| Distance to primary school                                                                                                                                                                                                                             | 2     | Riverbridge Primary School                                                                                                                                        |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Magna Carta School                                                                                                                                                |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Staines Health Centre                                                                                                                                             |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Staines High Street                                                                                                                                               |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Staines                                                                                                                                                           |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Staines Railway Bus Stop (Stop T)                                                                                                                                 |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Staines Rail Station                                                                                                                                              |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is sustainably located, within Staines town centre. The majority of services are within the desirable/preferred maximum walking distance.                |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | The site could potentially benefit from improved connectivity to Heathrow Airport as part of future expansion and links with Staines.                             |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | In order to aid the reduction of car dependency, improved bus and train links could be improved in the wider area, particularly with residential growth occurring |

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| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |                                                                                                |
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |                                                                                                |
|                                                                                                                                                                                                                                                        | in close proximity. There may be potential to link the site up with Station Path to the south. |

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| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>The site scores reasonably well at stage 2 as is subject to few non-absolute constraints, although a flood risk assessment is required to demonstrate risks can be overcome. The site is likely to be contaminated therefore investigation and remediation is likely to be necessary. Noise attenuation measures would be needed on site to reduce noise from the adjacent rail line. Redevelopment would likely result in a change in visual impact however the current use is considered to make a limited contribution to townscape character. The level of protection afforded to the listed building on site does however require further consideration and sensitive design should be incorporated. Several sites in the surrounding area are being developed to provide high density residential development therefore similar development is considered to be accommodated on site. The site makes a strong contribution to the preferred spatial strategy as would provide high density residential development, making an efficient use of land in a sustainable location. Services are generally within the preferred maximum walking distance. There may be an opportunity for mixed community uses on site and small scale open space provision however this is dependent upon the Surrey County Council service review.</p> |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>The site generally performs positively against the Sustainability Appraisal Framework with positive impacts on housing, health, land quality, transport and employment. This is largely due to the site's sustainable location within Staines Town Centre. Negative impacts are however expected on flooding, noise pollution, heritage assets and water. The site is located within flood zone 2 therefore a flood risk assessment is required and a listed building is present on site therefore sensitive design would be required. It is considered that the negative impacts could be mitigated to an acceptable level.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>The site is located within the urban area and is in a sustainable location in close proximity to local services and public transport. Given the existing character of the area the site could accommodate high density, high rise development. This would however put additional pressure on local services therefore local infrastructure would need to be improved. Mitigation is likely to be required to reduce the impacts of the increased cumulative concentration of residential dwellings in the area. The introduction of high rise residential use could facilitate the improvement of the visual appeal of the site through high quality design. The site generally performs well against the Sustainability Appraisal framework however may result in harm to heritage assets if not incorporated into redevelopment effectively. There may be negative impacts on well-being if high rise development is pursued however the site is currently occupied by a car park and old vacant buildings and redevelopment could contribute to local regeneration, reducing fear of crime and anti-social uses.</p>                                                                                                                                                                                                                   |

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| <b>Stage 4</b>                                                                                                                                                                                                                                                                               |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                               |
| There are a limited number of non-absolute constraints on site however the potential impacts are considered to be mitigatable. The site is considered suitable for redevelopment and could accommodate high density residential development however must be of a suitable design and layout. |
| Take forward for further consideration. The site is suitable for development.                                                                                                                                                                                                                |

|                                           |                                                                                                                                                                  |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                  |
| Has the site been confirmed as available? | Yes – 1-5 years                                                                                                                                                  |
| Has the owner been contacted?             | Surrey County Council contacted as part of the SLAA. Further discussions required.                                                                               |
| Consideration of development phasing      | The need for phased development is likely to depend upon the size and layout of scheme pursued.                                                                  |
| Comments                                  |                                                                                                                                                                  |
| Viability comments                        | Remediation may be required for potentially contaminated land which could affect viability, however costs unlikely to render a scheme in this location unviable. |

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Site size (ha)                                                                                                                                                                                                                                        | 0.93                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | The landowner has indicated that the site could potentially become available for development in the early years of the plan period either for residential use or mixed use. This could potentially incorporate services derived from the Surrey County Council service review.                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | The surrounding uses are predominantly residential and commercial in character. The site is located within Staines Town Centre in a sustainable area with local services within walking distance. Nearby emerging schemes have set a precedent for this character of development within the town centre given the efficient use of land and sustainable location. Development at Charter Square, High Street equates to over 400dph, up to 11 storeys, whilst planned development at 17-51 London Road is more than 230 dph. The site could therefore accommodate high density high rise development and could potentially achieve 180 units, subject to high quality design. There may also be an opportunity for |

| Stage 4c – Site Capacity |                                                                                                                                                                                                                            |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | <p>some commercial uses at ground floor level which could reduce the yield of dwellings. Further discussions required.</p> <p>The site could accommodate a mix of units in line with that required by the SHMA update.</p> |

### ST3/012 Staines Telephone Exchange, Fairfield Avenue, Staines

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 10/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Proforma last updated                  | 10/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site ID                                | ST3/012                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site name/ address                     | Staines Telephone Exchange, Fairfield Avenue, TW18 4AB                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site area (ha)                         | 0.60 ha                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site description & context             | <p>The site is currently occupied by Telephone Exchange buildings ranging from 3 to 12 storeys in height. A large area of hardstanding is also present on the northern portion of the site.</p> <p>The surrounding area is urban in character with a mix of uses present. The Renshaw Estate is located west, with the new London Square scheme south of the site. Further residential development is located north and east of the site with offices present to the south east.</p> |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site source                            | Officer search of urban area.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                                                       | +     | Potential housing provision on site to meet community needs. Given the surrounding character of development there is likely to be potential for high density, high rise development which could provide a significant quantum of units however specific needs may not be met.                                                                                                                                                                                                   |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                                                      | -     | The site is located in the urban area with services within Staines and public transport links within walking distance, facilitating healthy lifestyles. Redevelopment would put additional pressure on local facilities. The closest open space is more than 1km away which is above the desirable walking distance. Potential high rise development may negatively impact well-being and social exclusion. The site is likely to be too small to provide community facilities. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                                                            | 0     | The site is within flood zone 2, therefore a flood risk assessment is required. Potential surface water flood risk on site (up to 1% on parts). The site is within an area whereby 75% is susceptible to groundwater flooding. The site is already developed therefore redevelopment is likely to                                                                                                                                                                               |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                           |       | provide the opportunity to replace existing hard standing with permeable surfaces.                                                                                                                                                                                                                                                                                          |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | ++    | The site is occupied by previously developed land in the urban area therefore would avoid developing greenfield land and would result in the efficient use of land. The site is not in agricultural use. Likely contamination from previous uses therefore investigation and remediation possibly required. The site is in an urban location so could achieve high density. |
| 5. To reduce air and noise pollution                                                                                                                                                      | 0     | No particular noise or air pollution effects identified.                                                                                                                                                                                                                                                                                                                    |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No particular biodiversity effects identified                                                                                                                                                                                                                                                                                                                               |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | The site is within an area of high archaeological potential. Redevelopment is considered to have limited impact but investigation is likely to be required.                                                                                                                                                                                                                 |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                                                                             |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | ++    | The site is in the urban area. Most services generally within the preferred maximum walking distance with Staines Rail Station an 8 minute walk.                                                                                                                                                                                                                            |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | -     | Short-term employment and economic benefits from housing construction. Redevelopment would however result in the loss of employment associated with the current use if an alternative site could not be identified.                                                                                                                                                         |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | Potential rise in impact on resources, emissions and carbon use. Impacts could potentially be mitigated through sustainable construction, especially as the existing building is old and not likely to be particularly energy efficient. The site could potentially incorporate renewable and low carbon energy.                                                            |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                             |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                         |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                          | -     | Redevelopment would result in additional water consumption. |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>                                                              |      |                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                                |
| Contributes to meeting housing requirement                                                                                  | 3    | The site could accommodate a significant quantum of residential dwellings if developed into flats.                                                                      |
| Meets specific needs                                                                                                        | 1    | None identified. Flatted development likely to provide limited opportunities.                                                                                           |
| Opportunities for higher density development, where appropriate                                                             | 3    | The site is within Staines town centre with the opportunity for high density, high rise development.                                                                    |
| Opportunities for infrastructure provision                                                                                  | 1    | The site is likely to be too small to accommodate infrastructure.                                                                                                       |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                                                 |
| Opportunities for mixed use development                                                                                     | 2    | There could be an opportunity to incorporate ground floor commercial uses however this may be unlikely as the site is not located within an area with active frontages. |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 2    | Contribution to the regeneration of Staines town centre, facilitating sustainable living.                                                                               |
| Additional factors                                                                                                          |      |                                                                                                                                                                         |

| <b>Spatial Strategy Score</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                         | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 3                             | The site is brownfield and is located within Staines Town Centre. The site is currently occupied by a telephone exchange and redevelopment to residential would be in keeping with the wider character. The site is near to services and transport links and given the character of the wider area, will be able to accommodate high rise, high density development. A high quality design would contribute to the regeneration of Staines Town Centre. The site would provide the opportunity for town centre living with local services and employment in close proximity. The site may be able to accommodate mixed use development with ground floor commercial uses however buildings in the immediate surrounding area do not have active frontages. The sustainable location in Staines Town Centre and opportunity for the efficient use of land means that the site would make a significant contribution to the spatial strategy if pursued. |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flood Risk                        | 2     | <ul style="list-style-type: none"> <li>• The site is within flood zone 2</li> <li>• Potential surface water flood risk on site (up to 1% on parts). The site is within an area whereby 75% is susceptible to groundwater flooding. Redevelopment is likely to provide the opportunity to replace existing hard standing with permeable surfaces.</li> <li>• Flood risk assessment required but constraints likely to be mitigable.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                   |
| Minerals/waste safeguarding       | 3     | <ul style="list-style-type: none"> <li>• No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Biodiversity                      | 3     | <ul style="list-style-type: none"> <li>• No biodiversity constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Agricultural Land Classification  | 3     | <ul style="list-style-type: none"> <li>• No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Land and water contamination      | 2     | <ul style="list-style-type: none"> <li>• Site likely to be contaminated.</li> <li>• Potential contamination from previous uses.</li> <li>• Further investigation (and possibly remediation) would be required if the site were to be redeveloped.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Heathrow Noise Contours           | 3     | <ul style="list-style-type: none"> <li>• Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Heritage Assets                   | 2     | <ul style="list-style-type: none"> <li>• The site is within an area of high archaeological potential – investigation required.</li> <li>• Limited impacts on heritage assets expected from redevelopment.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landscape Character and Townscape | 3     | <ul style="list-style-type: none"> <li>• The site is located within the urban area with limited impact on landscape character expected.</li> <li>• The site is currently occupied by Staines Telephone Exchange which dates from the 1970s. The wider area possesses an urban character.</li> <li>• The current buildings are considered to offer limited visual appeal and contribution to the townscape. Redevelopment would mean developing the site to accommodate high rise residential use which would result in a somewhat significant change in appearance however the existing scale of development on site and surrounding high rise construction taking place would reduce the overall impact. High quality design could however contribute positively to the regeneration of Staines and</li> </ul> |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint | Score | Commentary                                                                                                                                                        |
|------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            |       | <p>result in a more visually appealing development.</p> <ul style="list-style-type: none"> <li>• Limited impact on character and townscape identified.</li> </ul> |

**Stage 2c – Open Space and Recreation Value**

- Based on Open Space Assessment

| Decision aiding questions                                                                      | Response           | Commentary                                                                                                      |
|------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------|
| Does the site perform a recreation role?                                                       | No                 | The site does not perform an open space or recreation role as it is currently occupied by a telephone exchange. |
| What is the nature and quality of its role?                                                    | Telephone exchange |                                                                                                                 |
| Is the site publicly accessible?                                                               | No                 |                                                                                                                 |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No                 |                                                                                                                 |
| Overall open space score                                                                       |                    | Qualitative Assessment/ Commentary                                                                              |
|                                                                                                | 3                  | Not performing public open space or recreation function.                                                        |

**Stage 2d – Sustainable Location**

- Note where there may be exceptions to broad principles
- Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity

| Criteria                                           | Score | Commentary                                                                                |
|----------------------------------------------------|-------|-------------------------------------------------------------------------------------------|
| Distance to primary school                         | 2     | Riverbridge Primary School                                                                |
| Distance to secondary school                       | 2     | Magna Carta School                                                                        |
| Distance to health centre or GP surgery            | 2     | Staines & Thameside Medical Centre                                                        |
| Distance to local convenience retail               | 3     | Staines High Street                                                                       |
| Distance to major centres or centres of employment | 3     | Staines                                                                                   |
| Distance to bus stop with good service             | 3     | Staines High Street (Stop J)                                                              |
| Distance to train station with good service        | 2     | Staines Rail Station                                                                      |
| Qualitative Assessment                             |       | The site is sustainably located, within Staines town centre. The majority of services are |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                                                                            |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                        |       | within the desirable/preferred maximum walking distance.                                                                                                                                                                                                                                                                   |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | The site could potentially benefit from improved connectivity to Heathrow Airport as part of future expansion and links with Staines.                                                                                                                                                                                      |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | In order to aid the reduction of car dependency, improved bus and train links could be improved in the wider area, particularly with residential growth occurring in close proximity. There may be an opportunity to improve connectivity jointly with neighbouring development sites (Along High Street and London Road). |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| The site scores reasonably well at stage 2 as is subject to few non-absolute constraints although a flood risk assessment is required to demonstrate risks can be overcome. The site is likely to be contaminated therefore investigation and remediation is likely to be necessary. Redevelopment would likely result in a change in visual impact however the current use is considered to make a limited contribution to townscape character. Several sites in the surrounding area are also being developed to provide high density residential development therefore similar development is considered to be accommodated on site. The site makes a strong contribution to the preferred spatial strategy as would provide high density residential development, making an efficient use of land in a sustainable location. Services are generally within the preferred maximum walking distance. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| The site performs generally positively against the spatial strategy with positive impacts on housing, land quality and transport objectives as the site is sustainably located within Staines town centre. High rise development may however lead to negative impacts on wellbeing and increase social exclusion. The site is located within flood zone 2 therefore a flood risk assessment is required. Negative impacts are also expected on water use and employment as redevelopment would result in a loss of jobs associated with the current use if an alternative could not be identified.                                                                                                                                                                                                                                                                                                     |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| The site is located within the urban area and is in a sustainable location in close proximity to local services and public transport. Given the existing character of the area the site could accommodate high density, high rise development. This would however put additional pressure on local services therefore local infrastructure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>would need to be improved. The introduction of high rise residential use could facilitate the improvement of the visual appeal of the site through high quality design. The site generally performs well against the Sustainability Appraisal framework however may result in a loss of employment if an alternative site cannot be identified if still required and may have negative impacts on well-being if high rise development is pursued. Mitigation is likely to be required to reduce the impacts of the increased cumulative concentration of residential dwellings in the area.</p> <p>There are a limited number of non-absolute constraints on site however the potential impacts are considered to be mitigatable. The site is considered suitable for redevelopment and could accommodate high density residential development however must be of a suitable design and layout.</p> <p>Take forward for further consideration. The site is suitable for development.</p> |

|                                           |                                                                                                                                                                  |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                  |
| Has the site been confirmed as available? | Yes – 11-15 years                                                                                                                                                |
| Has the owner been contacted?             | Contacted as part of SLAA 2018. Availability dependent future land requirements.                                                                                 |
| Consideration of development phasing      | Site is fairly small and flatted development likely so phasing is not likely to be a consideration.                                                              |
| Comments                                  |                                                                                                                                                                  |
| Viability comments                        | Remediation may be required for potentially contaminated land which could affect viability, however costs unlikely to render a scheme in this location unviable. |

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Site size (ha)                                                                                                                                                                                                                                        | 0.60                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | The landowner has indicated that the site could potentially become available in the latter stages of the plan period. No indication has been given as to the potential use of the site.                                                                                                                                                                                                                                                                                                                                                                             |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | <p>The current use could be considered out of character with immediate uses. The site could accommodate a mix of units in line with that required by the SHMA update.</p> <p>The surrounding area is urban in character with residential development and some commercial adjacent. The site is located within Staines Town Centre with the opportunity for high rise, high density development. Nearby emerging schemes have set a precedent for this character of development within the town centre given the efficient use of land and sustainable location.</p> |

| Stage 4c – Site Capacity |                                                                                                                                                                                                                                                                                                                                               |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | Development at Charter Square, High Street equates to over 400dph, up to 11 storeys, whilst planned development at 17-51 London Road is more than 230 dph. The site could therefore accommodate high density high rise development and could potentially achieve 150-180 units, subject to high quality design. Further discussions required. |

## ST4/001 Builders Yard, Moor Lane, Staines

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 08/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Proforma last updated                  | 08/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site ID                                | ST4/001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site name/ address                     | Builder's Yard, Moor Lane, Staines, TW18 4YN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Site area (ha)                         | 0.59                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site description & context             | <p>The site is currently occupied by Jewson's Builders Merchants located on the eastern side of Moor Lane. The site includes a large warehouse to the centre of the site with a number of smaller structures to the north and east. The remainder of the site is covered in hardstanding. The site is triangular in shape, with the surrounding character predominantly residential. Wraysbury Gardens is located to the east of the site which is a traditionally styled residential estate built in the early 2000s. Terraced, semi-detached and flats are within the immediate vicinity.</p> |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site source                            | Review of sites within the planning system/<br>Allocated in Spelthorne Allocations Development Plan Document 2009.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                        |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                    |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site to meet community needs. The site is in a sustainable urban location and is likely to be able to accommodate residential development. The site could provide affordable units however the size of the site is likely to limit the quantity.                                                                                        |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | The site is located in the urban area with services within Staines and public transport links within walking distance, facilitating healthy lifestyles. Lammas Recreation Park is approximately 8 minute walk. Redevelopment of the site to residential use could reduce any fear of crime and could contribute to a safe and secure built environment through design. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | The site is within flood zone 2. There is low surface water flood risk on site however the site is already developed and redevelopment would provide the opportunity for permeable surfaces to be included. The site is within an area whereby 75% is susceptible to groundwater flooding. Flood risk assessment required.                                             |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land in the urban area therefore would avoid developing greenfield and would result in the efficient use of land.                                                                                                                                                                                                         |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                   |
|                                                                                                                                                                                           |       | The site is not in agricultural use. The site is in an urban location so could achieve high density. There may be contamination on site due to previous uses therefore remediation is likely to be required.                                                                                                                                                                          |
| 5. To reduce air and noise pollution                                                                                                                                                      | 0     | No significant air or noise pollution impacts identified. The existing use already generates pollution.                                                                                                                                                                                                                                                                               |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No significant biodiversity impacts identified.                                                                                                                                                                                                                                                                                                                                       |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | No impacts identified on the historic environment.                                                                                                                                                                                                                                                                                                                                    |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No significant positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                                                                           |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | +     | The site is in the urban area. Most services generally within the preferred maximum walking distance. The site's location is considered to reduce the need for private vehicle use.                                                                                                                                                                                                   |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | -     | Short-term employment and economic benefits from housing construction. The site is located within the urban area and in close proximity to local businesses within Staines, therefore could boost local labour supply. Redevelopment would however result in the loss of jobs associated with the current commercial uses on site if an alternative location could not be identified. |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | Potential rise in impact on resources, emissions and carbon use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable energy but may be too small.                                                                                                                                                               |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Redevelopment would result in additional water consumption.                                                                                                                                                                                                                                                                                                                           |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                                                                                                                               |
| Contributes to meeting housing requirement                                                                                  | 37   | The site could accommodate residential development on site.                                                                                                                                                                                                            |
| Meets specific needs                                                                                                        | 2    | The site could accommodate affordable units and the site promoter has indicated that accommodation for older people could be provided.                                                                                                                                 |
| Opportunities for higher density development, where appropriate                                                             | 2    | The site is within the urban area in close proximity to Staines Town Centre and could potentially accommodate higher density development. The surrounding character is residential with family housing and flats present therefore design would need to be in keeping. |
| Opportunities for infrastructure provision                                                                                  | 1    | The site is likely to be too small to accommodate infrastructure.                                                                                                                                                                                                      |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                                                                                                                                                |
| Opportunities for mixed use development                                                                                     | 1    | Unlikely to be accommodated.                                                                                                                                                                                                                                           |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified.                                                                                                                                                                                                                                                       |
| Additional factors                                                                                                          |      |                                                                                                                                                                                                                                                                        |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 2                      | The site is brownfield and is located within close proximity to Staines Town Centre and local transport links. There may be an opportunity for high density residential development in order to make an efficient use of land, in line with the preferred strategy, however this would need to be considerate of the surrounding character. The site is unlikely to be able to accommodate infrastructure or mixed use development. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                               |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                    |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is within flood zone 2.</li> <li>There is some surface water flood risk however redevelopment would provide the opportunity for permeable surfaces to be included.</li> </ul> |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                               |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                                                                                                                                                                                          |       | <ul style="list-style-type: none"> <li>The site is within an area whereby 75% is susceptible to groundwater flooding.</li> <li>Flood risk assessment required but it is anticipated that constraints can be overcome as the site has recently received planning permission (subject to a legal agreement).</li> </ul>                                                                         |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                  |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                  |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                  |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Potential contamination and remediation required on site from previous uses.</li> <li>In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> </ul>                                                                                                                  |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                       |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>No impacts on heritage assets identified.</li> </ul>                                                                                                                                                                                                                                                                                                   |
| Landscape Character and Townscape                                                                                                                                                                                        | 3     | <ul style="list-style-type: none"> <li>The site is located within the urban area with limited impact on landscape character expected.</li> <li>The current builder's yard on site is not considered to positively contribute to the wider character therefore redevelopment would provide the opportunity to design a high quality scheme that positively contributes to the area.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |            |                                                                                                |
|------------------------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |            |                                                                                                |
| Decision aiding questions                                                                      | Response   | Commentary                                                                                     |
| Does the site perform a recreation role?                                                       | No         | The site does not perform an open space or recreation role as is occupied by a builder's yard. |
| What is the nature and quality of its role?                                                    | Commercial |                                                                                                |
| Is the site publicly accessible?                                                               | No         |                                                                                                |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No         |                                                                                                |
| Overall open space score                                                                       |            | Qualitative Assessment/ Commentary                                                             |
|                                                                                                |            | 3<br>The site does not perform an open space or recreation role.                               |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                       |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                            |
| Distance to primary school                                                                                                                                                                                                                             | 2     | Hythe Community Primary School.                                                                                                                                       |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Magna Carta School.                                                                                                                                                   |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Staines and Thameside Medical Centre.                                                                                                                                 |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Staines High Street.<br>Sainsbury's, The Causeway.                                                                                                                    |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Staines town centre.                                                                                                                                                  |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 2     | Staines Bridge bus stop along Clarence Street.<br>Closer stop along Wraysbury Road however services are limited.                                                      |
| Distance to train station with good service                                                                                                                                                                                                            | 2     | Staines Rail Station.                                                                                                                                                 |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is sustainably located, within close proximity to Staines town centre. The majority of services are within the desirable/preferred maximum walking distance. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | The site could potentially benefit from improved connectivity to Heathrow Airport as part of future expansion and links with Staines.                                 |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | In order to aid the reduction of car dependency, improved bus and train links could be improved in the town centre.                                                   |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>The site contributes reasonably well to the preferred spatial strategy as is previously developed land in the urban area. The site could accommodate residential development and may be able to meet some specific community needs. It is unlikely to be large enough to be able to provide infrastructure or mixed use. There are no overriding constraints but a flood risk assessment is required. Services are within walking distance with the site close to Staines Town Centre, indicating that the location is sustainable.</p> |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>The site performs positively against housing, health, land and transport as would provide a reasonable quantity of units in a sustainable urban location. Redevelopment of the site would however result in job losses if an alternative site could not be identified. The site is within flood zone 2 and would result in additional water consumption, however the previous granting of planning permission demonstrates that issues can be overcome.</p>                                                                                                                                                                                                                                                   |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>The site is well-located on the periphery of Staines Town Centre. Planning permission has recently expired on site indicating that residential development would be acceptable. A more recent application has been approved subject to a legal agreement. A flood risk assessment would be required to demonstrate that flood risk could be overcome whilst high quality, sensitive design would ensure that the environment is positively enhanced. Whilst several negative impacts have been identified through the Sustainability Appraisal it is considered that these could be mitigated to an acceptable level.</p> <p>The site is considered suitable for development and should be taken forward.</p> |

| Stage 4b – Deliverability                 |                                                                                                          |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                                                                      |
| Has the owner been contacted?             | Submitted to call for sites.                                                                             |
| Consideration of development phasing      | The site could potentially be phased but would depend upon the nature and layout of any proposed scheme. |
| Comments                                  |                                                                                                          |
| Viability comments                        | Flood risk assessment required and potential mitigation works but unlikely to render scheme unviable.    |

| Stage 4c – Site Capacity                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                  | 0.59                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                          | The landowner has indicated residential development is the preferred use. 45 units have been proposed through the call for sites with a recent planning application submitted for 36 units which was considered acceptable.                                                                                                                                                                                                                                                       |
| Council comments on potential use and yield <ul style="list-style-type: none"><li>• Location and character</li><li>• Type of development promoted</li><li>• Mix of units</li><li>• Density assumptions</li><li>• Net developable area</li></ul> | The site is considered to be able to accommodate residential development at a scale that is sensitive to the surrounding character. Planning permission was previously approved for 36 units which equates to 61 dph. This is considered to be acceptable. In order to maximise the efficient use of land and to follow the spatial strategy, yield could potentially be increased subject to high quality design. The mix of units would need to be informed by the SHMA update. |

**ST4/002 Bridge Street Car Park, Hanover House & Sea Cadet Building,  
Bridge Street, Staines**

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 11/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Proforma last updated                  | 11/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site ID                                | ST4/002                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site name/ address                     | Bridge Street Car Park, Hanover House & Sea Cadet Building, Bridge Street, Staines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Site area (ha)                         | 0.9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site description & context             | <p>The site lies within the urban area. It is occupied by Bridge Street Car Park and the former Staines and Egham Group Sea Cadets building which originates from the 1980s. It comprises two levels of parking, of which the first floor deck is broadly level with the adjacent Staines Bridge approach Road. The Cadets building is two storeys, located to the west of the car park and faces the River Thames. Hanover House is an office building located further west. It is two storeys in height with a traditional pitched roof design, with an area of hardstanding for parking to the rear. The whole site is owned by Spelthorne Borough Council.</p> <p>To the west residential properties are present along Island Close. To the north are Bridge Close and the 3 storey Strata office building which was built in the 1980s and has recently been refurbished with a modern appearance. To the south is the River Thames and to the south east is Staines Bridge, which is a Grade II listed building erected in 1832. Further east across Staines Bridge is Thames Edge Court which is a part 4-5 storey building that comprises a mixture of commercial units at ground levels and flats above.</p> <p>The site lies at the edge of Staines upon Thames Town Centre and is characterised by a mixture of residential and commercial properties. There are several trees within the site and none of them are subject to a Tree Preservation Order.</p> |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site source                            | Publicly owned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                                                                                                                                                                                          |
| Is the site located or largely located within flood zone 3b?                            | Partly – approximately 10% of the site is located within flood zone 3b however this is not considered to be an overriding constraint and a large majority of the site sites outside of this. |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                                                                                                                                                                                           |
| Is the site an SSSI?                                                                    | No                                                                                                                                                                                           |
| Is the site located within ancient woodland*?                                           | No                                                                                                                                                                                           |
| Is the site located within a public safety zone?                                        | No                                                                                                                                                                                           |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                                                                                                                                                                                           |
| Comments                                                                                | Not considered to rule out development.                                                                                                                                                      |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                                                       | +     | Potential housing provision on site to meet community needs. The site is in a sustainable urban location and is likely to be able to accommodate residential development. There is likely to be limited opportunity for specialist accommodation on site.                                                                                                                                                                                                                                                                                                           |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                                                      | 0     | The site is located in the urban area with services within Staines and public transport links within walking distance, facilitating healthy lifestyles. Lammas Recreation Park is approximately 400m away. Redevelopment of the site to residential use could reduce any fear of crime associated with the current carpark use and could contribute to a safe and secure built environment through design. If redeveloped to high rise flats however this may negatively impact well-being. There is also likely to be an increase in pressure on local services.   |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                                                            | -     | The majority of the site is within flood zone 3a with a small area to the east in flood zone 2 and the southern boundary in flood zone 3b.<br>There is some surface water flood risk on site (up to 1%) however redevelopment would provide the opportunity for permeable surfaces to be included. The site is within an area whereby 75% is susceptible to groundwater flooding. Flood risk assessment required to demonstrate a dry means of escape. Previous planning application was able to demonstrate that flood risks could be overcome through mitigation. |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | +     | The site is occupied by previously developed land in the urban area therefore would avoid developing greenfield and would result in the efficient use of land. The site is not in agricultural use. The site is in an urban location so could achieve high density. There may be contamination on site due to previous uses therefore remediation is likely to be required.                                                                                                                                                                                         |
| 5. To reduce air and noise pollution                                                                                                                                                      | 0     | No significant air or noise pollution impacts identified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | -     | No significant biodiversity impacts identified on site however the site is adjacent to the River Thames SNCI.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                           |       | Development could result in disturbance of wildlife.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | -     | The site is located within the Staines Conservation area therefore redevelopment could negatively impact the setting of heritage assets and the character of the conservation area. The current buildings however are not deemed to make an important contribution to the historic environment.                                                                                                                                                                         |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No significant positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area. There may however be impacts on the River Thames and its setting.                                                                                                                                                                                                                           |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | ++    | The site is in the urban area. Most services generally within the preferred maximum walking distance. The site's location is considered to reduce the need for private vehicle use.                                                                                                                                                                                                                                                                                     |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | 0     | Short-term employment and economic benefits from housing construction. The site is located within the urban area and in close proximity to local businesses within Staines, therefore could boost local labour supply. Redevelopment would however result in the loss of Hanover House which is in office use and the associated jobs. The site may however be able to accommodate mixed use development, potentially including a hotel, which would create employment. |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | Potential rise in impact on resources, emissions and carbon use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable or low carbon energy across the whole site.                                                                                                                                                                                                                                  |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Redevelopment would result in additional water consumption. Development adjacent to the River Thames could cause pollution run off into water course.                                                                                                                                                                                                                                                                                                                   |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                                                                             |
| Contributes to meeting housing requirement                                                                                  | 3    | The site could accommodate a substantial quantum of residential development on site.                                                                                                                                 |
| Meets specific needs                                                                                                        | 2    | There is considered to be limited opportunity for specialised accommodation however the site is council-owned so could increase affordable housing supply.                                                           |
| Opportunities for higher density development, where appropriate                                                             | 3    | The site is within Staines Town Centre and could accommodate high density flats. The site is however within a conservation area therefore sensitive design that is considerate of local character would be required. |
| Opportunities for infrastructure provision                                                                                  | 1    | The site is likely to be too small to accommodate infrastructure.                                                                                                                                                    |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                                                                                              |
| Opportunities for mixed use development                                                                                     | 2    | The site may be able to accommodate mixed use with either a hotel or ground floor commercial uses along the River Thames frontage.                                                                                   |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 2    | Potential improved walkway through the site and connectivity with the River Thames                                                                                                                                   |
| Additional factors                                                                                                          |      |                                                                                                                                                                                                                      |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 3                      | The site is well-located within Staines Town Centre and could potentially accommodate high-density residential development. A precedent has been set for this on the Bridge Street Car Park site following the granting of a planning application for over 200 residential units. The site is brownfield land and would offer the opportunity to make an efficient use of land close to local services and transport links, in line with the preferred spatial strategy. There may be an opportunity for mixed use development on site for either ground floor commercial uses fronting the River Thames or a hotel, however this is dependent upon the Council's intentions for the site. |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flood Risk                        | 2     | <ul style="list-style-type: none"> <li>• The majority of the site is within flood zone 3a with a small area to the east in flood zone 2 and the southern boundary in flood zone 3b.</li> <li>• There is some surface water flood risk on site (up to 1%) however redevelopment would provide the opportunity for permeable surfaces to be included. The site is within an area whereby 75% is susceptible to groundwater flooding.</li> <li>• Flood risk assessment required to demonstrate a dry means of escape. Previous planning application was able to demonstrate that flood risks could be overcome through mitigation.</li> </ul> |
| Minerals/waste safeguarding       | 3     | <ul style="list-style-type: none"> <li>• No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Biodiversity                      | 2     | <ul style="list-style-type: none"> <li>• No biodiversity role on site however is adjacent to the River Thames SNCI. This sensitive area may be impacted during construction and with potential increased activity on site. Impacts likely to be mitigated.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                      |
| Agricultural Land Classification  | 3     | <ul style="list-style-type: none"> <li>• No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Land and water contamination      | 2     | <ul style="list-style-type: none"> <li>• Potential contamination on site from previous uses.</li> <li>• Further investigation would be required across the whole site as development proposals come forward.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Heathrow Noise Contours           | 3     | <ul style="list-style-type: none"> <li>• Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Heritage Assets                   | 2     | <ul style="list-style-type: none"> <li>• The site is adjacent to listed and locally listed buildings and the listed Staines Bridge.</li> <li>• The site is within an area of high archaeological potential.</li> <li>• The site is within Staines Conservation Area.</li> <li>• Redevelopment of the site would likely result in a change to the setting of the heritage assets, however the current uses on site have no historic value. Sensitive design would be required of any new development.</li> </ul>                                                                                                                            |
| Landscape Character and Townscape | 2     | <ul style="list-style-type: none"> <li>• The site is located within the urban area with limited impact on landscape character expected.</li> <li>• The site is currently occupied by a car park, office building and old cadet building. These</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                  |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                          |       | <p>features are considered to have little positive impact on the townscape. The site occupies a prominent spot along the River Thames and as one enters the Town Centre from the west. The site therefore offers the opportunity for a high quality scheme that could make a positive contribution to the wider townscape.</p> <ul style="list-style-type: none"> <li>The site is located within Staines conservation area with several listed and locally listed assets nearby. Residential development is also located immediately west along Island Close. As such, any redevelopment would have an impact on the setting and townscape, however the extent to which adverse impacts arise can be minimised through sensitive and high quality design. There may be potential for significant impacts on the townscape if developed at a large scale and the site is likely to be visible from parts of the conservation area and wider vicinity, however it is considered that the impacts could be mitigated to an acceptable level.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |                     |                                                                                                                          |
|------------------------------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |                     |                                                                                                                          |
| Decision aiding questions                                                                      | Response            | Commentary                                                                                                               |
| Does the site perform a recreation role?                                                       | No                  | The site does not perform an open space or recreation role as is occupied by a car park, old cadet building and offices. |
| What is the nature and quality of its role?                                                    | Commercial/ parking |                                                                                                                          |
| Is the site publicly accessible?                                                               | No                  |                                                                                                                          |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No                  |                                                                                                                          |
| Overall open space score                                                                       |                     | Qualitative Assessment/ Commentary                                                                                       |
|                                                                                                | 3                   | The site does not perform an open space or recreation role.                                                              |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                       |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                            |
| Distance to primary school                                                                                                                                                                                                                             | 2     | Hythe Community Primary School.                                                                                                                                       |
| Distance to secondary school                                                                                                                                                                                                                           | 3     | Magna Carta School.                                                                                                                                                   |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 3     | Staines and Thameside Medical Centre.                                                                                                                                 |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Staines High Street.<br>Sainsbury's, The Causeway.                                                                                                                    |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Staines town centre.                                                                                                                                                  |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Staines Bridge Bus Stop.                                                                                                                                              |
| Distance to train station with good service                                                                                                                                                                                                            | 2     | Staines Rail Station.                                                                                                                                                 |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is sustainably located, within close proximity to Staines town centre. The majority of services are within the desirable/preferred maximum walking distance. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | The site could potentially benefit from improved connectivity to Heathrow Airport as part of future expansion and links with Staines.                                 |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | In order to aid the reduction of car dependency, improved bus and train links could be improved in and around the town centre.                                        |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>The site generally scores well at stage 2 as it makes a positive contribution to the spatial strategy as it is brownfield land within Staines Town Centre. The site offers potential for a mixed use scheme given its location adjacent to the River Thames and the mix of surrounding commercial and residential uses. In terms of non-absolute constraints flood risk will need to be overcome on site if redeveloped and there may be potential to impact Staines Conservation Area therefore high quality, sensitive design would be required. Whilst redevelopment could capitalize on the River Thames setting of the site, any scheme would need to ensure that the designated SNCI would not be negatively impacted and the setting of the river is positively enhanced or maintained. As the site is located within Staines Town Centre most services are within the desirable or preferred maximum walking distance.</p> |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Performance against the Sustainability Appraisal Framework is mixed as positive impacts are expected on housing, land quality and transport due to the site's sustainable location within the urban area. Impacts on health are neutralised as whilst this would facilitate healthy lifestyles, high rise development may negatively impact well-being. Negative impacts are expected on flooding, biodiversity and water as the site is adjacent to the River Thames. The site is also within the Staines Conservation Area therefore it performs negatively against heritage objectives. It is however considered that negative impacts could be mitigated to an acceptable level. |  |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| The site is within a highly sustainable location, within Staines Town Centre. Part of the site has planning permission for over 200 residential units indicating that the site is likely to be suitable for residential use. Sensitive and high quality design would be required to minimise any adverse impacts on the conservation area and neighbouring heritage assets whilst flood mitigation is likely to be required. The site provides the opportunity for mixed use development at a prominent location along the River Thames.                                                                                                                                             |  |
| The site is considered suitable for development and should be taken forward.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |

|                                           |                                                                                                          |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                          |
| Has the site been confirmed as available? | Yes                                                                                                      |
| Has the owner been contacted?             | Owned by Spelthorne Borough Council and confirmed as available for development.                          |
| Consideration of development phasing      | The site could potentially be phased but would depend upon the nature and layout of any proposed scheme. |
| Comments                                  | The site is anticipated to be become available within 1-5 years.                                         |
| Viability comments                        | Flood risk assessment required and potential mitigation works which may impact viability.                |

|                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4c – Site Capacity</b>                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site size (ha)                                                         | 0.9                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Landowner/promoter preferred use and units (residential or commercial) | The landowner has indicated that the site could be available for residential and/or a hotel development. The size of hotel pursued will inform the amount of residential development that could be accommodated on site. If a standard hotel is pursued, this could accommodate 150 bed spaces whilst a higher quality hotel associated with Heathrow Airport could yield 250 bed spaces. A hotel would occupy a half to two thirds of the site, |

| Stage 4c – Site Capacity                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                              | leaving the remainder for residential development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>Council comments on potential use and yield</p> <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | <p>The site is within a highly sustainable location and could accommodate high density, high rise development similar to that occurring in the wider town centre, however scheme design would need to be sensitive to local heritage designations. As the site is located in close proximity to local services dependency on private vehicle use is likely to reduce, therefore resulting in a reduced need for car parking. Development at Charter Square, High Street equates to over 400dph, up to 11 storeys, whilst planned development at 17-51 London Road is more than 230 dph. Given the Council's intentions for the site with half to two thirds going to hotel use, a third of the site could be occupied by residential use. With high density development, the site may be able to accommodate 50-100 units. The mix of units would need to be informed by the SHMA update.</p> |

## ST4/004 96-104 Church Street, Staines

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 08/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Proforma last updated                  | 08/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site ID                                | ST4/004                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site name/ address                     | 96-104 Church Street, Staines, TW18 4QF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site area (ha)                         | 0.89                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site description & context             | <p>The site is situated on southern side of Church Street within the urban area, to the west of Staines town centre. The site is some 0.89 hectares in area and currently consists of 6 warehouse buildings and an associated access road and hard standing along with parking spaces for the three storey office block to the north of the site fronting Church Street which is locally listed, whilst the gate and railings are Grade II listed. There is access via Church Street between Magna House and No. 96-104. The warehouse buildings are located towards the rear of the site. These buildings face into the site, with hard standing between. The elevations of some of these buildings make up the boundary treatment with the adjacent residential developments. Church Street is within Staines Conservation Area and consists of properties, with varying ages and styles, however it is largely residential and 2-storeys in nature, with traditional pitched roofs. There are some commercial uses located further east.</p> |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site source                            | Review of sites within the planning system.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                      |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                  |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site to meet community needs. The site is in a sustainable urban location and is likely to be able to accommodate residential development.                                                                                                                                                                                                                            |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | The site is located in the urban area with services within Staines and public transport links within walking distance, facilitating healthy lifestyles. Lammas Recreation Park is approximately 5 minute walk. Redevelopment of the site to residential use could reduce any fear of crime and could contribute to a safe and secure built environment through design.                               |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | 0     | Part of the site is within flood zone 2 with a very minor area within flood zone 3a. There is some surface water flood risk on site (up to 3.3%) however the site is already developed and redevelopment would provide the opportunity for permeable surfaces to be included. The site is already within an area whereby 75% is susceptible to groundwater flooding. Flood risk assessment required. |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | +     | The site is occupied by previously developed land in the urban area therefore would avoid developing greenfield and would result in the efficient use of land.                                                                                                                                                                                                                                       |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                   |
|                                                                                                                                                                                           |       | The site is not in agricultural use. The site is in an urban location so could achieve high density. There may be contamination on site due to previous uses therefore remediation is likely to be required.                                                                                                                                                                          |
| 5. To reduce air and noise pollution                                                                                                                                                      | 0     | No significant air or noise pollution impacts identified.                                                                                                                                                                                                                                                                                                                             |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No significant biodiversity impacts identified.                                                                                                                                                                                                                                                                                                                                       |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | -     | The site is adjacent to a locally listed building and several listed assets. The site is within an area of high archaeological potential and is located within Staines conservation area. The existing use however does not positively contribute to the setting of heritage assets.                                                                                                  |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No significant positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area. There are however several tree preservation orders on site which would need to be protected if redeveloped.                                                                                               |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | ++    | The site is in the urban area. Most services generally within the preferred maximum walking distance. The site's location is considered to reduce the need for private vehicle use.                                                                                                                                                                                                   |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | -     | Short-term employment and economic benefits from housing construction. The site is located within the urban area and in close proximity to local businesses within Staines, therefore could boost local labour supply. Redevelopment would however result in the loss of jobs associated with the current commercial uses on site if an alternative location could not be identified. |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | Potential rise in impact on resources, emissions and carbon use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable energy but may be too small.                                                                                                                                                               |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Redevelopment would result in additional water consumption.                                                                                                                                                                                                                                                                                                                           |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                                                                                                                              |
| Contributes to meeting housing requirement                                                                                  | 3    | The site could accommodate residential development on site.                                                                                                                                                                                                           |
| Meets specific needs                                                                                                        | 1    | None identified.                                                                                                                                                                                                                                                      |
| Opportunities for higher density development, where appropriate                                                             | 2    | The site is within the urban area in close proximity to Staines Town Centre and could potentially accommodate high density flats. The site is however within a conservation area therefore sensitive design that is considerate of local character would be required. |
| Opportunities for infrastructure provision                                                                                  | 1    | The site is likely to be too small to accommodate infrastructure.                                                                                                                                                                                                     |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                                                                                                                                               |
| Opportunities for mixed use development                                                                                     | 1    | Unlikely to be accommodated.                                                                                                                                                                                                                                          |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | None identified.                                                                                                                                                                                                                                                      |
| Additional factors                                                                                                          |      |                                                                                                                                                                                                                                                                       |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2                      | The site is brownfield and is located within close proximity to Staines Town Centre and local transport links. There may be an opportunity for high density residential development in order to make an efficient use of land, in line with the preferred strategy, however this would need to be considerate of the surrounding character and the conservation area. The site is unlikely to be able to accommodate infrastructure or mixed use development. |

| Stage 2b – Non Absolute Constraints                                                                                                                                                                                      |       |                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                             |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                  |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>Part of the site is within flood zone 2 with a minor area within flood zone 3a.</li> <li>There is some surface water flood risk in the centre of the site (up to 3.3%) however redevelopment would provide the opportunity for permeable surfaces to be included.</li> <li>The site is within an area whereby 75% is susceptible to groundwater flooding.</li> </ul> |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                                                                                                                                          |       | <ul style="list-style-type: none"> <li>Flood risk assessment required but it is anticipated that constraints can be overcome as the site recently held planning permission (now expired)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                         |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>Potential contamination and remediation required on site from previous uses.</li> <li>In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> </ul>                                                                                                                                                                                                                                                                                                                                |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Heritage Assets                                                                                                                                                                                                          | 1/2   | <ul style="list-style-type: none"> <li>The site is adjacent to listed and locally listed buildings to the north of the site.</li> <li>The site is within an area of high archaeological potential.</li> <li>Redevelopment of the site would likely result in a change to the setting of the heritage assets, however the current industrial/commercial uses on site have no historic value.</li> </ul>                                                                                                                                                                                                      |
| Landscape Character and Townscape                                                                                                                                                                                        | 2     | <ul style="list-style-type: none"> <li>The site is located within the urban area with limited impact on landscape character expected.</li> <li>The site is located within Staines conservation area with several listed and locally listed buildings nearby. As such, there may be potential for significant impacts on the townscape.</li> <li>The current industrial and commercial units on site are however large and unsightly therefore redevelopment would provide the opportunity to have a positive impact on the wider character and to improve the setting of nearby heritage assets.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |            |                                                                                                                                      |
|------------------------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |            |                                                                                                                                      |
| Decision aiding questions                                                                      | Response   | Commentary                                                                                                                           |
| Does the site perform a recreation role?                                                       | No         | The site does not perform an open space or recreation role as is occupied by commercial/industrial units and associated car parking. |
| What is the nature and quality of its role?                                                    | Commercial |                                                                                                                                      |
| Is the site publicly accessible?                                                               | No         |                                                                                                                                      |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No         |                                                                                                                                      |
| Overall open space score                                                                       |            | Qualitative Assessment/ Commentary                                                                                                   |
|                                                                                                |            | 3<br>The site does not perform an open space or recreation role.                                                                     |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                       |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                            |
| Distance to primary school                                                                                                                                                                                                                             | 2     | Hythe Community Primary School.                                                                                                                                       |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Magna Carta School.                                                                                                                                                   |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 3     | Staines and Thameside Medical Centre.                                                                                                                                 |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Staines High Street.<br>Sainsbury's, The Causeway.                                                                                                                    |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Staines town centre.                                                                                                                                                  |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 2     | Thames Street bus stop.<br>Closer stop along Bridge Street however services are limited.                                                                              |
| Distance to train station with good service                                                                                                                                                                                                            | 2     | Staines Rail Station.                                                                                                                                                 |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is sustainably located, within close proximity to Staines town centre. The majority of services are within the desirable/preferred maximum walking distance. |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | The site could potentially benefit from improved connectivity to Heathrow Airport as part of future expansion and links with Staines.                                 |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                     |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                          |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | In order to aid the reduction of car dependency, improved bus and train links could be improved in the town centre. |

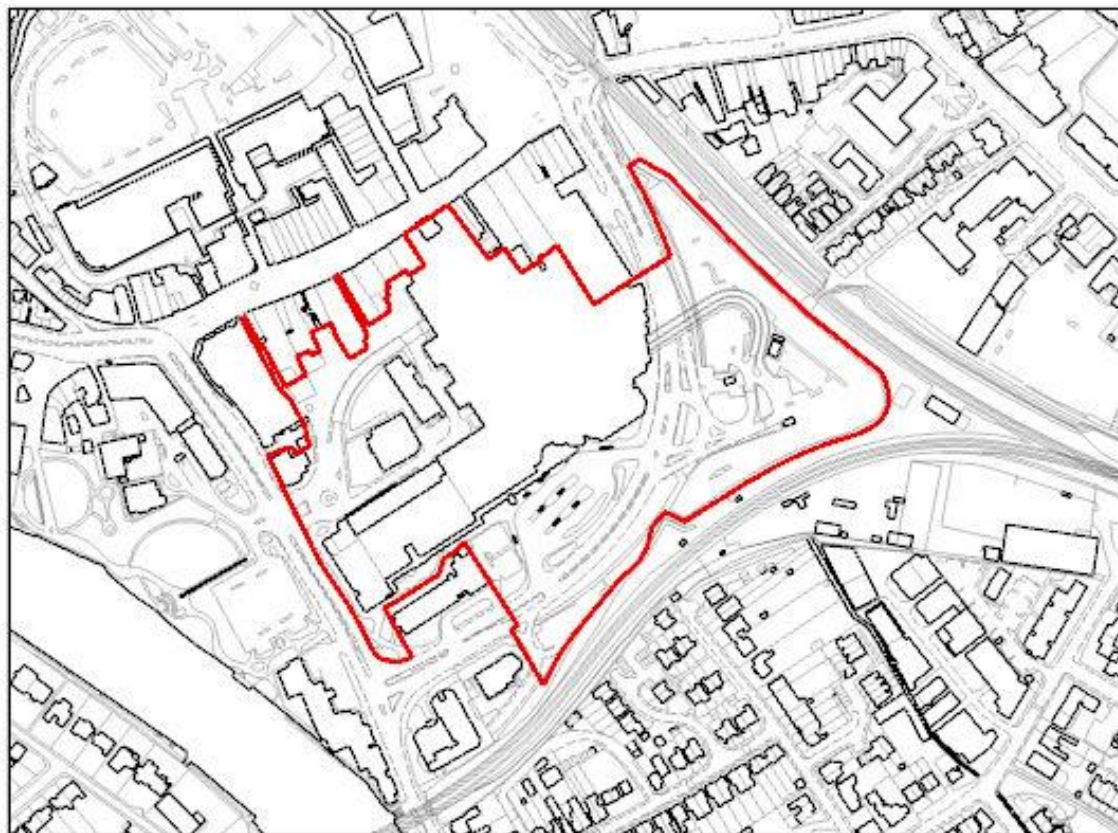
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| The site scores reasonably well at stage 2 as is located within walking distance to Staines Town Centre, with local services nearby. The site meets the spatial strategy to a certain degree as is brownfield land and would make provision for a decent quantum of residential units however this is limited by the character of the wider area and designation within a conservation area. The current use however is unappealing and redevelopment would provide the opportunity to positively enhance the surrounding area. The site is subject to few non-absolute constraints however are considered mitigable through sensitive design, a flood risk assessment and possible remediation if required. The site does not perform a recreation/open space role. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Performance against the Sustainability Appraisal framework is mixed. Positive impacts are expected on housing, health, land use and transport. This is due to the site's location on the periphery of Staines Town Centre with local services nearby. Lammas Recreation Ground is within a 5 minute walk which could positively impact wellbeing. The site is however within an area of flood risk and redevelopment is likely to result in a loss of jobs. The site is located within Staines Conservation Area therefore redevelopment may result in negative impacts on heritage assets and their setting. Sensitive design is therefore required to overcome issued. Negative impacts are considered to be mitigable.                                            |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| The site is well-located on the periphery of Staines Town Centre. Planning permission has recently expired on site indicating that residential development would be acceptable. A flood risk assessment would be required to demonstrate that flood risk could be overcome whilst high quality, sensitive design would ensure that that conservation area is positively enhanced. Whilst several negative impacts have been identified through the Sustainability Appraisal it is considered that these could be mitigated to an acceptable level.                                                                                                                                                                                                                   |
| The site is considered suitable for development and should be taken forward.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Stage 4b – Deliverability                 |                                                                                                                                    |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                                                                                                |
| Has the owner been contacted?             | The landowner was contacted as part of the SLAA and confirmed the site's availability in 6-10 years. Further discussions required. |
| Consideration of development phasing      | The site could potentially be phased but would depend upon the nature and layout of any proposed scheme.                           |
| Comments                                  |                                                                                                                                    |
| Viability comments                        | Flood risk assessment required and potential mitigation works which may impact viability.                                          |

| Stage 4c – Site Capacity                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 0.89                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | The landowner has indicated residential development is the preferred use.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | <p>The site is considered to be able to accommodate residential development at a scale that is sensitive to the surrounding character. Planning permission was previously approved for 48 units (66dph) however in order to maximise the efficient use of land and to follow the spatial strategy, yield could potentially be increased subject to high quality design. The site may be able to accommodate up to 75 dph which equates to 55 units.</p> <p>The mix of units would need to be informed by the SHMA update.</p> |

### ST4/009 Elmsleigh Centre and adjoining land, South Street, Staines

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 11/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Proforma last updated                  | 11/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site ID                                | ST4/009                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Site name/ address                     | Elmsleigh Centre and Adjoining Land, South Street, Staines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site area (ha)                         | 6.34                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site description & context             | <p>The site is located to the south of the High Street with the A308/Thames Street wrapping around the west, south and east of the site. The site is currently occupied by the Elmsleigh shopping centre, Staines bus station, multi-storey car parks and service areas. A surface car park is present to the east with retail units to the north and the Two Rivers Shopping Centre further north.</p> <p>The surrounding area is predominantly commercial as the site is located within the Borough's primary shopping area.</p> <p>The site contains ST1/012 to the south west.</p> |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Site source                            | Publicly owned site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                                                       | ++    | Potential large scale housing provision on site to meet needs. Any development would likely be flatted development therefore the opportunity to meet specific needs may be limited.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                                                      | 0     | The site is located in the urban area with services within Staines and public transport links within walking distance, facilitating healthy lifestyles. The River Thames path is also in close proximity to the site which may provide the opportunity for leisure uses to benefit well-being. Redevelopment would put additional pressure on local facilities given its scale, however there may be opportunities to provide community facilities on site as part of a large scale mixed use redevelopment. The closest open space is more than 1km away which is above the desirable walking distance. Potential high rise development may negatively impact well-being and social exclusion. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                                                            | -     | The site is within flood zone 3a, therefore a dry means of escape must be demonstrated.<br>Potential surface water flood risk on site (up to 3.3% on parts). The site is within an area whereby 75% is susceptible to                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                          |
|                                                                                                                                                                                           |       | groundwater flooding. Flood risk assessment required.                                                                                                                                                                                                                                                                                                        |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | ++    | The site is occupied by previously developed land in the urban area therefore would avoid developing greenfield land and would result in the efficient use of land. The site is not in agricultural use. Potential contamination from previous uses therefore investigation required. The site is in a largely urban location so could achieve high density. |
| 5. To reduce air and noise pollution                                                                                                                                                      | 0     | No particular noise or air pollution effects identified. The development would result in the loss of multi-storey carparks so could reduce vehicle pollution and encourage public transport and healthy modes of travel. Development would however increase the concentration of people in a high density area.                                              |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No particular biodiversity effects identified.                                                                                                                                                                                                                                                                                                               |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | A locally listed building is located to the north and the majority of the site is within an area of high archaeological potential. Staines Conservation Area is located to the north east with some views of the site. Overall redevelopment is considered to have limited impact on heritage assets, although sensitive design would be required.           |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                                                              |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | ++    | The site is in the urban area. Most services generally within the preferred maximum walking distance with Staines Bus Station 400m walk.                                                                                                                                                                                                                     |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing construction. The site is located within the urban area and in close proximity to local businesses within Staines, therefore could boost local labour supply. The site would be developed as part of a mixed use                                                                                    |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                              |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                          |
|                                                                                                                                                           |       | scheme, maintaining the current retail function of the site.                                                                                                                                                                                                                                                                 |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                       | 0     | Potential rise in impact on resources, emissions and carbon use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable energy and low carbon energy generation given its scale. There may also be an opportunity for a joint energy system with ST1/012. |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                          | -     | Redevelopment would result in additional water consumption.                                                                                                                                                                                                                                                                  |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>                                                              |      |                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                  |
| Contributes to meeting housing requirement                                                                                  | 3    | The site could accommodate large scale residential development on site.                                                                                   |
| Meets specific needs                                                                                                        | 1    | None identified. Flatted high rise scheme likely to limit opportunities.                                                                                  |
| Opportunities for higher density development, where appropriate                                                             | 3    | The site is within Staines town centre with the opportunity for high density, high rise development.                                                      |
| Opportunities for infrastructure provision                                                                                  | 2    | The site is of a large scale and could incorporate some on site infrastructure provision.                                                                 |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                                   |
| Opportunities for mixed use development                                                                                     | 3    | Opportunity to redevelop the site to maintain existing retail use and add residential storeys above.                                                      |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 3    | Contribution to the regeneration of Staines town centre, facilitating sustainable living. Opportunities to reduce private vehicle use in the town centre. |
| Additional factors                                                                                                          |      |                                                                                                                                                           |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 3                      | The site is brownfield and is located within Staines Town Centre. The site is near to services and transport links and given the character of the wider area, will be able to accommodate high rise, high density development. A high quality design would contribute to the regeneration of Staines Town Centre. The site would provide the opportunity for town centre living with local services and employment in close proximity. The site could potentially accommodate infrastructure due to its size, although this would need incorporating with the existing uses. The sustainable location in Staines Town Centre and opportunity for the efficient use of land means that the site would make a significant contribution to the spatial strategy if pursued. |

#### Stage 2b – Non Absolute Constraints

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flood Risk                        | 2     | <ul style="list-style-type: none"> <li>• The site is within flood zone 3a. Dry means of escape required.</li> <li>• Potential surface water flood risk on site (up to 3.3% on parts).</li> <li>• The site is within an area whereby 75% is susceptible to groundwater flooding.</li> <li>• Flood risk assessment required but constraints likely to be mitigable.</li> </ul> |
| Minerals/waste safeguarding       | 3     | <ul style="list-style-type: none"> <li>• No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                               |
| Biodiversity                      | 3     | <ul style="list-style-type: none"> <li>• No biodiversity constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                  |
| Agricultural Land Classification  | 3     | <ul style="list-style-type: none"> <li>• No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                               |
| Land and water contamination      | 2     | <ul style="list-style-type: none"> <li>• Previous site investigation did not find gross contamination but there was a limited scope. Previous uses of site mean that there is moderate potential for land contamination.</li> </ul>                                                                                                                                          |
| Heathrow Noise Contours           | 3     | <ul style="list-style-type: none"> <li>• Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                    |
| Heritage Assets                   | 2     | <ul style="list-style-type: none"> <li>• A listed/locally listed building is located to the north and the majority of the site is within an area of high archaeological potential.</li> <li>• Staines Conservation Area located further west of site.</li> <li>• Limited impacts on heritage assets expected from redevelopment.</li> </ul>                                  |
| Landscape Character and Townscape | 2     | <ul style="list-style-type: none"> <li>• The site is located within the urban area with limited impact on landscape character expected.</li> <li>• The site is currently occupied by the Elmsleigh Centre which is a prominent feature within the</li> </ul>                                                                                                                 |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                                                                                                          |       | <p>town centre. The wider area possesses an urban character.</p> <ul style="list-style-type: none"> <li>The current building and multi-storey car parks are considered to offer limited visual appeal and contribution to the townscape. Redevelopment would mean developing the site to accommodate high rise residential use which would result in a significant change in appearance. High quality design could however contribute positively to the regeneration of Staines and could create a landmark building for the town centre.</li> <li>Overall whilst the current building makes a limited contribution to the townscape, redevelopment would result in a significant change in the urban area, however with high quality design there could be opportunity for positive change.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |          |                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |          |                                                                                                                                                                                                       |
| Decision aiding questions                                                                      | Response | Commentary                                                                                                                                                                                            |
| Does the site perform a recreation role?                                                       | Somewhat | The site does not perform an open space role as is currently occupied by a shopping centre. The site could be viewed as performing a recreation role due to its associations with leisure and retail. |
| What is the nature and quality of its role?                                                    | Retail   |                                                                                                                                                                                                       |
| Is the site publicly accessible?                                                               | No       |                                                                                                                                                                                                       |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No       |                                                                                                                                                                                                       |
| Overall open space score                                                                       |          | Qualitative Assessment/ Commentary                                                                                                                                                                    |
|                                                                                                | 2        | Not performing public open space function but somewhat performing a recreation role associated with retail/leisure use on site. This would not be lost as a result of development.                    |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Distance to primary school                                                                                                                                                                                                                             | 2     | Riverbridge Primary School                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Magna Carta School                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Staines & Thameside Medical Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Distance to local convenience retail                                                                                                                                                                                                                   | 2     | Staines High Street Sainsbury's, The Causeway                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Staines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Staines Bus Station                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Staines Rail Station                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is sustainably located, within Staines town centre. The majority of services are within the desirable/preferred maximum walking distance.                                                                                                                                                                                                                                                                                                                                                              |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | The site could potentially benefit from improved connectivity to Heathrow Airport as part of future expansion and links with Staines.                                                                                                                                                                                                                                                                                                                                                                           |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | In order to aid the reduction of car dependency, improved bus and train links could be improves into and out of the site. There may be an opportunity to tap into redevelopment associated with ST1/012 and potential joint transport connectivity improvements. The large scale of development is likely to have significant impacts on infrastructure such as health and education. With other developments taking place or planned in the town centre consideration needs to be given to cumulative impacts. |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| The site scores strongly at stage 2 as is brownfield within Staines Town Centre, facilitating sustainable living. The site and wider character are both capable of accommodating high rise mixed commercial/residential development, contributing to the regeneration of Staines. The site could accommodate a notable quantity of dwellings in the town centre so performs well against the preferred spatial strategy. Good design could help create a positive landmark building in Staines Town Centre |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
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| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| due to its scale. The site is subject to few non-absolute constraints however a flood risk assessment and investigation of contamination are required. The site has good connectivity with local services generally within the desired or preferred maximum walking distances. There may be an opportunity to improve local connectivity in and around the site as this will help to reduce the need for private vehicle use given the potentially significant rise in residents. Consideration must however be given to the cumulative impacts of wider development taking place in Staines and opportunities for improvements.                                                                                                                                                                                                 |  |
| <b>Stage 3 Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>SA Summary</b><br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| The site generally performs positively against the Sustainability Appraisal as is sustainably located within Staines town centre. The site offers the opportunity for high density development to help meet local housing need, however the potential for high rise development may limit the opportunity to meet specific needs. The site is also within an employment area so may facilitate access to jobs and reduce the need to travel. The site is however largely within flood zone 3a, therefore a flood risk assessment is required. If high rise development is accommodated on site however, there may be negative impacts on well-being with a lack of open space within close proximity.                                                                                                                            |  |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| The site is well-located within Staines Town Centre, with local services and employment within walking distance. Given the existing character of the area the site could accommodate high density, high rise development. This would however put additional pressure on local services therefore local infrastructure would need to be improved. The introduction of high rise residential use could facilitate the improvement of the visual appeal of the site through high quality design. The site generally performs well against the SA but mitigation would be required to reduce the impacts of the increased cumulative concentration of residential dwellings in the area (in association with ST4/019 and ST1/012). The site is subject to several non-absolute constraints but these are considered to be mitigable. |  |
| The site is considered suitable for development and should be taken forward.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |

|                                           |                                                                                                                                                                                                                                                      |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                                                                                                                                                                      |
| Has the site been confirmed as available? | Yes                                                                                                                                                                                                                                                  |
| Has the owner been contacted?             | Discussions held with the Council's Asset Management team.                                                                                                                                                                                           |
| Consideration of development phasing      | Due to the site's large scale, phasing may be required however due to the flatted nature of the scheme, specific details are unknown at this stage. Asset Management officers have set out the potential for the site to be developed in two phases: |

| Stage 4b – Deliverability |                                                                                                                                                                                                                               |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                           | <ol style="list-style-type: none"> <li>1. Elmsleigh Centre and Tothill Multi-storey car park: 600 units &amp; ground floor commercial uses</li> <li>2. Elmsleigh surface carpark: 50 units and approximately 50sqm</li> </ol> |
| Comments                  |                                                                                                                                                                                                                               |
| Viability comments        | No impacts identified that could influence viability.                                                                                                                                                                         |

| Stage 4c – Site Capacity                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                               | 6.34 (including ST1/012)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                       | <p>650 residential units proposed by the land owner</p> <p>Elmsleigh Centre and Tothill Multi-storey car park: 600 units &amp; ground floor commercial uses.</p> <p>Elmsleigh surface carpark: 50 units and approximately 50sqm.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>Council comments on potential use and yield</p> <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | <p>The site is located within Staines Town Centre with the opportunity for high rise, high density development. Nearby emerging schemes have set a precedent for this character of development within the town centre given the efficient use of land and sustainable location. Development at Charter Square, High Street equates to over 400dph, up to 11 storeys, whilst planned development at 17-51 London Road is more than 230 dph. The site could therefore accommodate high density high rise development and could potentially achieve the 650 units proposed by the developer. With high quality design, the site could provide the opportunity for positive redevelopment of Staines Town Centre with the creation of a landmark building in the centre. It should be noted that ST4/009 contains ST1/012 and ST4/019 sits adjacent to the site therefore there may be an opportunity for the sites to be pursued as a single site, as with the 2009 Allocations DPD. Further discussions required as to the total yield if this option is pursued. Mix of units to be informed by the SHMA update.</p> |

## ST4/010 Riverside Surface Car Park, Thames Street, Staines

| Site Information                       |                                                                                                                                                                                                                                                                              |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 10/04/19                                                                                                                                                                                                                                                                     |
| Proforma last updated                  | 10/04/19                                                                                                                                                                                                                                                                     |
| Site ID                                | ST4/010                                                                                                                                                                                                                                                                      |
| Site name/ address                     | Riverside car park, Thames Street, Staines, TW18 4UD                                                                                                                                                                                                                         |
| Site area (ha)                         | 0.25                                                                                                                                                                                                                                                                         |
| Site description & context             | The site is currently in use as a surface car park located to the east of Staines Town centre between the River Thames and A308. There is a large memorial gardens to the north, and a hotel to the south. To the west is a public footpath that links with the Thames Path. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                           |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                          |
| Site source                            | Officer urban area site search                                                                                                                                                                                                                                               |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | ++    | Potential housing provision on site to meet community needs. The site is owned by the Council therefore there may be opportunity to provide affordable housing on site.                                                                                                                                                                                                                                                                                                                                                                                                 |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | +     | The site is located in the urban area with services within Staines and public transport links within walking distance, facilitating healthy lifestyles. The River Thames path is also in close proximity to the site which may provide the opportunity for leisure uses to benefit well-being. Redevelopment would put additional pressure on local facilities however there may be opportunities to provide community facilities on site as part of a large scale redevelopment. The memorial gardens to the north provides some open space in the immediate vicinity. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | -     | The site falls entirely within Flood Zone 3a. Small risk of surface water flooding. The site is within an area of which 75% is susceptible to groundwater flooding. Flood risk assessment required.                                                                                                                                                                                                                                                                                                                                                                     |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                     | ++    | The site is occupied by previously developed land in the urban area therefore would avoid developing greenfield land. The site is not in agricultural use. No recorded contamination on site however further site                                                                                                                                                                                                                                                                                                                                                       |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                                                                           |       | investigations required. The site is in a largely urban location so could achieve high density.                                                                                                                                                                                                                                                                                |
| 5. To reduce air and noise pollution                                                                                                                                                      | 0     | The site is close to a main road running through Staines which is heavily used. Suitable mitigation in construction could minimise impacts of air and noise pollution on potential occupiers.                                                                                                                                                                                  |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No biodiversity impacts                                                                                                                                                                                                                                                                                                                                                        |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | Site is in an identified archaeological area as part of Staines historic core. Further investigations required. No impacts on heritage assets                                                                                                                                                                                                                                  |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                                                                                |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | ++    | The site is in the urban area. Most services are within a short walking distance of the site and there are excellent transport links less than 500m from then site.                                                                                                                                                                                                            |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | +     | Short-term employment and economic benefits from housing construction. No employment use on the site                                                                                                                                                                                                                                                                           |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | Potential rise in impact on resources, emissions and carbon use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable energy and low carbon energy generation given its scale. As a car park the site has a large number of vehicle movements which could be similar to those generated by re-development |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Redevelopment would result in additional water consumption and increased pressure on resources.                                                                                                                                                                                                                                                                                |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                                                                           |
| Contributes to meeting housing requirement                                                                                  | 3    | The site could accommodate residential development on site.                                                                                                                                                        |
| Meets specific needs                                                                                                        | 3    | The site is publicly owned so there may be an opportunity for large scale affordable housing provision.                                                                                                            |
| Opportunities for higher density development, where appropriate                                                             | 3    | The site is within Staines town centre with the opportunity for high density, high rise development.                                                                                                               |
| Opportunities for infrastructure provision                                                                                  | 2    | Given the town centre location of the site, the site may be able to accommodate some community facilities. The loss of the car park would be significant and re-provision on site or elsewhere in the town centre. |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                                                                                            |
| Opportunities for mixed use development                                                                                     | 2    | The site could accommodated mixed use of some type however the requirement for homes may outweigh this as there is no current retail or commercial use on the site.                                                |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 1    | Loss of public car park – re-provision or alternative transport options should be considered                                                                                                                       |
| Additional factors                                                                                                          |      |                                                                                                                                                                                                                    |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 3                      | The site is brownfield and is located within Staines Town Centre. The site is near to services and transport links and given the character of the wider area, will be able to accommodate high rise, high density development. The site would provide the opportunity for town centre living with local services and employment in close proximity. There may be an opportunity to provide some local community facilities on site. The loss of the car park would be significant and may need to be re-provided on site or elsewhere |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Flood Risk                                                                                                                                                                                                               | 2     | <ul style="list-style-type: none"> <li>The site is within flood zone 3a</li> <li>Small risk of surface water flooding</li> <li>The site is within an area whereby 75% is susceptible to groundwater flooding.</li> <li>Flood risk assessment required but constraints likely to be mitigable.</li> </ul>                                                                                                                                                                                                                                         |
| Minerals/waste safeguarding                                                                                                                                                                                              | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity                                                                                                                                                                                                             | 3     | <ul style="list-style-type: none"> <li>No biodiversity constraints identified but the site neighbours the River Thames SNCI.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                          |
| Agricultural Land Classification                                                                                                                                                                                         | 3     | <ul style="list-style-type: none"> <li>No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Land and water contamination                                                                                                                                                                                             | 2     | <ul style="list-style-type: none"> <li>No recorded past uses with contamination element</li> <li>Further site investigations required.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                |
| Heathrow Noise Contours                                                                                                                                                                                                  | 3     | <ul style="list-style-type: none"> <li>Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Heritage Assets                                                                                                                                                                                                          | 3     | <ul style="list-style-type: none"> <li>No impact on heritage assets</li> <li>Site is within an archaeological area – Staines historic core and site of Roman town</li> <li>Further site investigations required</li> </ul>                                                                                                                                                                                                                                                                                                                       |
| Landscape Character and Townscape                                                                                                                                                                                        | 2     | <ul style="list-style-type: none"> <li>The site is located within the urban area with limited impact on landscape character expected.</li> <li>The site is currently occupied by a large car parking area however there are views from this across to the river</li> <li>Change from open car park to building would permanently remove the view of the river from the east of the site. A well designed scheme could limit the loss of view however views from the Thames Path on the west side of the site would still be possible.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                |          |                                                                                                                                                                                          |
|----------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul> |          |                                                                                                                                                                                          |
| Decision aiding questions                                                        | Response | Commentary                                                                                                                                                                               |
| Does the site perform a recreation role?                                         | No       | The site, through provision of a large parking area, facilitates access into Staines to allow people to go shopping, undertake leisure activities or use the Thames Path for recreation. |
| What is the nature and quality of its role?                                      | Parking  |                                                                                                                                                                                          |
| Is the site publicly accessible?                                                 | Yes      |                                                                                                                                                                                          |

| <b>Stage 2c – Open Space and Recreation Value</b> <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul> |          |                                               |
|------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------------------------------|
| Decision aiding questions                                                                                                          | Response | Commentary                                    |
| Would the loss of the site result in replacement facilities of equivalent or better provision?                                     | No       |                                               |
| Overall open space score                                                                                                           |          | Qualitative Assessment/ Commentary            |
|                                                                                                                                    |          | 3<br>Site does not perform a recreation role. |

| <b>Stage 2d – Sustainable Location</b> <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                                                                                                                                                                                      | Score | Commentary                                                                                                                                                                                                                                                                                                                                      |
| Distance to primary school                                                                                                                                                                                                                                                                    | 2     | Riverbridge Primary School                                                                                                                                                                                                                                                                                                                      |
| Distance to secondary school                                                                                                                                                                                                                                                                  | 2     | Magna Carta School                                                                                                                                                                                                                                                                                                                              |
| Distance to health centre or GP surgery                                                                                                                                                                                                                                                       | 3     | Staines Health Centre                                                                                                                                                                                                                                                                                                                           |
| Distance to local convenience retail                                                                                                                                                                                                                                                          | 3     | Staines High Street                                                                                                                                                                                                                                                                                                                             |
| Distance to major centres or centres of employment                                                                                                                                                                                                                                            | 3     | Staines                                                                                                                                                                                                                                                                                                                                         |
| Distance to bus stop with good service                                                                                                                                                                                                                                                        | 3     | Staines Bus Station                                                                                                                                                                                                                                                                                                                             |
| Distance to train station with good service                                                                                                                                                                                                                                                   | 3     | Staines Rail Station                                                                                                                                                                                                                                                                                                                            |
| Qualitative Assessment                                                                                                                                                                                                                                                                        |       | The site is well located within Staines town centre. Local services and public transport links are within a suitable walking distance of the site                                                                                                                                                                                               |
| Potential impacts of planned infrastructure                                                                                                                                                                                                                                                   |       | The site could potentially benefit from improved connectivity to Heathrow Airport as part of future expansion and links with Staines.                                                                                                                                                                                                           |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                                                                    |       | Consideration is required to the loss of the car park and if this can be re-provided. Enhanced bus and train links would help to ease traffic problems and reduce car dependency.<br>There may be an opportunity for a comprehensive development scheme along with ST4/009 to the south and supporting infrastructure to link up the two sites. |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>The site scores strongly at stage 2 on the basis that it is a brownfield site within Staines Town centre. The site and wider character are both capable of accommodating high rise residential development although the current view of the river from the east of the car park will be impact upon. The site could accommodate a significant quantity of dwellings so performs well against the preferred spatial strategy. The site is subject to few non-absolute constraints however a flood risk assessment is required. The site has good connectivity with local services generally within the desired or preferred maximum walking distances. The re-development of the site will lead to the loss of a public car park however and consideration needs to be given to whether this can be re-provided as part of the re-development on site or in another location within the Town Centre. This would also allow for the opportunity to seek a modal shift away from reliance on driving cars into Staines and provide more sustainable transport options for visitors.</p> |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>The site generally performs positively against most measures due to its location with the town centre and access to services. The site offers the opportunity for high density development to help meet local housing need. The site is also within an employment area so may facilitate access to jobs and may reduce the need for travel. The site is within flood zone 3a and as such a flood risk assessment is required. If high rise development is accommodated on site. The site has an accessible area of open space adjacent to it however consideration needs to be given over the impacts of high density, high rise development on the lifestyles and well-being of future occupiers.</p>                                                                                                                                                                                                                                                                                                                                                                               |
| Overall conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>The site is well-located within Staines Town Centre allowing excellent access to local shops, services and public transport options. The site is close to the Thames Path to offer recreation close to the river. The site offers the opportunity for a higher density scheme however this should be well-designed and consider the impacts on views and occupiers. The re-development of the car park will lead to the loss of a number of public parking spaces. Re-provision should be sought either on-site or close by within the Town centre. If this is not possible, then sustainable transport options should be provided to allow visitors to continue to access Staines. This will help to achieve a modal shift away from the private vehicle and potentially help to ease congestion through the Town Centre.</p> <p>The site is considered suitable for development and should be taken forward.</p>                                                                                                                                                                   |

| <b>Stage 4b – Deliverability</b>          |                                                                                                                   |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                                                                               |
| Has the owner been contacted?             | Site owned by Spelthorne Borough Council.                                                                         |
| Consideration of development phasing      | Given size of site, would expect to be delivered in one phase                                                     |
| Comments                                  |                                                                                                                   |
| Viability comments                        | No impacts identified that could influence viability. Consideration over alternatives to loss of public car park. |

| <b>Stage 4c – Site Capacity</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 0.25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | A meeting was held in 2018 as part of the SLAA and the Spelthorne Borough Council Asset Management team confirmed the intention to develop the site for residential use. This would be seeking to achieve a high density of development to ensure the efficient use of the land is maximised. Residential development is proposed for the site.                                                                                                                                                                                                                                                                                    |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | The site is located within Staines Town Centre with the opportunity for high rise, high density development. Similar large scale developments are taking place nearby and elsewhere within Staines town centre. The cumulative impacts of these developments should be considered going forward. The site also offers existing views of the river and development on the site will lead to a loss of this. Consideration should be given to a well-designed scheme which seeks to minimise loss of view as far as practicable. There may be an opportunity for a comprehensive development scheme along with ST4/011 to the south. |

## ST4/011 Thames Lodge Hotel, Thames Street, Staines

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 10/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Proforma last updated                  | 10/04/19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Site ID                                | ST4/011                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site name/ address                     | Thames Lodge Hotel, Thames Street, Staines, TW18 4SJ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site area (ha)                         | 0.36                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site description & context             | <p>The site is currently occupied by a hotel and a car park. The site backs onto the River Thames and is accessed via Thames Street. Offices sit to the east of the site across Laleham Road. The building is 2-3 storeys and is locally listed- 19<sup>th</sup> C building.</p> <p>The character of the wider area is mixed with commercial uses dominating to the north with a carpark also present to the north west. To the south and east residential uses become more prominent further away from the Town Centre. A rail line is present immediately south of the site.</p> |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Site source                            | Call for Sites                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                                                                                                                                                                                            |
| Is the site located or largely located within flood zone 3b?                            | Partly – approximately 22% of the site is within flood zone 3b. The site is however previously developed so any redevelopment would need to maintain the same level of flood storage capacity. |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                                                                                                                                                                                             |
| Is the site an SNCI?                                                                    | No                                                                                                                                                                                             |
| Is the site located within ancient woodland*?                                           | No                                                                                                                                                                                             |
| Is the site located within a public safety zone?                                        | No                                                                                                                                                                                             |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                                                                                                                                                                                             |
| Comments                                                                                | Absolute constraints not considered to prohibit development.                                                                                                                                   |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                       | +     | Potential housing provision on site to meet community needs. The site is in a sustainable urban location and is likely to be able to accommodate residential development.                                                                                                                                                                                                                                                                                                                                                         |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                      | 0     | The site is located in the urban area with services within Staines and public transport links within walking distance, facilitating healthy lifestyles. The River Thames path is adjacent to the site which may provide the opportunity for leisure uses to benefit well-being. Redevelopment would put additional pressure on local facilities. The closest open space is approximately 900m away which is above the desirable walking distance. The presence of the railway line to the south may negatively impact well-being. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                            | - -   | The majority of the site is within flood zone 3a, with an area adjacent to the river in flood zone 3b. Much of the surrounding area is within flood zone 3a therefore a dry means of escape and an appropriate flood evacuation plan is required.                                                                                                                                                                                                                                                                                 |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                  |
|                                                                                                                                                                                           |       | Limited surface water flood risk. The site is within an area whereby 75% is susceptible to groundwater flooding. Flood risk assessment required.                                                                                                                                                                     |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | +     | The site is occupied by previously developed land in the urban area therefore would avoid developing greenfield and would result in the efficient use of land. The site is not in agricultural use. The site is in an urban location so could achieve high density.                                                  |
| 5. To reduce air and noise pollution                                                                                                                                                      | -     | The site is adjacent to a rail line which is located immediately south. Redevelopment would likely result in increased exposure to noise pollution therefore noise attenuation measures would be required.                                                                                                           |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | The site is adjacent to the River Thames SNCI but no particular impact on site.                                                                                                                                                                                                                                      |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | -     | The site contains a locally listed building (Thames Lodge) and a small area to the north of the site is an area of high archaeological potential. Redevelopment may result in the harm of these assets and their setting. Sensitive design required to overcome potential impacts.                                   |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                      |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | ++    | The site is in the urban area. Most services generally within the preferred maximum walking distance, with Staines Bus Station 400m walk.                                                                                                                                                                            |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | -     | Short-term employment and economic benefits from housing construction. The site is located within the urban area and in close proximity to local businesses within Staines, therefore could boost local labour supply. Redevelopment would however result in the loss of jobs associated with the current hotel use. |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | Potential rise in impact on resources, emissions and carbon use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable energy but may be too small.                                                                                              |

| <b>Sustainability Appraisal</b>                                                                                                                           |       |                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                       |
| SA Objective                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                   |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                          | -     | Redevelopment would result in additional water consumption. Development adjacent to the River Thames could cause pollution run off into water course. |

| <b>Stage 2a – Contribution to the delivery of the strategy</b>  |      |                                                                                                                                   |
|-----------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                        | Met? | Comments                                                                                                                          |
| Contributes to meeting housing requirement                      | 2    | The site could accommodate residential development on site.                                                                       |
| Meets specific needs                                            | 1    | None identified.                                                                                                                  |
| Opportunities for higher density development, where appropriate | 3    | The site is within the urban area in close proximity to Staines Town Centre and could potentially accommodate high density flats. |
| Opportunities for infrastructure provision                      | 1    | The site is likely to be too small to accommodate infrastructure.                                                                 |
| Brownfield land                                                 | 3    | The site is previously developed and in the urban area.                                                                           |
| Opportunities for mixed use development                         | 1    | The landowner has indicated that the preferred use is residential.                                                                |
| Additional factors                                              |      |                                                                                                                                   |
|                                                                 |      |                                                                                                                                   |

| <b>Spatial Strategy Score</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                         | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 2                             | The site is brownfield and is located within close proximity to Staines Town Centre and transport links. There therefore may be an opportunity for high density residential development in order to make an efficient use of land, in line with the preferred strategy. The site is however unlikely to be large enough to accommodate infrastructure or mixed use development. Opportunities for high rise development may be limited given the current locally listed status of the building and lack of buildings of this character in the wider area. |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                            |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                 |
| Flood Risk                                                                                                                                                                                                               | 1/2   | <ul style="list-style-type: none"> <li>The majority of the site is within flood zone 3a, with an area adjacent to the river in flood zone 3b.</li> <li>Much of the surrounding area is within flood zone 3a therefore a dry means of escape and</li> </ul> |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   |       | <p>an appropriate flood evacuation plan is required.</p> <ul style="list-style-type: none"> <li>• Limited surface water flood risk. The site is within an area whereby 75% is susceptible to groundwater flooding.</li> <li>• Flood risk assessment required to determine if constraints can be overcome.</li> </ul>                                                                                                                                                                                                                                                                                                                                     |
| Minerals/waste safeguarding       | 3     | <ul style="list-style-type: none"> <li>• No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Biodiversity                      | 3     | <ul style="list-style-type: none"> <li>• No biodiversity role on site however is adjacent to the River Thames SNCI. This sensitive area may be impacted during construction and with potential increased activity on site. Impacts likely to be mitigated.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                    |
| Agricultural Land Classification  | 3     | <ul style="list-style-type: none"> <li>• No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Land and water contamination      | 3     | <ul style="list-style-type: none"> <li>• Hotel formerly occupied by a Public House, historic coaching inn. Such inns typically had blacksmiths.</li> <li>• In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> <li>• Any contamination likely to be overcome.</li> </ul>                                                                                                                                                                                                                                                                                           |
| Heathrow Noise Contours           | 3     | <ul style="list-style-type: none"> <li>• Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Heritage Assets                   | 1/2   | <ul style="list-style-type: none"> <li>• The site is a locally listed building (Thames Lodge).</li> <li>• A small portion of the north of the site is within an area of high archaeological potential.</li> <li>• Redevelopment of the site would likely result in the loss of the building therefore consideration needs to be given to the value of the locally listed asset. The NPPF states that heritage assets should be conserved in a manner appropriate to their significance. The building is not included on the statutory listed building register therefore it may be considered of less historic significance, however it is li</li> </ul> |
| Landscape Character and Townscape | 2     | <ul style="list-style-type: none"> <li>• The site is located within the urban area with limited impact on landscape character expected.</li> <li>• The site is currently occupied by a hotel, located to the west of Thames Street. The current building dates from the 19<sup>th</sup> century and provides a prominent visual point of</li> </ul>                                                                                                                                                                                                                                                                                                      |

| <b>Stage 2b – Non Absolute Constraints</b>                                                                                                                                                                               |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist</li> <li>Set out where any standards have been derived from</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Constraint                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                          |       | <p>interest in the street scene. It also contributes to the setting of the River Thames and associated towpath.</p> <ul style="list-style-type: none"> <li>The current building is considered to be of visual appeal on travelling towards the town centre. If redeveloped this would result in the loss of a locally listed building of character.</li> <li>Any new building could however potentially be integrated with the surrounding area given the presence of larger scale buildings nearby. Impacts would also be experienced from the River Thames and towpath therefore any building would be required to make a positive contribution to its setting and character. Redevelopment would however need to be high quality design.</li> <li>Moderate/notable impact on townscape expected.</li> </ul> |

| <b>Stage 2c – Open Space and Recreation Value</b>                                              |          |                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Based on Open Space Assessment</li> </ul>               |          |                                                                                                                                                                                                                                                                                      |
| Decision aiding questions                                                                      | Response | Commentary                                                                                                                                                                                                                                                                           |
| Does the site perform a recreation role?                                                       | No       | The site does not perform an open space recreation role as is occupied by a hotel and carpark. The use as a hotel could potentially perform a supportive role in terms of recreation by facilitating leisure in the wider area.                                                      |
| What is the nature and quality of its role?                                                    | Hotel    |                                                                                                                                                                                                                                                                                      |
| Is the site publically accessible?                                                             | No       |                                                                                                                                                                                                                                                                                      |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No       |                                                                                                                                                                                                                                                                                      |
| Overall open space score                                                                       |          | Qualitative Assessment/ Commentary                                                                                                                                                                                                                                                   |
|                                                                                                | 2        | The use as a hotel could potentially perform a supportive role in terms of recreation by facilitating leisure in the wider area. Whilst the site is not considered to hold a direct recreation role it may perform an indirect function as a hotel by supporting leisure activities. |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                     |
| Distance to primary school                                                                                                                                                                                                                             | 3     | Riverbridge Primary School                                                                                                                                                                                                                                     |
| Distance to secondary school                                                                                                                                                                                                                           | 2     | Magna Carta School                                                                                                                                                                                                                                             |
| Distance to health centre or GP surgery                                                                                                                                                                                                                | 2     | Knowle Green Medical Centre                                                                                                                                                                                                                                    |
| Distance to local convenience retail                                                                                                                                                                                                                   | 3     | Staines High Street Sainsbury's, The Causeway                                                                                                                                                                                                                  |
| Distance to major centres or centres of employment                                                                                                                                                                                                     | 3     | Staines                                                                                                                                                                                                                                                        |
| Distance to bus stop with good service                                                                                                                                                                                                                 | 3     | Staines Bus Station                                                                                                                                                                                                                                            |
| Distance to train station with good service                                                                                                                                                                                                            | 3     | Staines Rail Station                                                                                                                                                                                                                                           |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is sustainably located, within Staines town centre. The majority of services are within the desirable/preferred maximum walking distance.                                                                                                             |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | The site could potentially benefit from improved connectivity to Heathrow Airport as part of future expansion and links with Staines.                                                                                                                          |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | In order to aid the reduction of car dependency, improved bus and train links could be improved in the town centre. There may be an opportunity for a comprehensive development scheme along with ST4/010 to the north with supporting infrastructure between. |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>The site scores moderately at stage 2 as is well-located on the periphery of Staines Town Centre, with local services largely within the desirable walking distance. Residential development on site would result in the efficient use of urban land and would support the spatial strategy. The site is currently occupied by a hotel so performs an indirect recreation/leisure function. The site is subject to a number of non-absolute constraints as is predominantly located within flood zone 3a, therefore a flood risk assessment is required and a dry means of escape must be demonstrated. The site is currently occupied by a locally listed building therefore if redeveloped, consideration would be need to be given to the impact on the asset and its historic significance. Further investigation would be required to determine if the site was contaminated and if contamination is necessary.</p> |

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| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Performance against the Sustainability Appraisal framework is generally negative although several positive impacts have been identified. Negative impacts are expected on flooding, water and biodiversity due to the site being adjacent to the River Thames, whilst negative impacts on noise pollutions are expected due to the presence of a rail line to the south which would increase exposure. The site is a locally listed building therefore negative impacts are expected on objective 7 regarding heritage if the site were to be redeveloped. Mitigation may be possible however would be largely dependent upon a flood risk assessment and the demonstration of a dry means of escape. Consideration must be given to the historic value of the locally listed designation on site. |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| The site is well-located within Staines Town Centre, with local services and employment within walking distance. Given the existing character of the area the site may be able to accommodate high density residential development. The site makes a moderate contribution to the spatial strategy, however a number of negative impacts have been identified through the Sustainability Appraisal. Flood risk is a key consideration and the suitability of the site is dependent upon a flood risk assessment and the ability to demonstrate a dry means of escape.<br><br>The site is potentially suitable for development, subject to a flood risk assessment, dry means of escape and appropriate flood evacuation plan.                                                                      |

|                                           |                                                                                                    |
|-------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Stage 4b – Deliverability</b>          |                                                                                                    |
| Has the site been confirmed as available? | Yes                                                                                                |
| Has the owner been contacted?             | Site submitted to call for sites in early 2017. If taken forward further discussions are required. |
| Consideration of development phasing      | Due to the site's small scale it is unlikely that phasing will be required.                        |
| Comments                                  | The site is anticipated to be become available within 1-5 years.                                   |
| Viability comments                        | Flood risk assessment required and potential mitigation works which may impact viability.          |

| Stage 4c – Site Capacity                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                        | 0.32                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                                | The landowner has indicated residential development is the preferred use. 65 units at 203 dph have been put forward.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Council comments on potential use and yield <ul style="list-style-type: none"> <li>• Location and character</li> <li>• Type of development promoted</li> <li>• Mix of units</li> <li>• Density assumptions</li> <li>• Net developable area</li> </ul> | Subject to the results of a flood risk assessment, the site is located on the periphery of Staines Town Centre with the opportunity for high density development. Any scheme would need to be of high quality and would be required to be of a sensitive design that respects the surrounding character. If a similar density is taken to Thames Court Edge further west of the site, with 141dph, the site could potentially accommodate similar high density. The landowner has proposed 65 units and this could be acceptable on site, subject to character and design. The mix of units would need to be informed by the SHMA update. There may be an opportunity for a comprehensive development scheme along with ST4/010 to the north. |

**ST4/019 35-45 High Street (Debenhams site), Staines**

| Site Information                       |                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proforma Created                       | 11/04/19                                                                                                                                                                                                                                                                                                                                                                        |
| Proforma last updated                  | 11/04/19                                                                                                                                                                                                                                                                                                                                                                        |
| Site ID                                | ST4/019                                                                                                                                                                                                                                                                                                                                                                         |
| Site name/ address                     | 35-45 High Street, Staines (Debenhams Site), TW18 4QU                                                                                                                                                                                                                                                                                                                           |
| Site area (ha)                         | 0.27 ha                                                                                                                                                                                                                                                                                                                                                                         |
| Site description & context             | The site is located to the south of the High Street and is on the corner where the road meets the A308/Thames Street. The site is located to the north west of Elmsleigh Shopping Centre. The surrounding area is predominantly commercial as the site is located within the Borough's primary shopping area. The site is currently occupied by a four storey department store. |
| Is the site located in the Green Belt? | No                                                                                                                                                                                                                                                                                                                                                                              |
| Is the site previously developed land? | Yes                                                                                                                                                                                                                                                                                                                                                                             |
| Site source                            | Promoted by landowner                                                                                                                                                                                                                                                                                                                                                           |



| <b>Stage 1 – Absolute constraints</b><br>(provide additional commentary where required) |                          |
|-----------------------------------------------------------------------------------------|--------------------------|
| Does the site fall within or adjoin the 250m buffer around the urban area?              | Yes                      |
| Is the site located or largely located within flood zone 3b?                            | No                       |
| Is the site located within a SPA, SAC, Ramsar site, SSSI?                               | No                       |
| Is the site an SNCI?                                                                    | No                       |
| Is the site located within ancient woodland*?                                           | No                       |
| Is the site located within a public safety zone?                                        | No                       |
| Any other constraints? (Reservoir, church, cemetery, allotments, common land).          | No                       |
| Comments                                                                                | No absolute constraints. |

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 1. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.                                                       | ++    | Potential notable housing provision on site to meet community needs. The site is in a sustainable location and is likely to be able to accommodate high rise development given the wider character.                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 2. To facilitate the improved health and well-being of the whole population and reduce inequalities.                                                                                      | +     | The site is located in the urban area with services within Staines and public transport links within walking distance, facilitating healthy lifestyles. The River Thames path is also in close proximity to the site which may provide the opportunity for leisure uses to benefit well-being. Redevelopment would put additional pressure on local facilities however but there may be opportunities to provide community facilities on the ground floor. The closest open space is approximately 800m away which is within the desirable walking distance. Potential high rise development may negatively impact well-being. |
| 3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding                                                                            | -     | The majority of the site is within flood zone 2, with a small area to the south in flood zone 3a.<br>Limited surface water flood risk. The site is within an area whereby 75% is susceptible to groundwater flooding. Flood risk assessment required.                                                                                                                                                                                                                                                                                                                                                                          |

\* Note: Round Copse in Laleham is the only designated area in Spelthorne

| <b>Sustainability Appraisal</b> <ul style="list-style-type: none"> <li>Based on the SA framework</li> <li>Identify likely significant/adverse effects and potential mitigation</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SA Objective                                                                                                                                                                              | Score | Reasoned justification and comments                                                                                                                                                                                                                                                                                                                                     |
| 4. To reduce land contamination and protect soil quality and quantity                                                                                                                     | +     | The site is occupied by previously developed land in the urban area therefore would avoid developing greenfield and would result in the efficient use of land. The site is not in agricultural use. The site is in an urban location so could achieve high density.                                                                                                     |
| 5. To reduce air and noise pollution                                                                                                                                                      | 0     | No particular noise or air pollution effects identified.                                                                                                                                                                                                                                                                                                                |
| 6. To conserve and enhance biodiversity, habitats and species                                                                                                                             | 0     | No particular biodiversity effects identified                                                                                                                                                                                                                                                                                                                           |
| 7. To conserve and enhance the historic environment, heritage assets and their settings.                                                                                                  | 0     | A locally listed building is located to the north and the majority of the site is within an area of high archaeological potential. Redevelopment is considered to have limited impact on heritage assets, although sensitive design would be required.                                                                                                                  |
| 8. To protect, enhance and manage Borough's open space and landscape character.                                                                                                           | 0     | No positive or negative impacts identified on the Borough's landscape character or open space. The site is already developed and located within the urban area.                                                                                                                                                                                                         |
| 9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion                                                                           | ++    | The site is in the urban area. Most services generally within the preferred maximum walking distance with Staines Bus Station 400m walk.                                                                                                                                                                                                                                |
| 10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.                                                                         | 0     | Short-term employment and economic benefits from housing construction. The site is located within the urban area and in close proximity to local businesses within Staines, therefore could boost local labour supply. Redevelopment for mixed use to include retail/services on the ground floor would maintain jobs on site however the quantity would likely reduce. |
| 11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.                                                                       | 0     | Potential rise in impact on resources, emissions and carbon use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable energy and low carbon energy generation given its scale. The may also be an opportunity for a joint energy system with the Elmsleigh centre (ST4/009).                       |
| 12. To maintain and improve water quality and promote the efficient use of water                                                                                                          | -     | Redevelopment would result in additional water consumption.                                                                                                                                                                                                                                                                                                             |

| Stage 2a – Contribution to the delivery of the strategy                                                                     |      |                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Criteria                                                                                                                    | Met? | Comments                                                                                                                                                   |
| Contributes to meeting housing requirement                                                                                  | 3    | The site could accommodate residential development on site.                                                                                                |
| Meets specific needs                                                                                                        | 1    | None identified.                                                                                                                                           |
| Opportunities for higher density development, where appropriate                                                             | 3    | The site is within Staines town centre with the opportunity for high density, high rise development.                                                       |
| Opportunities for infrastructure provision                                                                                  | 1    | The site is likely to be too small to accommodate infrastructure.                                                                                          |
| Brownfield land                                                                                                             | 3    | The site is previously developed and in the urban area.                                                                                                    |
| Opportunities for mixed use development                                                                                     | 3    | Discussions with the landowner have revealed that mixed use to include retail/services on the ground floor with residential above is likely to be pursued. |
| Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains) | 2    | Contribution to the regeneration of Staines town centre, facilitating sustainable living.                                                                  |
| Additional factors                                                                                                          |      |                                                                                                                                                            |

| Spatial Strategy Score |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 3                      | The site is brownfield and is located within Staines Town Centre. The site is near to services and transport links and given the character of the wider area, will be able to accommodate high rise, high density development. A high quality design would contribute to the regeneration of Staines Town Centre. As the site is located on the corner of the High Street the opportunity exists for a high quality, landmark building. The site would provide the opportunity for town centre living with local services and employment in close proximity. Whilst the site is considered too small to provide on-site infrastructure and is unlikely to be able to meet specific needs of the local community, the sustainable location in Staines Town Centre and opportunity for the efficient use of land means that the site would make a notable contribution to the spatial strategy if pursued. |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint                        | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flood Risk                        | 2     | <ul style="list-style-type: none"> <li>• The majority of the site is within flood zone 2, with a small area to the south in flood zone 3a.</li> <li>• Limited surface water flood risk. The site is within an area whereby 75% is susceptible to groundwater flooding.</li> <li>• Flood risk assessment required but constraints likely to be mitigable.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Minerals/waste safeguarding       | 3     | <ul style="list-style-type: none"> <li>• No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity                      | 3     | <ul style="list-style-type: none"> <li>• No biodiversity constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Agricultural Land Classification  | 3     | <ul style="list-style-type: none"> <li>• No constraints identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Land and water contamination      | 3     | <ul style="list-style-type: none"> <li>• No formal recorded uses for this land that could give rise to contamination. In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Heathrow Noise Contours           | 3     | <ul style="list-style-type: none"> <li>• Site outside of 66 Leq noise contour.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Heritage Assets                   | 2     | <ul style="list-style-type: none"> <li>• A locally listed building is located to the north and the majority of the site is within an area of high archaeological potential.</li> <li>• Limited impacts on heritage assets expected from redevelopment.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Landscape Character and Townscape | 2     | <ul style="list-style-type: none"> <li>• The site is located within the urban area with limited impact on landscape character expected.</li> <li>• The site is currently occupied by a four storey department store, located on the corner of the High Street. The current building dates from the 1960s and forms a significant part of the view on entering the high street.</li> <li>• Whilst the current building may be considered to hold some visual appeal, redevelopment would provide the opportunity to construct a high quality building to improve the overall visual amenity of the site. Whilst high rise development may be suitable in this location, this would be dependent upon a design of the highest quality given its prominent corner location within the High Street. This could allow for the creation of a 'landmark' building and could contribute to the regeneration of the Town Centre.</li> </ul> |

**Stage 2b – Non Absolute Constraints**

- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist
- Set out where any standards have been derived from

| Constraint | Score | Commentary                                                                                                                                                       |
|------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            |       | <ul style="list-style-type: none"> <li>• Moderate impact on character and townscape identified however opportunity to improve appeal of the building.</li> </ul> |

**Stage 2c – Open Space and Recreation Value**

- Based on Open Space Assessment

| Decision aiding questions                                                                      | Response | Commentary                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the site perform a recreation role?                                                       | Minor    | The site does not perform an open space role as it is currently occupied by a department store. The site could be considered to play a recreation role given its use as a shopping centre and the leisure associations with this.                                                 |
| What is the nature and quality of its role?                                                    | Retail   |                                                                                                                                                                                                                                                                                   |
| Is the site publicly accessible?                                                               | No       |                                                                                                                                                                                                                                                                                   |
| Would the loss of the site result in replacement facilities of equivalent or better provision? | No       |                                                                                                                                                                                                                                                                                   |
| Overall open space score                                                                       |          | Qualitative Assessment/ Commentary                                                                                                                                                                                                                                                |
|                                                                                                | 2        | Not performing public open space function but may be considered to hold some recreation value given the leisure association with the activity of shopping. Development would not however result in the loss of retail use but would increase the quantity of development on site. |

**Stage 2d – Sustainable Location**

- Note where there may be exceptions to broad principles
- Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity

| Criteria                                           | Score | Commentary                                    |
|----------------------------------------------------|-------|-----------------------------------------------|
| Distance to primary school                         | 2     | Riverbridge Primary School                    |
| Distance to secondary school                       | 2     | Magna Carta School                            |
| Distance to health centre or GP surgery            | 3     | Staines & Thameside Medical Centre            |
| Distance to local convenience retail               | 3     | Staines High Street Sainsbury's, The Causeway |
| Distance to major centres or centres of employment | 3     | Staines                                       |
| Distance to bus stop with good service             | 3     | Staines Bus Station                           |

| <b>Stage 2d – Sustainable Location</b>                                                                                                                                                                                                                 |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Note where there may be exceptions to broad principles</li> <li>Consider potential cumulative impacts and opportunities for provision where a number of smaller sites are located in close proximity</li> </ul> |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Criteria                                                                                                                                                                                                                                               | Score | Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Distance to train station with good service                                                                                                                                                                                                            | 2     | Staines Rail Station                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Qualitative Assessment                                                                                                                                                                                                                                 |       | The site is sustainably located, within Staines town centre. The majority of services are within the desirable/preferred maximum walking distance.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Potential impacts of planned infrastructure                                                                                                                                                                                                            |       | The site could potentially benefit from improved connectivity to Heathrow Airport as part of future expansion and links with Staines.                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Opportunities to improve connectivity or provide supporting infrastructure                                                                                                                                                                             |       | In order to aid the reduction of car dependency, improved bus and train links could be improved into and out of the site. There may be an opportunity to tap into redevelopment associated with ST4/009 and joint transport connectivity improvements. Consideration should be given to the cumulative impacts of development within Staines town centre and the likely impacts on infrastructure such as health centres, education and roads. Opportunities should be taken to develop a linked up approach to providing an adequate level of support infrastructure. |

| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Stage 2 summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| The site scores strongly at stage 2 as is brownfield within Staines Town Centre, facilitating sustainable living. The site and wider character are both capable of accommodating high rise residential development, contributing to the regeneration of Staines. The site could accommodate a notable quantity of dwellings in the town centre so performs well against the preferred spatial strategy. The site is subject to few non-absolute constraints however a flood risk assessment and archaeological survey are required. The site has good connectivity with local services generally within the desired or preferred maximum walking distances. There may be an opportunity to improve local connectivity in and around the site as this will help to reduce the need for private vehicle use given the potential rise in residents. |
| Stage 3 Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| SA Summary<br>(note: If poor performance do not consider deliverability)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| The generally performs positively against the Sustainability Appraisal, with positive impacts expected on housing provision, health, land quality and transport. This is largely due to the site being brownfield and located within Staines Town Centre. Negative impacts are expected on flooding and water consumption, however it is                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <b>Stage 4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Stage 4a – Overall Performance of sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| expected that these can be overcome with mitigation. Neutral impacts are expected on pollution, biodiversity, heritage, landscape, emissions and economy. Whilst redevelopment would result in short term construction jobs, there would be a loss of employment on the site. A mixed use scheme would retain some employment function but the scale is likely to be reduced. This therefore goes some way towards neutralising the impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Overall conclusions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| The site is well-located within Staines Town Centre, with local services and employment within walking distance. Given the existing character of the area the site could accommodate high density, high rise development. This would however put additional pressure on local services therefore local infrastructure would need to be improved. The introduction of high rise residential use could facilitate the improvement of the visual appeal of the site through high quality design. This is particularly significant given the site's prominent corner location on the High Street. The site generally performs well against the SA but mitigation would be required to reduce the impacts of the increased cumulative concentration of residential dwellings in the area (in association with ST4/009 and ST1/012). The site is subject to several non-absolute constraints but these are considered to be mitigable. |
| The site is considered suitable for development and should be taken forward.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Stage 4b – Deliverability                 |                                                                             |
|-------------------------------------------|-----------------------------------------------------------------------------|
| Has the site been confirmed as available? | Yes                                                                         |
| Has the owner been contacted?             | Yes discussions held with landowner in early 2019.                          |
| Consideration of development phasing      | Due to the site’s small scale it is unlikely that phasing will be required. |
| Comments                                  |                                                                             |
| Viability comments                        | No impacts identified that could influence viability.                       |

| Stage 4c – Site Capacity                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site size (ha)                                                                                                                                                                                                                                  | 0.27                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Landowner/promoter preferred use and units (residential or commercial)                                                                                                                                                                          | The landowner has indicated that mixed use development could be pursued on site but has not provided detail regarding the potential yield.                                                                                                                                                                                                                                                                                                                                        |
| Council comments on potential use and yield <ul style="list-style-type: none"><li>• Location and character</li><li>• Type of development promoted</li><li>• Mix of units</li><li>• Density assumptions</li><li>• Net developable area</li></ul> | The site is located within Staines Town Centre with the opportunity for high rise, high density development. Nearby emerging schemes have set a precedent for this character of development within the town centre given the efficient use of land and sustainable location. Development at Charter Square, High Street equates to over 400dph, up to 11 storeys, whilst planned development at 17-51 London Road is more than 230 dph. The site could therefore accommodate high |

| Stage 4c – Site Capacity |                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | <p>density high rise development and could potentially achieve 250 units with retail at the ground floor but this would depend on what height building would be acceptable. Further discussions required. Mix of units to be informed by the SHMA update.</p> <p>The development could also incorporate the community centre to the south (increasing the site size to 0.32 ha) and include a new facility.</p> |