

Spelthorne Local Plan

PREFERRED OPTIONS CONSULTATION

Rejected Site Allocations - Officer Site Assessments



Spelthorne Takes Shape

November 2019



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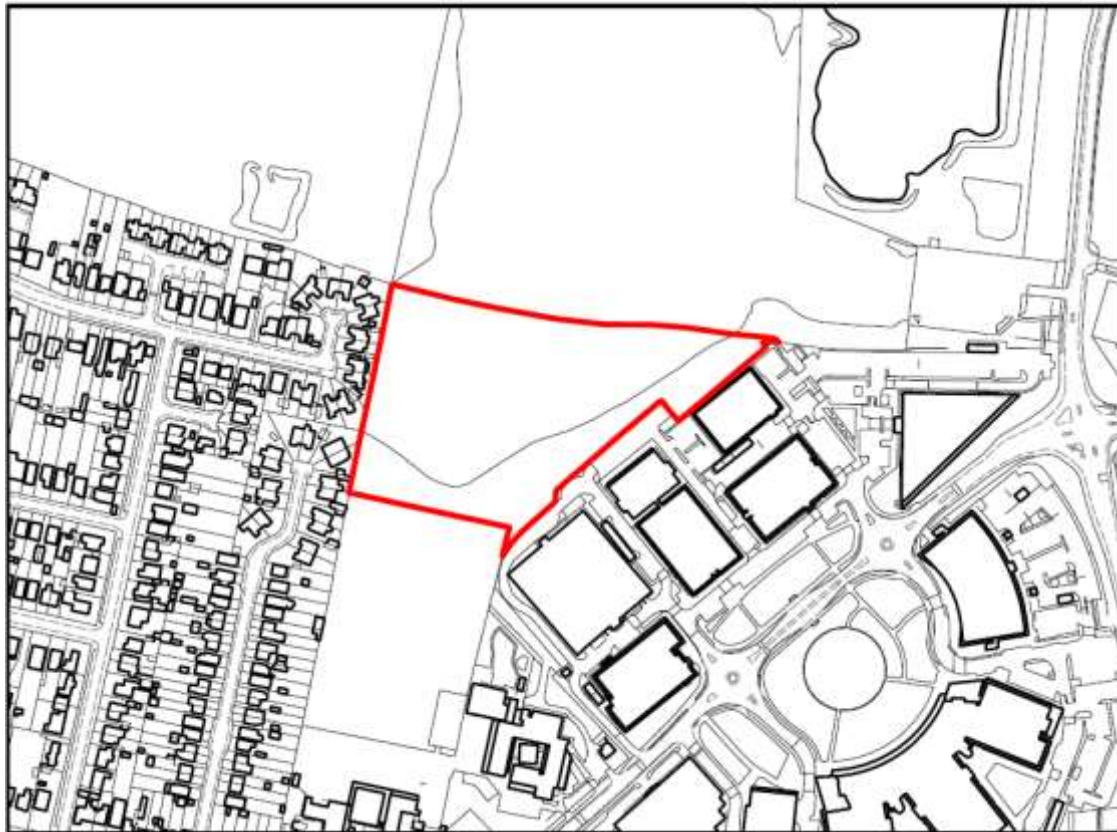
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AC3/001 Lakeside, Chertsey Road, Sunbury

Site Information	
Proforma Created	07/03/19
Proforma last updated	18/03/19
Site ID	AC3/001
Site name/ address	Lakeside, Chertsey Road, Sunbury, TW16 7LN
Site area (ha)	2.29
Site description & context	The site is occupied by a recreation ground used by BP employees. The surrounding area is a mix of residential to the west and south and the BP offices to the east. The site sits within a large swathe of Green Belt which runs northwards into the London Borough of Hounslow.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 make a contribution to meeting the Borough's housing need. The quantity of housing proposed could meet a wide variety of needs of people within the Borough.
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. The site is not well located and there is a considerable distance to the local health centre and convenience retail. Loss of open space could negatively impact well-being.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	The site is within flood zone 1 and therefore not subject to flood risk. The western half of 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 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	-	The site is undeveloped Green Belt and will result in built development on uncontaminated land. This will mean that there will be no need for

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
protect soil quality and quantity		remediation. Development will have an adverse effect on soil quality.
5. To reduce air and noise pollution	-	The site is within a residential area but is some distance away from the main roads. The development of the site will lead to an increase in localised air pollution. The site is located a fair distance from public transport links and therefore would unlikely encourage a modal shift from car use.
6. To conserve and enhance biodiversity, habitats and species	0	The site is not a designated biodiversity site and is maintained as an area for recreation. As such, maintenance practices will likely keep biodiversity to a minimum on the site. Re-development however would completely remove any potential biodiversity on the site unless hedgerows and other features were retained.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	Development of the site would not impact on the historic environment either negatively or positively.
8. To protect, enhance and manage Borough's open space and landscape character.	-	The site is within a strategically important swathe of Green Belt which covers a significant area to the east of the Borough, which would be negatively impacted if developed. The site also offers some amenity to the employees of BP however this is not publicly accessible. The surrounding area is largely developed and there are limited views to the remainder of the Green Belt land.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	The site is on the edge of the built-up area of Ashford-Sunbury and is a significant distance away from public transport links. The scheme is unlikely to lead to an increase in walking or cycling as a result and therefore would have very limited impact on encouraging a modal shift to public transport use.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	+	Development of the site will not positively or negatively impact on the Borough's economic growth. The site is adjacent to a large employment site but will not lead to an increase in office space. It is unlikely that the site will provide for mixed use. Short term construction employment.
11. To promote the efficient use of resources, to	0	The site is unlikely to reduce emissions given the lack of access to public transport, although there is a bus stop within walking distance. The

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
reduce greenhouse gas emissions and move to a low carbon economy.		development of the site could provide an opportunity to incorporate renewable or low-carbon energy sources however this would be on a small scale and would be balanced by the likely increase in air pollution locally.
12. To maintain and improve water quality and promote the efficient use of water	-	Development of the site from open greenfield to built development will lead to an increase in water consumptions and likely knock-on impacts on its quality. Mitigation could be included as part of the development such as the use of water meters however this will still be higher than in existing use.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	The site could provide a number of dwellings to contribute to meeting housing needs.
Meets specific needs	2	Potential for the inclusion of affordable housing units however may not allow for meeting all specific needs.
Opportunities for higher density development, where appropriate	2	Due to the character of the area it is unlikely that the site could incorporate higher densities of development.
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	Green Belt land which is used as amenity space.
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)	2	Potential to open access into the site and provide an area of amenity to replace the loss of the existing use
Additional factors		
Site is within a strongly performing strategic Green Belt area	1	Would weaken the strategically important Green Belt which separates Spelthorne and Hounslow.

Spatial Strategy Score	
Score	Comments
1	The site will contribute to meeting housing needs however this will be relatively insignificant given the small size of the site. Development will result in the loss of open space albeit not publicly accessible. The site is strongly performing Green Belt land and not brownfield so development of this would not accord with the strategy.

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	• The site is not within an area of flood risk • The western half of the site is in an area (1km squared) whereby >75% is susceptible to groundwater flooding.
Minerals/waste safeguarding	3	• The site is not within a minerals/waste safeguarded area
Biodiversity	3	• The site performs a limited biodiversity role and is not within close proximity to environmentally sensitive areas
Agricultural Land Classification	3	• None
Land and water contamination	2	• The site is on part of a historic landfill. Site investigation and remediation may be required.
Heathrow Noise Contours	3	• Not impacted.
Heritage Assets	3	• No impacts identified.
Landscape Character and Townscape	2	• Not within a character area however the site forms part of a wider area of Green Belt stretching beyond the borough boundary into Hounslow. This provides significant landscape character through views across the open land. The immediate area surrounding the site is built up however development on the site would reduce these views and as a result impact on the openness 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?	Yes	The site offers some recreation value however it is not publicly accessible and is used for the benefit of BP's employees. As such, there is no wider public benefit in terms of recreation.
What is the nature and quality of its role?	Private recreation	
Is the site publicly accessible?	No	

Stage 2c – Open Space and Recreation Value		
Based on Open Space Assessment		
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
	2	Whilst the site would lead to a loss of open space, this is not publicly accessible therefore would have limited impact on provision within the local area.

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	Site is adjacent to Meadhurst primary school.
Distance to secondary school	1	Sunbury Manor school is the closest however this is some distance away.
Distance to health centre or GP surgery	1	Sunbury health centre
Distance to local convenience retail	2	Main convenience is found within Sunbury Cross shopping area.
Distance to major centres or centres of employment	1/3	Site is adjacent to BP allowing for employment opportunities (1) Staines-upon-Thames is the nearest major centre (3).
Distance to bus stop with good service	3	The site is close to a bus stop for 216 bus route which offers a regular service between Staines and Kingston.
Distance to train station with good service	2	Sunbury rail station is closest to the site however this is a fairly significant distance from the site.
Qualitative Assessment		The site is well located to some services but higher travel times are required for others.
Potential impacts of planned infrastructure		None.
Opportunities to improve connectivity or provide supporting infrastructure		New access to the site would be required.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Strongly performing Local Area 17
Green Belt Assessment Stage 2 score	1	Strongly performing sub area 17-a
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		The site forms part of strongly performing Green Belt which is considered to be strategically important in the role it plays in maintaining the separation between Spelthorne and Hounslow. Release would result in the designation of weaker Green Belt boundaries.

Stage 3b – Previously Developed Land	
Total site area	2.29
Amount of PDL (%)	0
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	There is no previously developed land on site as it is in use as private recreation land.
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 on three sides before opening out to the east.
Existing valued features, vegetation and infrastructure	The site has some trees along its boundaries but has no infrastructure in place. It is primarily used as amenity space for BP. The site is not viewable from the main road due to the presence of the existing buildings around it.
Sense of tranquillity, remoteness and rural character	The proximity to Staines Road West and BP means that there is a large amount of traffic noise. The site therefore offers limited tranquillity or a feeling of remoteness and is largely connected to the urban area.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Very limited views of the site due to the proximity to existing buildings. Main viewing is only possible from BP site which has restricted access. Some views are also present from the rear of properties along Ashgrove Road to the west.
Sensitivity of site and wider landscape	The immediate environment has limited sensitivities however the site opens up into a much wider area of Green Belt to the east which provides a more remote environment,

Stage 3c – Visual Amenity	
	playing a more important role in landscape terms.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	Redevelopment for housing would offer potential to retain and enhance planting to boundaries and landscape within the site. The development could be designed to respect the suburban character of the surrounding area however the built development close to the open land to the east will likely need to be of lower density. A new access would be required which is likely to have to be contrived through existing properties adjacent to the site or through BP.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	The views of the site are limited due to existing buildings. The residential properties would lose the green, open aspect to the rear of their properties.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change from open space to built development would be limited as the space has restricted views from the road. However the change for those properties surrounding the space would be significant as they have a clear view over the land towards the wider Green Belt land beyond. This view would almost certainly be lost.
Significance of impacts • Refer to Table 8 of methodology	Major impact on neighbouring residential properties as this would have a significant impact on the views and change the nature of this from open space to built development. The loss of openness would have a significant detrimental impact.
Potential mitigation measures	A medium to low density scheme with well-designed open spaces and the potential for boundary enhancement could mitigate some of the loss however this would likely be insufficient in comparison to the existing views.
Overall visual amenity score	1
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. The loss of the site

Stage 3c – Visual Amenity	
	could also impact on the wider landscape beyond.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site has a mixed score from stage 2 – reasonably sustainable location however access to health centre, secondary schools and retail convenience are some distance away. There are no absolute constraints and the loss of open space is limited to views rather than publicly accessible recreation land. The site contributes to spatial strategy in terms of meeting housing needs however would result in the loss of strategic Green Belt which is at odds with the preferred strategy.
Stage 3 Summary
The site forms part of strongly performing Green Belt which is considered to be strategically important in the role it plays in maintaining the separation between Spelthorne and Hounslow. The loss of this site to development would lead to a weakening of the wider Green belt and an incursion into this. The visual impact of redevelopment of the site would be limited to views for immediate adjoining properties, the neighbouring school and BP. The site is not viewable from the main road however the visual impact through loss of view for the adjoining properties would be significant.
SA Summary (note: If poor performance do not consider deliverability)
The site scores well against the delivery of housing however its location does not lend its self to sustainable access to all services. The site scores poorly against environmental objectives such as, landscape, water consumption and land contamination.
Overall conclusions
Site is considered unsuitable to take forward as it is identified within a strategically important swathe of Green Belt which is strongly performing in both Stage 1 and 2 of the Green Belt Assessment. The loss of the site would weaken the existing Green Belt which has been identified as strategically important. The impact on the Green Belt and the environmental impacts will outweigh the delivery of housing which would be limited due to size and nature of the space. The site forms part of an important area of Green belt and its loss could impact on the integrity of the wider Green Belt as well as having a detrimental impact on landscape. Discount from consideration – not suitable.

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	No
Comments	Site promoted to call for sites.
Viability comments	Need for access to be created into the site which may impact on viability

Stage 4c – Site Capacity	
Site size (ha)	2.29
Landowner/promoter preferred use and units (residential or commercial)	Residential
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Site is not considered suitable for development.

AC3/008 Field to rear of Meadhurst Primary School, Feltham Hill Road, Ashford

Site Information	
Proforma Created	27/03/19
Proforma last updated	27/03/19
Site ID	AC3/008
Site name/ address	Field to rear of Meadhurst Primary School, Feltham Hill Road, Ashford
Site area (ha)	1.65
Site description & context	The site is occupied by a sports field that is part of Meadhurst Primary School. The surrounding area is a mix of residential to the west and south and the BP offices to the east. A recreation ground occupied by BP is situated to the north.
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.



Stage 1 – Absolute constraints (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).	Sole playing field for school.
Comments	Whilst the site is weakly performing Green Belt and an area recommended for further consideration through the Green Belt Assessment Stage 2, it is deemed to be not suitable for development as it is the only playing field for Meadhurst Primary School, in line with the NPPF. As such, the site is discounted from further consideration.

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

AE3/005 28-44 Feltham Road, Ashford

Site Information	
Proforma Created	01/04/19
Proforma last updated	01/04/19
Site ID	AE3/005
Site name/ address	28-44 Feltham Road, Ashford, TW15 1DL
Site area (ha)	0.47 ha
Site description & context	The site lies on the corner of Feltham Road and School Road (B378) and is to the south of Ashford High Street. Permission was granted in 2018 for change of use of part of the site from car sales to car wash. The surrounding area is predominately residential however there is a parade of shops a short distance from 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



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 needs. No specific uses identified by landowner at present however previously split ownership has stopped the site coming forward – ownership issues need to be further explored.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	Small size of site means any amenity space would be limited. Proximity to two main roads will result in noise and air pollution issues for new occupiers which could have negative health impacts but this could be mitigated. Potential for affordable housing to be included on the site depending on number of units. The site is reasonably well located which could facilitate healthy lifestyles.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	0	Existing site has hardstanding and structures in place. Site not in flood zone and SUDs could be included to mitigate any surface water flooding. 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	+	Due to previous and existing use, site is likely to be contaminated. Further site investigation required but redevelopment could lead to remediation. Use of brownfield land over greenfield land.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	0	No particular noise or air pollution effects although future occupiers would likely rely on car use. Close to existing areas of noise and air pollution. Local services are however within walking distance in Ashford.
6. To conserve and enhance biodiversity, habitats and species	0	No impacts on biodiversity.
7. To conserve and enhance the historic environment, heritage assets and their settings.	-	Site within Ashford historic core. Possible Bronze Age cemetery – further investigation required.
8. To protect, enhance and manage Borough's open space and landscape character.	0	Limited ability to provide amenity space on the site and unable to support publicly accessible open space therefore no positive or negative impacts.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	+	Site is close to bus stops with services to Hounslow and Feltham. Walking distance to further stops in Ashford for Staines as well as access to Heathrow airport and main railway station. Local services largely within walking distance.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	-	Current use employs a number of people. The loss of this could impact on these jobs causing loss. Short-term employment and economic benefits from housing construction though within a completely different industry
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.	0	Current use has an impact as cars access the site regularly. Potential vehicle movements could be reduced with re-development however this is likely to have limited impact.
12. To maintain and improve water quality and promote the efficient use of water	+	Existing car wash use will be a drain on water resources due to consumption. Redevelopment to housing would also continue to apply pressure to water resources. Potential for new development to include water meters or similar to limit or control use of water in comparison to current use.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	Previous housing allocation in current Core Strategy. Unclear as to owners future intentions but could support housing if brought forward.
Meets specific needs	3	Potential for affordable housing and/or accommodation for specialist needs.
Opportunities for higher density development, where appropriate	2	Limited due to size of site and proximity to existing residential.
Opportunities for infrastructure provision	1	Site likely to be too small.
Brownfield land	3	Brownfield site.
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	Limited opportunities.
Additional factors		

Spatial Strategy Score	
Score	Comments
2	Potential for housing development on site with the opportunity to meet community needs, such as affordable, but the site has not yet been identified as available with multiple landowners. The site is deemed too small to contribute to infrastructure or mixed use development. Part of the site has recently gained consent for change of use to car wash and therefore is likely to be a viable business. Land ownership issues have previously presented the site from coming forward as an allocation in the current core strategy.

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	3	• None
Minerals/waste safeguarding	3	• None
Biodiversity	3	• None
Agricultural Land Classification	3	• None
Land and water contamination	2	• Historic industrial use – likely to be contaminated. Further site investigations required
Heathrow Noise Contours	3	• None

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		
Heritage Assets	2	Ashford historic core – possible archaeological site
Landscape Character and Townscape	3	No landscape 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	
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 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	3	Echelforde Primary School
Distance to secondary school	2	Thomas Knyvett College
Distance to health centre or GP surgery	2	Stanwell Road Surgery
Distance to local convenience retail	3	Church Road, Ashford
Distance to major centres or centres of employment	2	Staines – 36 minutes by bus (regular service) Hounslow – 45 mins by bus (regular service)
Distance to bus stop with good service	3	Bus stop opposite the site offering regular services to Staines and Hounslow
Distance to train station with good service	2	Ashford Rail Station
Qualitative Assessment		The site is well connected by public transport

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	
Potential impacts of planned infrastructure	No anticipated improvements to be made.
Opportunities to improve connectivity or provide supporting infrastructure	

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores well at Stage 2 – the site is in a highly sustainable location with good access to shops, local services and public transport. The site could meet housing needs and include affordable provision. However there is likely to be limited scope for additional infrastructure provision. The site is a current allocation in the Core Strategy however land ownership issues have prevented the site from coming forward previously.
Stage 3 Summary
N/A.
SA Summary (note: If poor performance do not consider deliverability)
The site performs moderately with positive impacts on housing, transport and land/water quality but negatively against economic objectives due to the potential loss of a viable business. Neutral impacts are largely expected on health, flood risk, biodiversity and landscape. There are potential negative impacts on heritage but further investigation is required.
Overall conclusions
The site would contribute to the spatial strategy and will have limited environmental impacts. Issues over land ownership are however a concern as part of the site has recently been granted permission to change of use to a viable business and such issues have prevented the site coming forward previously. Whilst the site is considered suitable for redevelopment, issues remain over its availability, particularly with regards to the continuing economic uses on site. It is therefore discounted from further consideration as an allocation. The site may come forward as windfall development however given the uncertainty over its availability it is not considered appropriate to allocate.

Stage 4b – Deliverability	
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	The site was previously allocated in the Core Strategy and Policies DPD for post 2024 but recently granted permissions indicate that the site will remain in economic uses for the foreseeable future.
Viability comments	Viability issues only with regards to current use.

Stage 4c – Site Capacity	
Site size (ha)	0.47
Landowner/promoter preferred use and units (residential or commercial)	No uses yet to be identified by landowner; current allocation for housing in Core Strategy
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Within an urban area with residential development around the site. Size of the site does limit number of units that could be brought forward and existing allocation is for 23 dwellings. This would remain a reasonable density for the site.

AS1/001 Tesco Extra, Town Lane, Stanwell

Site Information	
Proforma Created	01/04/19
Proforma last updated	01/04/19
Site ID	AS1/001
Site name/ address	Tesco Extra, Town Lane, Stanwell, TW15 8RW
Site area (ha)	3.6
Site description & context	Large Tesco superstore with adjoining car park and petrol station, located on land adjacent to Ashford Hospital. Residential dwellings lie to the north and east of the store, with the hospital buildings to the south and Town Lane and the Staines Reservoir bounding the western boundary.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Call for Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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.	+	Site located within an urban area. The site is close to Ashford Hospital and has public transport access on Town Lane.
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. Most of 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 hardstanding and the large store therefore would avoid developing greenfield land. The site is not in agricultural use. Part of the site is in use as an active petrol filling station. Previous site investigations have found contamination. Could be remediated. Further investigations needed.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	0	No particular noise or air pollution effects. Potential reduction in HGV deliveries to the filling station and superstore. Existing use generates significant car movements with car park capable of accommodation over 300 cars.
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 bus stops providing access to Hounslow and Staines. Ashford rail station is around 25 minute walk from the site.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	-	By developing a mixed use scheme on site and retaining the superstore, employment change on site may be limited. There may be some loss however. Short-term 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 is likely to be resource-heavy with emissions due to HGV and car movements very high. Whilst this could be reduced by redevelopment, there will likely be a high car dependency due to proximity to A30.
12. To maintain and improve water quality and promote the efficient use of water	-	Proposed 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 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. High density development adjacent to the site.
Opportunities for infrastructure provision	1	Site is promoted for mixed residential and economic uses however no specific infrastructure provision is included.
Brownfield land	3	The site is previously developed and in the urban area.
Opportunities for mixed use development	3	Site is promoted for mixed uses.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	2	Potential for amenity space on the 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 promoted for mixed use and the provision of retail along with residential uses would help to enhance sustainability.

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	- The site is not within flood risk areas. - Potential low level (0.1%, 1 in 1000) surface water flood risk - Site is subject to more than 75% ground water flood risk.
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	No biodiversity role on site.
Agricultural Land Classification	3	No constraints identified.
Land and water contamination	2	- Potentially contaminated. - Previous site investigations have found contamination.

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
		- Current use, particularly the filling station, could also be causes of contamination - Need for further investigations
Heathrow Noise Contours	3	Site outside of 66 Leq noise contour.
Heritage Assets	3	No impact on heritage assets
Landscape Character and Townscape	2	- Site is within Reservoir character area. - Substantial existing development around the site however so any impacts could be mitigated. The site currently performs a limited character role therefore impacts from redevelopment are expected to be limited. There may however be an increase in height.

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 superstore and car park.
What is the nature and quality of its role?	Retail	
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 function. There may be an opportunity to provide small scale open space 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	Town Farm primary school
Distance to secondary school	2	Thomas Knyvett College
Distance to health centre or GP surgery	2	St David's Family practice Ashford Hospital (walk-in centre)
Distance to local convenience retail	2	Clare Road

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 major centres or centres of employment	2	Staines – 28 minutes by bus BP Sunbury – 19 minutes by bus
Distance to bus stop with good service	3	Stop on Town Lane opposite site Bus service at Ashford Hospital to and from St Peter's Hospital in Chertsey
Distance to train station with good service	2	Ashford Rail Station
Qualitative Assessment		The site has good access to public transport routes and local services.
Potential impacts of planned infrastructure		None identified.
Opportunities to improve connectivity or provide supporting infrastructure		Potential for enhanced pedestrian access over A30 to Ashford.

Stage 4
Stage 4a – Overall Performance of sites
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 and to incorporate a mixed use element by retaining the retail function of the site and adding residential.
Stage 3 Summary
N/A
SA Summary (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, flooding, open space and emissions objectives. The site performs negatively against water, and employment uses.
Overall conclusions
The site is located within the urban area, 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 high density development if a mixed use scheme is pursued. Whilst the site is considered suitable for redevelopment, it is not considered necessary to allocate through the Local Plan as limited benefits have been identified from a potential allocation. The site could potentially come through the planning system as windfall development, guided by policies in the Local Plan,

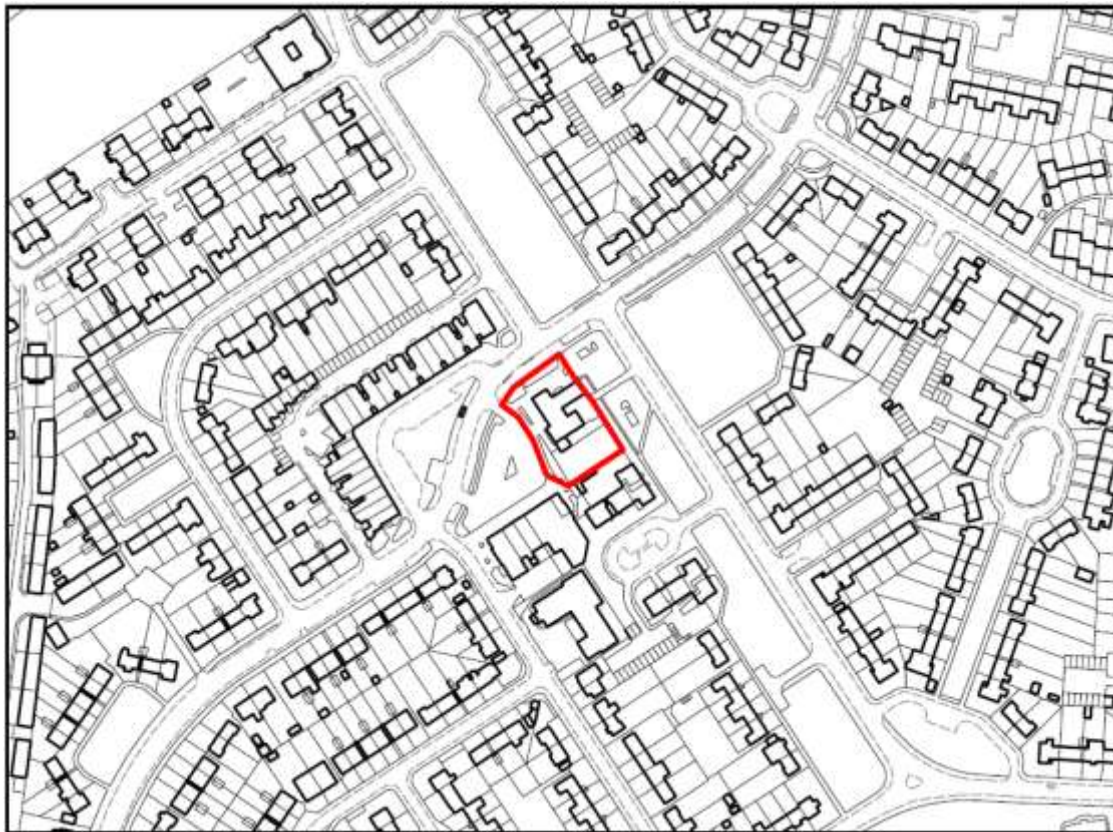
Stage 4
Stage 4a – Overall Performance of sites
without allocation. Any development would need to resist the loss of the existing retail use.

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	Site is fairly small so phasing is not likely to be a consideration
Comments	A mixed use scheme could be suitable on site but would need to be configured to resist the loss of the existing retail function.
Viability comments	No viability issues identified that could affect deliverability.

Stage 4c – Site Capacity	
Site size (ha)	3.6
Landowner/promoter preferred use and units (residential or commercial)	Promoted for mixed use residential and commercial
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Need to retain existing superstore. Potential for additional land or part of the store to be used for residential. Considered that 50 units could be accommodated however this is dependent on location and how the residential units would be incorporated. Additional info from landowners required.

AS1/004 Happy Landing PH, Clare Road, Stanwell

Site Information	
Proforma Created	02/04/19
Proforma last updated	02/04/19
Site ID	AS1/004
Site name/ address	Sir John Gibson Public House (Formerly Happy Landing), Clare Road, Stanwell, TW19 7QT
Site area (ha)	0.14
Site description & context	Public House located on Clare Road adjacent to parade of shops. The public house has areas of amenity space immediately adjoin to the north and east. Beyond this there is a large residential area.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Review of pre-application submissions



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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.	+	Pre-app discussions have previously focused around housing
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	+	Affordable housing provision could be secured through re-development of the site
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 hardstanding and the public house. Historically the site was used for agricultural purposes. Use of PDL over greenfield land. Further site investigations required.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	0	No particular noise or air pollution effects. Existing use has vehicle movements which would largely be replicated by housing provision. Potential for these to increase but likely to have minimal impacts.
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	0	The site is located within close proximity to bus stops providing access to Hounslow and Staines. The site is not within a comfortable walking distance of Ashford rail station although some other services are within the preferred distance. As such it is likely that many future occupiers would be car dependant due to limited public transport options.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	-	Loss of the public house would result in job losses associated with this use. There would be a short term increase in construction jobs for the development however no long term benefits.
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.	0	Redevelopment will not reduce emissions as there is likely to be an increase in car usage compared to existing use. Development could include energy efficient measures
12. To maintain and improve water quality and	-	Proposed use would likely result in additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
promote the efficient use of water		

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 provide affordable housing
Opportunities for higher density development, where appropriate	2	Limited. Pre-app discussions have focussed on lower density scheme due to character of the area.
Opportunities for infrastructure provision	1	Size of the site is limited for such provision
Brownfield land	3	The site is previously developed and in the 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	Limited due to site size
Additional factors		

Spatial Strategy Score	
Score	Comments
2	The site is brownfield and located within the urban area, providing the opportunity to provide housing. The site is a reasonably sustainable location close to shops and services but with limited public transport access. Development will result in the loss of the Public House.

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	- The site is not within flood risk areas. - Potential low level (0.1%, 1 in 1000) surface water flood risk - The site is in an area (1km squared) whereby >75% is susceptible to groundwater flooding.
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	No biodiversity role on 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
Agricultural Land Classification	3	• No constraints identified.
Land and water contamination	2	• No recorded contamination • Site historically was agricultural field • Further site investigations required
Heathrow Noise Contours	3	• Site outside 66 Leq noise contour.
Heritage Assets	3	• No impact on heritage assets
Landscape Character and Townscape	3	• No landscape character issues identified. The site is located within the urban area and is not adjacent to any open landscape sites. • The surrounding area is urban and the site holds limited visual appeal. • Limited impact on townscape identified.

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 public house and car park
What is the nature and quality of its role?	Leisure	
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 function. There may be an opportunity to provide small scale open space 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	3	Town Farm primary school
Distance to secondary school	2	Thomas Knyvett College
Distance to health centre or GP surgery	3	St David's Family practice

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		
Distance to local convenience retail	3	Clare Road – opposite site
Distance to major centres or centres of employment	3	Staines – 17 minutes by bus
Distance to bus stop with good service	3	Bus stop on Clare Road
Distance to train station with good service	3	Ashford Rail Station
Qualitative Assessment		The site has good access to public transport and local services.
Potential impacts of planned infrastructure		None identified.
Opportunities to improve connectivity or provide supporting infrastructure		None identified.

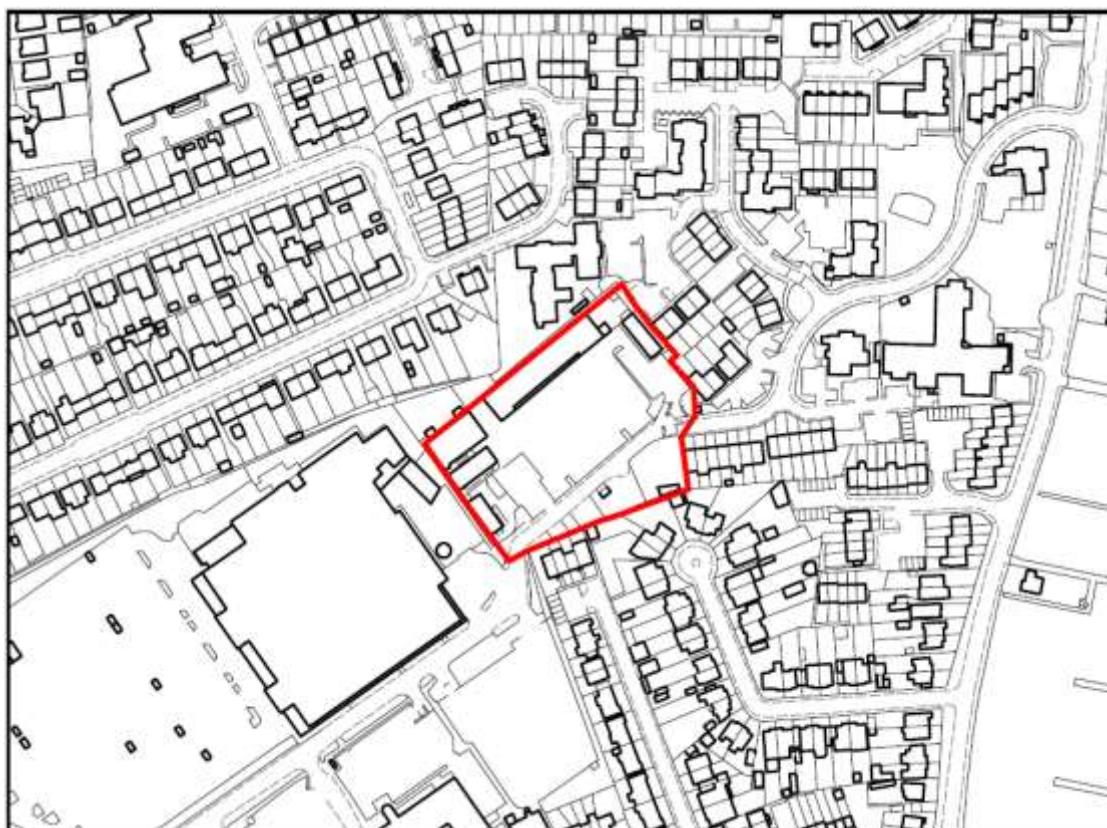
Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores reasonably well at Stage 2 – the site is in a sustainable location, close to residential development with local services largely within the preferred maximum walking distance. There are few non-absolute constraints, however ground surface water flood risk requires surveying as well as potential contamination. The site contributes to the spatial strategy as could accommodate residential development at a on a brownfield site. The public house is one of few in the local area and this loss of this could be an issue locally
Stage 3 Summary
N/A
SA Summary (note: If poor performance do not consider deliverability)
The site performs well against housing, health and land use but negatively against water use and employment with the change of use from public house to residential.
Overall conclusions
The site is located within the urban area of Stanwell. The site is located close to local shops and other services and on a main bus route to Staines and Hounslow. As such the site can be considered sustainable although the nearest rail station is outside the preferred walking distance. The site is brownfield land which can accommodate medium to high density of residential and so accords with the strategy. Site is suitable for development. It is not considered necessary to allocate the site given the limited benefits from doing so and its non-strategic nature.

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	No
Consideration of development phasing	
Comments	
Viability comments	Public House currently viable and in use. Redevelopment would result in a loss.

Stage 4c – Site Capacity	
Site size (ha)	0.14
Landowner/promoter preferred use and units (residential or commercial)	Pre-app discussion over development of flats
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	The site is within a residential area, close to shops and other services. Pre-app discussions previously have been based around a scheme of circa 30 flats on the site. This was considered over-development and a scheme of around 15-20 units may be deemed more suitable.

AS1/008 Ashford Hospital (East Yard), Town Lane, Ashford

Site Information	
Proforma Created	01/04/19
Proforma last updated	01/04/19
Site ID	AS1/008
Site name/ address	Ashford Hospital (East Yard), Town Lane, Ashford
Site area (ha)	0.8
Site description & context	The site is currently in use as an estates yard associated with Ashford Hospital. The site is occupied by a parking area and several single storey buildings located in the northern part of the site. The site consists of a nursery, estate workshops and staff car parking and is accessed via Victory Close and Town Lane. The wider area is of urban character, with Ashford Hospital located to the south west of the site, with residential development surrounding the site to the north, east and south.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Meeting with landowner



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 could potentially accommodate a notable quantity of units.
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 within a deprive area therefore regeneration could contribute to reducing existing deprivation. 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. Low level (0.1%, 1 in 1000) surface water flood risk on part of site. 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 in the urban area therefore would avoid developing greenfield land. The site is not in agricultural use. Possible contamination from previous uses on site therefore requires investigation and possible basic remediation.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		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.
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.
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.

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	Potential to meet specific needs of the community, particularly affordable.
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	There may be an opportunity for small scale open space provision.
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. The site is in a somewhat deprived part of the Borough so the provision of affordable units could help to reduce existing deprivation.

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	- The site is not within flood risk areas. - Potential moderate level (0.1%, 1 in 1000) surface water flood risk on northern part of site. - The site is within an area whereby 75% is susceptible to groundwater flooding.
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	No biodiversity role on site.
Agricultural Land Classification	3	No constraints identified.

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	- Potentially contaminated. - Former incinerator, boiler house, council yard, hospital maintenance stores and workhouse buildings on-site. Initial preliminary investigation has not revealed gross contamination, but limited scope. - Further investigation needed. Anticipate basic remediation required for residential use.
Heathrow Noise Contours	3	Site outside of 66 Leq noise contour.
Heritage Assets	3	No impact on heritage assets identified.
Landscape Character and Townscape	3	- No landscape character issues identified. The site is located within the urban area and is not adjacent to any open landscape sites. - The surrounding area is urban in character with Ashford Hospital, Tesco and flatted development to the west. Residential development is present to the north, east and west. - The site is currently occupied by a carpark and low level buildings which lack visual appeal. Sensitive and high quality design could ensure that development fits with the wider character and improves the townscape. - Limited impact on townscape identified.

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 park and low level hospital buildings.
What is the nature and quality of its role?	Hospital 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 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	Stanwell Fields CofE Primary School
Distance to secondary school	2	Thomas Knyvett College
Distance to health centre or GP surgery	2	Stanwell Road Surgery
Distance to local convenience retail	3	Tesco, Town Lane
Distance to major centres or centres of employment	3	Staines – 20 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 reasonably 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.

Stage 4
Stage 4a – Overall Performance of sites
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. The site could potentially provide affordable housing.
Stage 3 Summary
N/A
SA Summary (note: If poor performance do not consider deliverability)
The site performs well against social objectives and could help to tackle existing deprivation through regeneration and the provision of affordable housing. The site also performs well against transport and economic objectives, with positive influences on land quality/quantity. Neutral impacts expected on heritage, biodiversity, flooding, landscape and pollution. Negative impacts are expected on water objectives.
Overall conclusions

Stage 4
Stage 4a – Overall Performance of sites
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 accommodate a notable quantity of housing development. The site generally performs positively in the sustainability appraisal with positive impacts on social, economic and some environmental objectives. Whilst the site is suitable for redevelopment, it is anticipated that the site will come forward prior to the adoption of the new Local Plan, therefore allocation is not required.

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Land owned by Spelthorne Borough Council.
Consideration of development phasing	Site is fairly small so phasing is not likely to be a consideration. Flatted development likely to come forward as one.
Comments	The site has been confirmed as available by Spelthorne Borough Council for development.
Viability comments	Potential de-contamination works could impact viability but this is expected to be basic remediation.

Stage 4c – Site Capacity	
Site size (ha)	0.8
Landowner/promoter preferred use and units (residential or commercial)	Housing – no specific types identified.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	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, however the site could accommodate a significant quantity of affordable housing as is owned by the Borough Council. Development at West Plaza to the west of the site is at 178 dph (152 units). Higher density development may therefore be appropriate on site, therefore the site could potentially accommodate 100 units at 125 dph.

AS2/001 Ashford Youth Club, Kenilworth Road, Ashford

Site Information	
Proforma Created	04/04/19
Proforma last updated	04/04/19
Site ID	AS2/001
Site name/ address	Ashford Youth Club, Kenilworth Road, Ashford, TW15 3EL
Site area (ha)	0.25
Site description & context	The site is currently occupied by a youth club and is located on the end of a residential road. The site is surrounded on all sides by residential development. The site has a single building and amenity space to the rear.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Publicly owned site



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 provide a small amount of housing to contribute towards meeting needs
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	+	The site is located within the urban area. The site is close to bus routes on the A30 and Ashford High Street, whilst the rail station is a short distance away. 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 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 in the urban area therefore would avoid developing greenfield land. There is no recorded contamination and further site investigations are required.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	-	The site is close to the A30 so could have negative air quality and noise impacts which require mitigation. Potential 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. Area of archaeological potential located to the north 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. The site has an area of hardstanding to the rear which is marked out as a football pitch. There is no public access to the facilities. 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 an urban area, with close to local services. The site is within walking distance of the Tesco superstore however this does require crossing the A30. Proximity to major bus routes and the rail line means the site could encourage a modal shift to 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.	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	-	Redevelopment would result in additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
efficient use of water		

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	2	Site may be too small
Opportunities for higher density development, where appropriate	2	The site is within an urban area however any development would have to respect the character which is general two/two and a half storey houses
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 an urban location with scope for a small number of dwellings, 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. Redevelopment for residential use would fit with the character of the wider area.

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	1	- The site is not within flood risk areas. - Some surface and groundwater flooding issues but not significant
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	No biodiversity role on site.
Agricultural Land Classification	3	No constraints identified.
Land and water contamination	2	No history of contamination – further site investigation required.
Heathrow Noise Contours	3	Site outside of 66 Leq noise contour.
Heritage Assets	3	No impact.
Landscape Character and Townscape	3	- The site is located within an urban area and is surrounded by residential development - Limited impact on townscape and landscape identified.

Stage 2c – Open Space and Recreation Value		
Based on Open Space Assessment		
Decision aiding questions	Response	Commentary
Does the site perform a recreation role?	Part	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. The facilities would need to be re-provided either on site or nearby to ensure no loss of provision
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 Performs a moderate recreation function which could be re-provided

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	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	Hengrove Crescent shop
Distance to major centres or centres of employment	3	Staines – 24 minutes by bus
Distance to bus stop with good service	3	Bus stops on London Road
Distance to train station with good service	2	Ashford Rail Station
Qualitative Assessment		The site is well connected with local services within a comfortable walking distance from the site
Potential impacts of planned infrastructure		None identified.
Opportunities to improve connectivity or provide supporting infrastructure		Potential to improve cycling/pedestrian links with Ashford station.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores well at Stage 2 – the site is in a sustainable location with Ashford High Street a short walk (under 30 minutes) from the site. 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. The site could potentially provide affordable housing however this is dependent on the density and number of units.
Stage 3 Summary
N/A
SA Summary
(note: If poor performance do not consider deliverability)
The site performs well against social and economic objectives and generally performs neutral against environmental ones, with negative scores against pollution and water consumption. These can be mitigated to an acceptable level however.
Overall conclusions
The site is located within an urban location and is deemed suitable for development. The site is in within an area of existing residential use and could provide for a small number of additional units. The site generally performs positively in the sustainability appraisal whilst negative impacts could be mitigated.

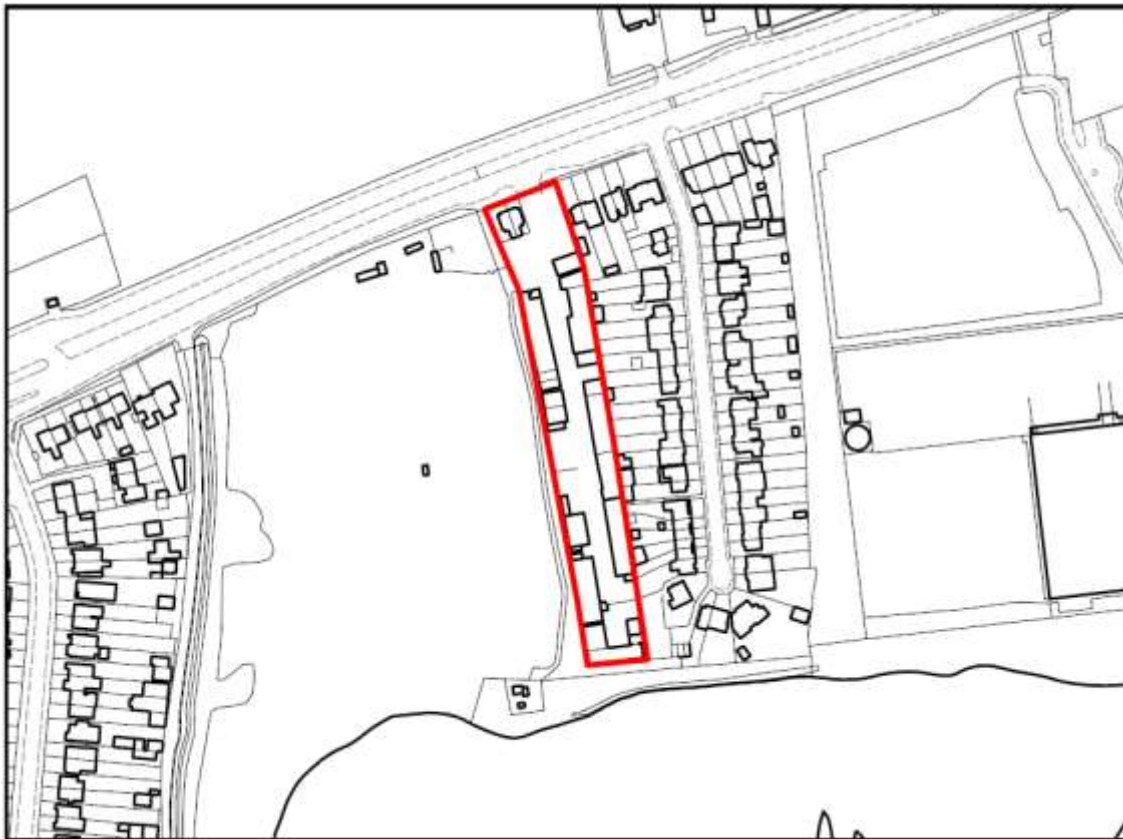
Stage 4	
Stage 4a – Overall Performance of sites	
The existing youth club would require relocating elsewhere, potentially within a nearby school, or could be incorporating onto the site as part of a mixed use scheme. A mixed use residential and youth club development would offer some benefits, however given the small yield of residential units expected, an allocation is not considered appropriate. The site currently provides open space as part of the youth club which may be substantially reduced if a number of dwellings were to be provided on site. As such it should be discounted.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Yes – contacted as part of the 2018 SLAA and confirmed site is available
Consideration of development phasing	Site is fairly small so phasing is not likely to be a consideration.
Comments	Surrey County Council have stated previously that the site could come forward in the 11-15 year timescale.
Viability comments	Re-provision of youth facilities or redevelopment on site as part of comprehensive scheme.

Stage 4c – Site Capacity	
Site size (ha)	0.25
Landowner/promoter preferred use and units (residential or commercial)	Housing/ mixed use incorporating community uses.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	The surrounding area is urban in character. The current use provides a social contribution to the local area and its re-provision is required. 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. The site could accommodate a mix of units in line with that required by the SHMA update. The site could accommodate approximately circa 10 dwellings at 47 dph, however account would need to be taken of the provision of onsite open space which may substantially reduce the yield.

AS2/002 Works adjacent to Harrow Road, Ashford

Site Information	
Proforma Created	01/04/19
Proforma last updated	02/04/19
Site ID	AS2/002
Site name/ address	Works Adjacent to Harrow Road, Ashford, TW14 8RW
Site area (ha)	0.58
Site description & context	The site is a narrow site with a short frontage to the A30 and is bounded by open land to the west and housing to the east. The site is occupied by a range of small older-style workshops for light industrial uses.
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.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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	The site is located outside of the main urban area with an area of Green Belt separating it from Ashford, however there are some links to Feltham and a bus stop immediately north. Potential to limit healthy lifestyles and increase car dependence. The site is adjacent to the busy London Road which may not be considered safe for pedestrians, although there may be opportunities for improvement.
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. Limited to no surface water flood risk but the site is in an area (1km squared) whereby >75% is susceptible to groundwater flooding.
4. To reduce land contamination and	+	The site is previously developed land in the urban area therefore would avoid developing greenfield land. Possible contamination from previous uses

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
protect soil quality and quantity		on site therefore requires investigation and possible basic remediation. The site is in an urban location so could achieve high density.
5. To reduce air and noise pollution	-	The site is adjacent to the A30 so could have negative air quality and noise impacts which require mitigation. Potential increase in car movements.
6. To conserve and enhance biodiversity, habitats and species	0	No positive or negative impacts identified on biodiversity. SNCI to the south of the site.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	No positive or negative impacts identified on the historic environment. Area of archaeological potential located to the north 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	-	The site is located in a semi-urban area with an area of Green Belt separating the site from the main settlement area. This may encourage car use. Services are generally beyond the preferred maximum walking distance.
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 a loss of economic productivity if a replacement 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	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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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.

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	Potential to meet specific needs of the community, particularly affordable.
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	None identified, although a high quality residential scheme is likely to improve the appearance of the site given the unappealing nature of the site at present.
Additional factors		

Spatial Strategy Score	
Score	Comments
2	The site is brownfield and located within a largely urban location, with the opportunity for increased densities, in line with the preferred strategy. The site is unlikely to be big enough for infrastructure provision or mixed use. Redevelopment would improve the quality and appearance of the site. Redevelopment for residential use would fit with the character of the wider area.

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	- The site is not within flood risk areas. - Limited to no surface water flood risk but the site is within an area whereby 75% is susceptible to groundwater flooding.
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	- No biodiversity role on site. - Princes Lake SNCI to south of site.
Agricultural Land Classification	3	- No constraints identified. - The site is not within agricultural use but mapping does indicate that part of the site is grade 1 therefore requires confirmation.
Land and water contamination	2	- Potentially contaminated. - Site has been occupied by various light industrial businesses since at least 1953. - Adjacent to historic filled land so has the potential to be impacted by ground gas issues. - 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.
Heathrow Noise Contours	3	Site outside of 66 Leq noise contour.
Heritage Assets	3	- No impact on heritage assets identified. - Adjacent to area of high archaeological potential.
Landscape Character and Townscape	3	- The site is located within a semi-urban area but is adjacent to Green Belt to the west which contains scrubland and a water body to the south. - The site is currently in light industrial use with workshops present, so redevelopment could improve the quality and appearance of the site. Residential uses border the site to the east. - Limited impact on townscape and landscape identified.

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 industrial workshops.
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 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	Fairholme Primary School
Distance to secondary school	2	Thomas Knyvett College
Distance to health centre or GP surgery	2	Stanwell Road Surgery
Distance to local convenience retail	2	Tesco, Town Lane
Distance to major centres or centres of employment	3	Staines – 25 minutes by bus
Distance to bus stop with good service	3	Stop at Harrow Road
Distance to train station with good service	1	Ashford Rail Station
Qualitative Assessment		The site is considered to be somewhat well connected with services generally 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.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores reasonably well at Stage 2 – the site is in a somewhat sustainable location, although is separated from the main area of Ashford by an area of Green Belt. There are few non-absolute constraints, however ground 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. The site could potentially provide affordable housing.
Stage 3 Summary
N/A
SA Summary (note: If poor performance do not consider deliverability)
The site performs well against housing and land use objectives, with negative impacts expected on transport, employment and water objectives. Neutral impacts are expected on health, flooding, pollution, biodiversity, heritage, landscape and emissions.
Overall conclusions
The site is located within a semi-urban location and is deemed suitable for development. The site is in close proximity to existing residential use and could potential accommodate high density housing development. The site generally performs positively in the sustainability appraisal whilst negative impacts could be mitigated. The site has not yet been confirmed as available and the existing commercial uses on site perform an important function for small scale business in the Borough. It therefore considered unnecessary to allocate the site for residential use at this stage. The site could potentially come through the planning system as windfall development, guided by policies in the Local Plan, without allocation.

Stage 4b – Deliverability	
Has the site been confirmed as available?	No
Has the owner been contacted?	Yes – contacted as part of the 2018 SLAA however no response received.
Consideration of development phasing	Site is fairly small so phasing is not likely to be a consideration.
Comments	
Viability comments	Potential de-contamination works could impact viability.

Stage 4c – Site Capacity	
Site size (ha)	0.58
Landowner/promoter preferred use and units (residential or commercial)	Housing in Core Strategy – no specific types identified.
Council comments on potential use and yield Location and character	The surrounding area is semi-urban in character, with houses to the east and Green Belt scrubland and a water body to the south. The current commercial use is not

Stage 4c – Site Capacity	
• Type of development promoted • Mix of units • Density assumptions • Net developable area	considered to be well located given the residential development present along Harrow Road. The site could accommodate a mix of units in line with that required by the SHMA update. The site could accommodate approximately 36 dwellings at 60dph.

AS2/003 648 London Road (Garage), Ashford

Site Information	
Proforma Created	02/04/19
Proforma last updated	02/04/19
Site ID	AS2/003
Site name/ address	(Garage) 648 London Road, Ashford, TW15 3AW
Site area (ha)	0.21
Site description & context	The site is located on the south side of London Road with flats immediately west and south. The site is currently occupied by a garage/ car sales unit. The wider area is urban in character, with the area south of the A30 built up and the area to the north in use as sports facilities.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Officer identified – urban area search



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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, although the site has not been promoted by the landowner.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	The site is located within Ashford but is separated from the main settlement by an area of Green Belt, however services are generally within the preferred maximum walking distance. The site is adjacent to the busy London Road which may not be considered safe for pedestrians, although there may be opportunities for improvement.
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. Limited to no surface water flood risk but 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 in the urban area therefore would avoid developing greenfield land. Possible contamination from previous uses on site therefore requires investigation and possible

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		remediation. The site is in a largely urban location so could achieve high density.
5. To reduce air and noise pollution	-	The site is adjacent to the A30 so could have negative air quality and noise impacts which require mitigation.
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.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	No positive or negative impacts identified on the historic environment. Area of archaeological potential located to the north 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 in a largely urban area, although an area of Green Belt does separate it from the wider Ashford settlement. A bus stop is located to the north with most services generally within the preferred maximum walking distance. 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. The current use on site however does contribute to employment which would be lost 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	Potential rise in impact on resources, emissions and carbon use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate energy but may be too small.
12. To maintain and improve water quality and	-	Redevelopment would result in additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
promote the efficient use of water		

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	The site is small and is unlikely to be able to accommodate specific needs.
Opportunities for higher density development, where appropriate	3	The site is within a largely urban area and could potentially accommodate high density flats.
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		

Spatial Strategy Score	
Score	Comments
2	The site is brownfield and located within a largely urban location, with the opportunity for increased densities, in line with the preferred strategy. The site is unlikely to be big enough for infrastructure provision or mixed use. Redevelopment would improve the quality and appearance of the site. Redevelopment for residential use would fit with the character of the wider area, with housing bordering the site on three sides.

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	- The site is not within flood risk areas. - Limited surface water flood risk. - The site is within an area whereby 75% is susceptible to groundwater flooding.
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	No biodiversity role on 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
Agricultural Land Classification	3	- No constraints identified. - The site is not within agricultural use but mapping does indicate that site is grade 1 therefore requires confirmation.
Land and water contamination	2	- Potentially contaminated. - Petrol filling station on-site by 1970 and tanks subsequently filled. - Investigation of contamination will be required and some remediation anticipated to make site suitable for use. - If suitable, potential requirement for site investigation.
Heathrow Noise Contours	3	Site outside of 66 Leq noise contour.
Heritage Assets	2	- No impact on heritage assets identified. - Northern part of site falls within area of high archaeological potential therefore investigation may be required.
Landscape Character and Townscape	3	- The site is located within a largely urban area but is adjacent to Green Belt to the west. This land however is strongly connected to the settlement with a semi-urban character and is weakly performing Green Belt. - The site is currently in use as a car wash and garage so redevelopment could improve the quality and appearance of the site. Residential uses border the site on three sides to the west, south and east. - Limited impact on townscape and landscape identified.

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 wash and garage.
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	

Stage 2c – Open Space and Recreation Value		
Based on Open Space Assessment		
Overall open space score	Qualitative Assessment/ Commentary	
	3	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	Ashford Park Primary School
Distance to secondary school	2	Thomas Knyvett College
Distance to health centre or GP surgery	2	Stanwell Road Surgery
Distance to local convenience retail	2	Tesco, Town Lane
Distance to major centres or centres of employment	3	Staines – 22 minutes by bus
Distance to bus stop with good service	3	Stop at Harrow Road (services to Ashford Hospital and Hounslow)
Distance to train station with good service	2	Ashford Rail Station
Qualitative Assessment		The site is reasonably well connected to local services within the urban area.
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		None identified.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores reasonably well at Stage 2 – the site is brownfield in close proximity to existing residential uses and the urban area. The presence of a bus stop adjacent to the site improves connectivity with services generally within the preferred maximum walking distance. There is potential for high density development on site and there are few non-absolute constraints. The site may require remediation.
Stage 3 Summary
N/A
SA Summary (note: If poor performance do not consider deliverability)
The site performs well against social, and land use objectives. Neutral impacts are expected for pollution, biodiversity, heritage, flooding, landscape and emissions

Stage 4	
Stage 4a – Overall Performance of sites	
objectives. Negative impacts are expected on employment and water objectives, however it is considered that impacts could be mitigated to an acceptable level.	
Overall conclusions	
The site is located within the urban area, however is detached from the wider settlement of Ashford by a weakly performing parcel of Green Belt. The site is in a predominantly residential area with flats located to the south and west, indicating that the site could potentially accommodate a similar use, although remediation is likely to be required. The site generally performs well against the sustainability appraisal objectives and negative impacts could be mitigated. The site is considered suitable for development however limited benefits have been identified from allocating the site due to its non-strategic nature. Availability has yet to be confirmed by its two landowners and it is anticipated that should the site come forward, it could be delivered through the planning process as windfall development, guided by Local Plan policies.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	No
Has the owner been contacted?	Landowner contacted as part of the 2018 SLAA however no response received.
Consideration of development phasing	Site is fairly small so phasing is not likely to be a consideration.
Comments	The site is split into two landholdings therefore both parties would need to agree to development.
Viability comments	Potential de-contamination works could impact viability.

Stage 4c – Site Capacity	
Site size (ha)	0.21
Landowner/promoter preferred use and units (residential or commercial)	The landowner has been contacted however no response has been received.
Council comments on potential use and yield - Location and character - Type of development promoted - Mix of units - Density assumptions - Net developable area	The site is surrounded by residential development with the wider character semi-urban. The site is neighboured by flats to the west and south at approximately 100 dph, therefore if a similar development was accommodated on site approximately 20 units could be delivered. The size mix of units could be guided by that required in the SHMA update.

AS2/004 Land south of London Road and north of Stanwell Road, Ashford

Site Information	
Proforma Created	04/04/19
Proforma last updated	04/04/19
Site ID	AS2/004
Site name/ address	Land south of London Road and north of Stanwell Road, Ashford, TW15 3DU
Site area (ha)	24
Site description & context	Large area of land from London Road to Stanwell Road incorporating Thomas Knyvett College, outdoor recreation linked to the school and St James's school. Part of the area also includes the 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
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Partly to the south
Site source	Green Belt stage 2 – identified for further consideration



Stage 1 – Absolute constraints (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	Part of the land to the south is adjacent to Princes Lake SNCI.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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, although the site has not been promoted.
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 northern half of the site is some distance from the town and sitting adjacent to London Road, which may not be considered safe for pedestrians. Much of the land is used for recreation linked to the two schools.
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 partly developed so is likely to have limited impact on permeable surfaces. 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 previously developed land to the south whereas the northern half is greenfield. The site is partly in agricultural use. Possible contamination from previous uses on site

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		therefore requires investigation and possible remediation.
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.
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 eastern and southern boundaries.
7. To conserve and enhance the historic environment, heritage assets and their settings.	-	Area of archaeological potential located to the north of the site. Listed building present.
8. To protect, enhance and manage Borough's open space and landscape character.	-	Re-development of the site could lead to the loss of areas of recreation associated with the two schools. Part of the site along the A30 at Edward Way is allocated within the CS for public open space.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	+	The site is on the edge of the urban area. The southern half is much better connected with Ashford via Stanwell Road than the northern half. There are three bus stops close to the site offering good services and the southern half of the site is close to the rail 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. The current use on site however does contribute to employment which would be lost if a suitable alternative site cannot be identified. The loss of both schools would need to be re-provided.
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. Potential to mitigate some of these through sustainable construction methods.
12. To maintain and improve water quality and	-	Redevelopment would result in likely additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
promote the efficient use of water		

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	The site could make a significant contribution to meeting housing needs
Meets specific needs	3	The site is extremely large and therefore affordable housing and housing to meet specific needs could be included.
Opportunities for higher density development, where appropriate	3	The site is on the edge of the urban area. There could be scope for higher densities in certain parts of the site
Opportunities for infrastructure provision	2	Potential for some provision to be included. Would require new access points.
Brownfield land	1	The site is Green Belt with some PDL.
Opportunities for mixed use development	2	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)	2	Given that re-development could lead to loss of school, or at least school playing fields, redevelopment would need to re-provide this quantity and quality to ensure there is no deficit
Additional factors		

Spatial Strategy Score	
Score	Comments
1	The site is Green Belt land which also provides recreation for schools in terms of playing fields as well as the school buildings. The site was recommended for further consideration in Stage 2 of the GBA

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	- The site is not within flood risk areas. - Limited surface water flood risk. - The site is within an area whereby 75% is susceptible to groundwater flooding.
Minerals/waste safeguarding	3	No constraints identified.

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	The site does not have a biodiversity designation but is adjacent to an SNCI
Agricultural Land Classification	3	- No constraints identified. - The site is not within agricultural use but mapping does indicate that site is grade 1 therefore requires confirmation.
Land and water contamination	2	- Potentially contaminated. - Petrol filling station on-site by 1970. 7 underground tanks were solid filled in 1999. - Investigation of contamination will be required and some remediation anticipated to make site suitable for use. - If suitable, potential requirement for site investigation prior to application at a level higher than standard criteria.
Heathrow Noise Contours	3	Site outside 66 Leq noise contour.
Heritage Assets	1	- St James' school is a listed building – part of PDL to southern part of the site - North part of site has archaeological importance – further investigation required
Landscape Character and Townscape	2	Significant greenspaces within urban areas

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 provides playing fields used by Thomas Knyvett and St James' school. The playing fields on London Road at the northern half of the site are not publicly accessible and St James' playing fields whilst not open to the public can be booked by clubs and teams. It is unlikely that provision of the same or better could be provided on site. Part of the site is also allocated for public open space in the current Core Strategy
What is the nature and quality of its role?	Education	
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 Site performs a recreation role for schools

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	Ashford Park primary school
Distance to secondary school	3	Thomas Knyvett is on the site
Distance to health centre or GP surgery	2	Stanwell 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	3	The site is close to a bus stop for 216 bus route which offers a regular service between Staines and Kingston
Distance to train station with good service	3	Ashford rail station
Qualitative Assessment		The site is expansive with some areas more accessible than others. Links along London Road into Staines.
Potential impacts of planned infrastructure		None
Opportunities to improve connectivity or provide supporting infrastructure		Improved connections between Stanwell Road and London Road

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Strongly performing – Local Area 8
Green Belt Assessment Stage 2 score	2	Moderately performing, recommended in isolation; less important recommended for further consideration – sub area 8-b
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		The site is considered to be less important within Stage 2 on the basis that it performs weakly against the main purposes. The assessment states that the release of the sub-area would result in the designation of a boundary of similar strength to the existing.

Stage 3b – Previously Developed Land	
Total site area	24ha
Amount of PDL (%)	10-25%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The existing use is in the form of two schools, the loss of which would impact on provision within Ashford. The schools would have to remain or be re-provided as part of the re-development
Overall PDL Score	2

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 north, west and partly to the south.
Existing valued features, vegetation and infrastructure	Open fields, some of which are used as playing fields for the two schools located on the site. Minimal trees on site and the boundaries are demarcated by fences to restrict public access.
Sense of tranquillity, remoteness and rural character	Proximity to London Road means that there is a limited sense of remoteness.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Open views from London Road across the open fields to the listed St James' school. Limited views elsewhere due to built development.
Sensitivity of site and wider landscape	The site provides a strong degree of openness with views from London Road across the fields to St James' School.
Significance of Visual Impacts (qualitative)	
Visual effect of the development - Nature of the proposal - Siting - Size - Design - Position and distance from which it is viewed - Officer judgment where info not all available	Re-development of the land for housing would permanently change the view. Given the size of the land it would be expected that any proposal would be of large scale. Regardless of where it is located, the view from London Road would be lost.
Visual receptors - Location and context of viewpoint - Expectations and occupation or activity of receptor - Importance of view	There are a number of properties located around the site which currently enjoy views across open field. Whilst these views are limited by the fact the site has development on three sides, there remains a sense of openness.
Magnitude of impacts Scale of change in view	The change of view from open fields to built development would result in a permanent change in view from London Road and the

Stage 3c – Visual Amenity	
• Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	properties to the east and west of the site. The views down to the listed building would also be lost. The site leads onto Princes Lake and Bedfont Lakes for which there is a sense of openness as it leaves the built-up area of Ashford heading west.
Significance of impacts • Refer to Table 8 of methodology	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 would be limited as any built development will permanently change the view of open fields
Overall visual amenity score	1
Commentary	A permanent loss of this space would have a significant impact on views for these residents.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores fairly poorly at Stage 2 – The site is wholly Green Belt with existing development to the south in the form of Thomas Knyvett College and St James' School. In addition a large proportion of the land to the north and east are playing fields used by the two schools. Part of the land to the north is allocated for public open space in the existing Core Strategy. No absolute constraints however the land does lie next to Princes Lake SNCI.
Stage 3 Summary
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.
SA Summary (note: If poor performance do not consider deliverability)
The site scores well against some criteria however it scores poorly on the basis that redevelopment would lead to the loss of Green Belt land and playing fields associated with the school. Para 97 of the NPPF states that playing fields should not be built on and it is not clear that these could be re-provided.
Overall conclusions
The site is a large area of land from London Road to Stanwell Road incorporating Thomas Knyvett College, outdoor recreation linked to the school and St James's school. The site is located on the edge of the Ashford urban area. Part of the area also includes the 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 was identified as an area for further consideration in the Green Belt Assessment Stage 2.

Stage 4	
Stage 4a – Overall Performance of sites	
It is not clear if the schools or the playing fields could be re-provided. Given the amount of land the fields currently occupy, it is expected that this would be extremely unlikely to be re-provided on the existing site. On this basis, the site should be considered unsuitable for development.	
Discount from consideration.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	No
Has the owner been contacted?	No
Consideration of development phasing	
Comments	
Viability comments	

Stage 4c – Site Capacity	
Site size (ha)	24ha
Landowner/promoter preferred use and units (residential or commercial)	Not promoted
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	No formal proposals at this point DISCOUNT

AT1/010 Harper House, Fordbridge Road, Ashford

Site Information	
Proforma Created	02/04/19
Proforma last updated	02/04/19
Site ID	AT1/010
Site name/ address	Harper House, 29-31 Fordbridge Road, Ashford, TW15 2TB
Site area (ha)	0.15
Site description & context	The site is currently occupied by self-contained flats over 2-2 ^{1/2} storeys, providing accommodation for homeless people. The building fronts Fordbridge Road and is located at the corner of Fordbridge Road and Chesterfield Road. There is a parking area at the front of the site with vehicular access also off Chesterfield Road. The surrounding area is residential in character.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Publicly owned site.



Stage 1 – Absolute constraints (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	Whilst there are no absolute constraints on site, a certificate of lawfulness was granted in 2016 (16/01120/CLD) on site for 20 self-contained residential units. Whilst the site remains in use as a homeless shelter, each unit possesses its own facilities and is self-contained in nature. On this basis the units are self-contained C3 housing rather than sui generis as a hostel. As such, redevelopment of the site would unlikely result in a net gain in housing therefore assessment or allocation is not required.

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

HS1/003 Land to north of Croysdale Avenue, Sunbury

Site Information	
Proforma Created	29/03/19
Proforma last updated	30/03/19
Site ID	HS1/003
Site name/ address	Land North of Croysdale Avenue, Croysdale Avenue, Sunbury, TW16 6EQ
Site area (ha)	2.4
Site description & context	The site is a parcel of unused scrub land with belts of trees and bushes along its northern and southern boundaries. To the north of is a substantial area of scrub grazing and this is also the case to the west before it gives way to Sivyers Lake a private angling lake. Immediately to the east is the Royal Airforce Cadet Centre with Hawkedale Infant School beyond. The site fronts Croysdale Avenue/Hazelwood Drive to the south with London Irish Rugby Club training grounds on the other side. The area around the site is thus predominantly open and green.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for sites.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 use promoted. The site could accommodate affordable housing. The promoter has indicated the site could accommodate housing for older people and self-build units.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	Loss of open green space but this is not publicly accessible. The majority of local services are within walking distance, however some of these are towards the preferred maximum. There are no proposed infrastructure improvements that would enhance health and well-being, nor is the site considered large enough to support this. Cedars Recreation ground is a 10 minute walk away which could positively impact health and wellbeing. 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 not within a flood zone but there is some risk of groundwater and surface water flooding. If developed, this would result in the loss of permeable open land.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
4. To reduce land contamination and protect soil quality and quantity	-	The site is not in agricultural use however survey data suggests that it is grade 2 land, therefore further investigation is required. Development would result in the loss of open greenfield. Potential contamination on site which could be remediated with development.
5. To reduce air and noise pollution	-	Development is likely to increase the amount of noise and air pollution in the area given that the existing unused site does not generate this.
6. To conserve and enhance biodiversity, habitats and species	-	The unused scrub on site is likely to perform a minor biodiversity role. This would be lost with development. Site located within Thames Valley BOA.
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. The trees lining the site contribute to a sense of enclosure on site. The site has a more rural character to the west and more urban qualities to the east.
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 are generally 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	-	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. Sustainable construction could be used.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
move to a low carbon economy.		Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation.
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.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	The site could accommodate housing.
Meets specific needs	3	The site promoters have indicated the site could be available for housing for older people and self-build units.
Opportunities for higher density development, where appropriate	2	The character of the area does not lend itself to high density, however there could be opportunity to increase densities towards the centre of the site.
Opportunities for infrastructure provision	1	The site is considered to be too small to be able to accommodate infrastructure.
Brownfield land	1	The site is open greenfield land.
Opportunities for mixed use development	2	The site is considered too small to accommodate a significant mixed use scheme, however the promoter has indicated that the site could accommodate employment uses.
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 provides the opportunity for increased residential development, which is the key aim of the spatial strategy. The promoter has also indicated that specialist accommodation could be provided on site, or employment uses could be developed, which could be brought forward as part of a mixed use scheme. Due to the relatively limited size of the site, it is unlikely to be able to accommodate infrastructure provision on site and there is likely to be limited scope for high density development. Development would result in the loss of strategic Green Belt which is against the preferred spatial strategy.

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	- The site is not within a flood zone - The site is in an area (1km squared) whereby >75% is susceptible to groundwater flooding. - Low level surface water flood risk.
Minerals/waste safeguarding	3	No constraint identified.
Biodiversity	3	Within Thames Valley BOA.
Agricultural Land Classification	1/2	- The site is not within agricultural use however survey data indicates that it is grade 2 land. - Further site investigation required.
Land and water contamination	2	- Likely potential contamination associated with previous landfill uses on site. - Site investigation and mediation likely to be needed.
Heathrow Noise Contours	3	Site outside of noise contours.
Heritage Assets	3	No impacts on heritage assets identified.
Landscape Character and Townscape	2	- The site is within a Surrey Landscape Character Area – River Valley Floor. - The site is largely rural in character, however there are urban influences further to the east. - The site is open greenfield land contributing to the area's landscape.

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 overgrown paddock and does not offer any recreation value. It is not publicly accessible.
What is the nature and quality of its role?	Paddock	

Stage 2c – Open Space and Recreation Value		
Based on Open Space Assessment		
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	The site does not perform a recreation or open space role as it is not public accessible and is overgrown.

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	Hawkedale Infants neighbours site to the east but does not offer key stage 2 education. Springfield 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	Convenience store on Green Street.
Distance to major centres or centres of employment	2	40 minutes to Kingston upon Thames. 25 minutes to Windmill Road Employment Area.
Distance to bus stop with good service	2	Croysdale Avenue bus stop – buses to Kingston, Sunbury, Staines, North Brentford Quarter.
Distance to train station with good service	1	Upper Halliford Rail Station.
Qualitative Assessment		
Potential impacts of planned infrastructure		The site could tap into Crossrail 2 infrastructure.
Opportunities to improve connectivity or provide supporting infrastructure		Improving walking/cycling connectivity would help to facilitate healthy and active lifestyles. If HS1/010 was developed to the north there could be an opportunity to accommodate infrastructure to support the cumulative impacts of development.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score		Local Area 32 – Strongly performing Green Belt. Identified as an area for potential sub-division.
Green Belt Assessment Stage 2 score		Sub area 32-e – Moderately performing Green Belt. The site make an important contrition to the wider strategic Green Belt.
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		The existing outer and inner boundaries of the sub area are considered to be predominantly recognisable and likely to be permanent. Release of the sub area would result in a similarly performing Green Belt boundary as currently exists. The landowner of this site owns part of HS1/010 to the north therefore there could be an opportunity to provide compensatory improvements across the wider area.

Stage 3b – Previously Developed Land	
Total site area	2.4
Amount of PDL (%)	0%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The site is occupied by an overgrown paddock and does not contain any built form.
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	The site is not occupied by any prominent landscape features as is occupied by open overgrown paddock land. There are trees lining the site to the north.
Existing valued features, vegetation and infrastructure	A mature belt of trees lines the site to the north.
Sense of tranquillity, remoteness and rural character	The site has a somewhat rural character as it is surrounded on three sides by open greenfield land. The air cadets building and school to the east create some urbanising influences on the site. The sense of remoteness is limited by the gymnastics centre to the north and caravan site further west.
Existing visibility of site - Consider current screening - Truncated/no view	There is a truncated view of the site due to mature vegetation lining the site and the lack of neighbouring uses. The site is accessed via a private road to the south.

Stage 3c – Visual Amenity	
• Partial view • Open view	
Sensitivity of site and wider landscape	The wider landscape is considered to be mixed. There is a lack of development to the north, although this area has also been promoted for development. Land to the south is undeveloped but performs a recreation role associated with London Irish Rugby Club. To the west is a small fishing lake with a mobile home park further west. The western end of the site is considered to be more sensitive whilst the east, which adjoins the urban area, is less sensitive. The site and wider area generally has a rural character.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	The landowner has indicated that the site could accommodate 50-70 units. This would result in a significant change to the existing visual impact of the site. It is likely that development would be medium density and would generally be 2-3 storeys in height.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	There are limited receptors immediately adjacent to the site, with the air cadets building and school closest, although these receptors are of medium sensitivity as they do not occupy the site continuously. There are limited views into the site from the gymnastics centre and fishing lake, with the view of limited importance locally.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	Development would result in a considerable visual impact due to the significant level of change that would be experienced. There may be an opportunity to integrate development with the more urban character to the east, however given the open nature of the wider area, particularly to the north and south, development would reduce the potential for long-reaching views across the area and would have negative impacts on the rurality of the wider area. There are limited receptors in close proximity to the site with no residential properties adjacent, thereby limiting the magnitude of impacts.
Significance of impacts • Refer to Table 8 of methodology	There are considered to be high impacts on visual amenity. Whilst there is considered to be a considerable magnitude of visual impacts with the site being open Green Belt land, the

Stage 3c – Visual Amenity	
	visual receptors are limited, largely due to the air cadets building and school to the west.
Potential mitigation measures	Sensitive design and integration with surrounding landscape features.
Overall visual amenity score	2
Commentary	

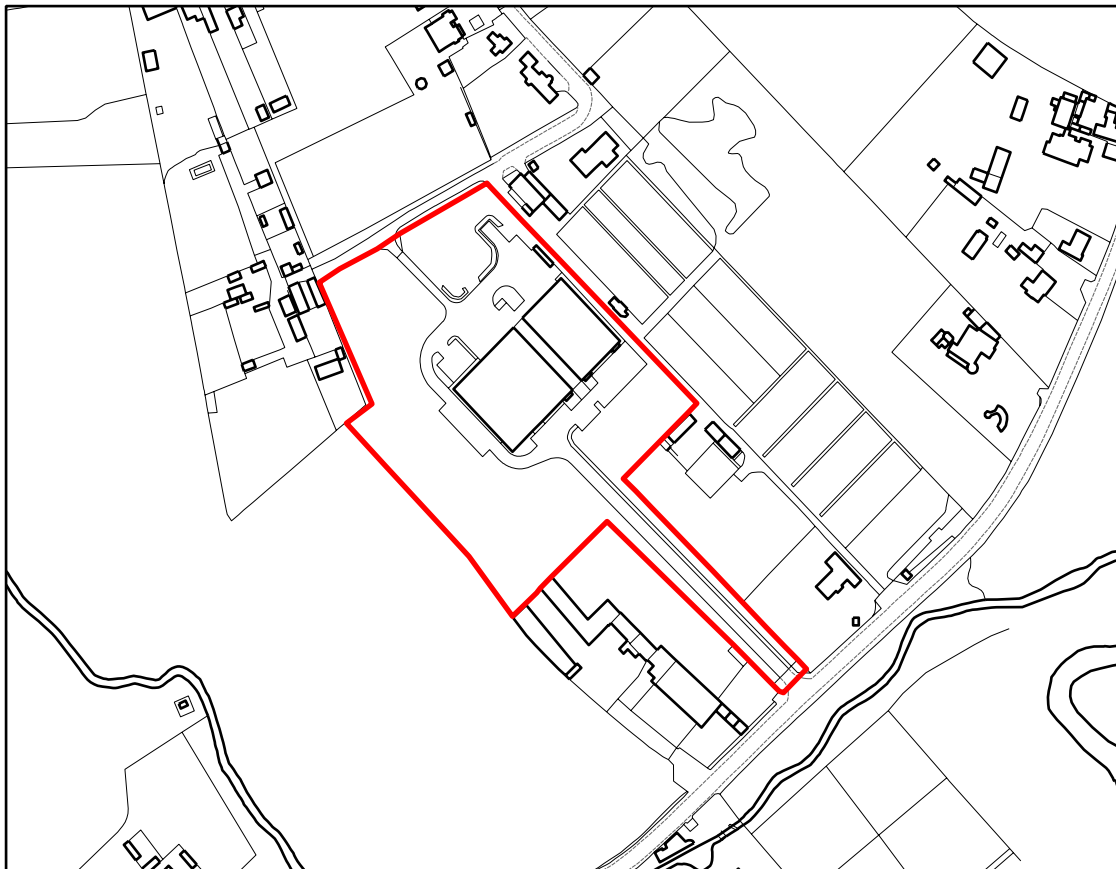
Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
At stage 2 the site moderately meets the spatial strategy as would provide housing and could meet a range of needs but would result in the loss of strategic Green Belt which is against the preferred strategy. The site is not subject to any overriding non-absolute constraints, although further investigation into its agricultural land performance and potential contamination is necessary. The site does not perform a recreation role and is reasonably sustainably located. Most services are however towards the maximum walking distance.
Stage 3 Summary
At stage 3 the site is considered to perform an important Green Belt role as was identified as strongly performing at Stage 1 and moderate at Stage 2, but was deemed to perform an important function strategically due to the presence of open Green Belt to the west, north and south. The site does not contain any previously developed land. The site is considered to have high visual amenity impacts as whilst there are limited receptors in close proximity, the site performs an important visual role when viewed in the wider context.
SA Summary (note: If poor performance do not consider deliverability)
The performance of the site against the SA framework is mixed. There are positive impacts expected on housing and the economy due to the construction of new homes, however negative impacts are expected on flood risk, pollution, land quality, biodiversity, landscape, transport, emissions and water. This is largely due to the site being undeveloped greenfield land. Whilst the majority of services are within walking distance, this is generally towards the preferred maximum, therefore private vehicle use is likely to rise. Neutral impacts are expected on health as the benefits are balance by the negatives.
Overall conclusions
The site is within a reasonably sustainable location, although access to some services could be improved. The site is however strategic Green Belt and release would result in the wider integrity being compromised. The site performs largely negatively at the SA stage due to it being open greenfield land. The site makes some contribution to the preferred spatial strategy however the strategic nature of the Green Belt limits its support.
Given the strategic nature of the site and the importance when viewed in the context of the wider neighbouring Green Belt, the site is considered to play a significant role. The site does not offer many additional advantages, such as infrastructure, and the benefits of housing development on site are not considered to outweigh the impacts of losing Green Belt, therefore the site should be discounted from 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	
Comments	
Viability comments	

Stage 4c – Site Capacity	
Site size (ha)	2.4
Landowner/promoter preferred use and units (residential or commercial)	Housing development (50-70 units), although employment uses also likely to be accommodated.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Discount from consideration. Site unsuitable.

HS1/004 Units 1 & 2 Longwood Business Park, Fordbridge Road, Sunbury

Site Information	
Proforma Created	06/03/2019
Proforma last updated	06/03/2019
Site ID	HS1/004
Site name/ address	Units 1 and 2, Longwood Business Park, Fordbridge Road, Sunbury, TW16 6AZ
Site area (ha)	2.26 ha
Site description & context	The site is previously developed land in the Green Belt (Longwood Business Park) and comprises two elements Unit 1 (1.76 ha) and Unit 2 (0.5 ha). The site contains two 2-storey office/warehouse buildings covering approx. 3,100sqm and totalling 6,000sqm over the two storeys. There are 43 car parking spaces on site and a good yard at the back. To the north is residential development whilst a builder's merchant is situated to the south. To the east is a former nurseries and to the west is open land.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Yes
Site source	Call for sites



Stage 1 – Absolute constraints (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?	Potential impacts – see below
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	In terms of flood risk, the initial masterplan from the site promoter maintains the existing access road on to Fordbridge Road. The road is within flood zone 3b so the site does not have safe access in a flood event. Careful consideration needs to be given to if Highfield Road to the north is suitable for access for the proposed number of dwellings and the impacts on the existing residential dwellings on Highfield Road.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 affordable housing.
2. To facilitate the improved health and well-being of the whole population and 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. There may be opportunities to provide small scale publically accessible greenspace which could increase wellbeing. Local services are generally at the top end of the preferred maximum walking distances therefore the site is not likely to facilitate healthy modes of transport.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	Parts of the site are located within flood zone 3a and 3b. Parts within 3b may not be possible to develop. Any proposals for the site should demonstrate safe access during a flood event and that flood risk will not be increased. Sustainable drainage should be incorporated.
4. To reduce land contamination and protect soil quality and quantity	0	The site is not in agricultural use and would result in the development of brownfield land. Early indications show that there is some contamination on the land.
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	-	The site is not a designated biodiversity site but the grassed area to the front of the site could be lost if developed.
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.	0	Site is currently occupied by 2 story industrial buildings, with grass and trees surrounding. The site currently holds limited landscape value although it is located within the Green Belt. The site is currently screened and this would need to remain to limit the site's impacts on the wider area. Open space to the front of the site may be lost.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	Stops for the 555 bus service on Halliford Road but most services are above comfortable walking distance and the site is not considered to be sustainably located. The scheme is unlikely to lead to an increase in walking or cycling as a result and therefore would have very limited impact on encouraging a modal shift to public transport use.
10. Maintain high levels of employment and economic growth	--	6,000 sqm of employment floorspace will be lost to residential. Short term construction benefits.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
which is inclusive and sustainable across the Borough.		
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.	0	There may be opportunities to incorporate energy efficiency measures on site which could result in minor positive effects. Development would increase energy use but this should be minimised where possible.
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. The site is not located in close proximity to any waterbodies therefore impacts during construction are not considered to be significant.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	Up to 50 units promoted by the developer.
Meets specific needs	3	The site promoter has indicated that 40-50% 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	2	Previously/currently developed 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, community benefits, environmental gains)	2	May be some small scale opportunities to provide on-site green space for public use however the benefits are expected to be minor.
Additional factors		

Spatial Strategy Score	
Score	Comments
2	The site would increase housing provision in the Borough and may provide the opportunity for a high proportion of on-site affordable housing. The site is moderately performing Green Belt however it is PDL and its release and redevelopment for housing would not have a greater impact on the Green Belt. Given the character of the wider area it is anticipated that high density development would not be suitable.

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	1	- Flood zone 3a and 3b - Potential ground water flood risk (site is in an area (1km squared) whereby >75% is susceptible).
Minerals/waste safeguarding	3	The site is not within a minerals/waste safeguarded area
Biodiversity	3	The site performs a limited biodiversity role and is not within close proximity to environmentally sensitive areas
Agricultural Land Classification	3	No agricultural use
Land and water contamination	2	- Over 100 years of light industrial use so potential for contamination to be present. - Past investigation found elevated levels of ground gas and some soil contamination from metals. Basic remediation is anticipated.
Heathrow Noise Contours	3	No impacts identified.
Heritage Assets	3	No impacts identified.
Landscape Character and Townscape	3	- Surrey landscape character area River Floodplain - The site is occupied by employment uses with warehousing type units on site so holds limited landscape value.

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 a recreation role.
What is the nature and quality of its role?	Commercial	
Is the site publicly accessible?	No	

Stage 2c – Open Space and Recreation Value		
Based on Open Space Assessment		
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 and is not publically accessible.

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	Hawkedale Primary School
Distance to secondary school	2	Thamesmead School
Distance to health centre or GP surgery	1	Shepperton Medical Practice
Distance to local convenience retail	1	Upper Halliford
Distance to major centres or centres of employment	2	Windmill Road Employment area – 34 mins
Distance to bus stop with good service	2	Halliford Road
Distance to train station with good service	1	Shepperton Station
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 30 min walking distance. This would provide opportunities for more sustainable modes of transport to be utilised.
Opportunities to improve connectivity or provide supporting infrastructure		Potential to improve walking/cycling connections with local services.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
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-m moderately performing but important to the wider strategic Green Belt.
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		The site has a strong boundary to the south – Fordbridge Road. To the north is the smaller Highfield Road. To the east lies a wide tree belt. The west boundary is much more difficult to define as a builder's yard and service area forms part of the boundary however open fields make up the remainder.

Stage 3b – Previously Developed Land	
Total site area	2.26ha
Amount of PDL (%)	40%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The site is currently occupied by 2 x 2 story commercial buildings of 6000 sqm. The buildings occupy approx. 0.7 ha (40%) of the site. Development on site would result in the use of PDL.
Overall PDL Score	3

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	The site comprises a business park with two commercial units and a tree-lined road.
Existing valued features, vegetation and infrastructure	Two commercial buildings and tree-lined road.
Sense of tranquillity, remoteness and rural character	Commercial uses to the south but the site has a sense of enclosure due to trees lining the site. Due to the commercial uses on site and neighbouring it has an urban character.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Partial view – the site can be viewed from Fordbridge Road but trees lining the site and neighbouring commercial uses limit views into the site somewhat.
Sensitivity of site and wider landscape	The site is already considered to have a semi-urban character with uses to the west. These uses along with Fordbridge Road to the south act as strong urbanising influences. Whilst this is the case, there are connections to the wider Green Belt to the south.

Stage 3c – Visual Amenity	
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	The site promoter has identified an opportunity for 50 residential units on site. Given the existing development on site impacts may be limited, although there may be some impacts on properties along Highfield Road to the north.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	Limited receptors due to trees lining site but there may be views from Fordbridge Road, although would be temporary and impacts to commercial uses to the west. The site is in commercial use so is not considered to be important at present.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	Given the existing commercial units on site impacts are considered to be limited. There are few receptors in the wider area, with the most significant impacts on road users along Fordbridge Road and neighbouring commercial uses.
Significance of impacts • Refer to Table 8 of methodology	Impacts are considered to be low due to existing commercial uses on site. There may be opportunities to improve the visual amenity of the site with redevelopment.
Potential mitigation measures	Maintain vegetation lining the site.
Overall visual amenity score	3
Commentary	Given the existing commercial uses on site and lack of significant visual receptors within the wider vicinity it is considered that with redevelopment impacts would be low.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site performs moderately against the spatial strategy but it not considered to be well-connected to local services and does not facilitate public transport use. The site is also subject to flood risk.
Stage 3 Summary
The site is moderately performing Green Belt but is approximately 40% previously developed land with existing commercial uses on site. There are not considered to be significant visual amenity impacts with redevelopment given the lack of

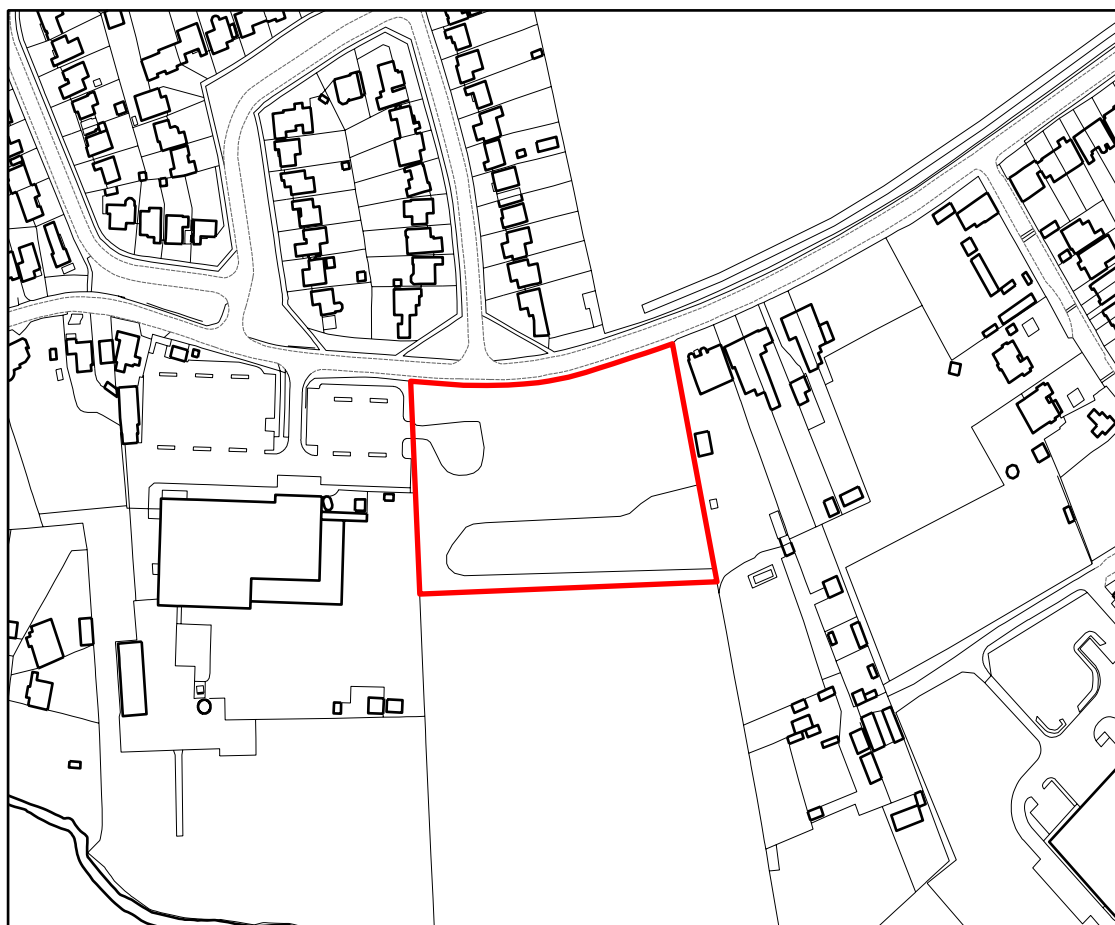
Stage 4
Stage 4a – Overall Performance of sites
significant receptors in close proximity. The site performed moderately in the Green Belt Assessment Stage 2 but makes an important contribution to the wider strategic Green Belt.
SA Summary (note: If poor performance do not consider deliverability)
Whilst development would result in an increase in housing provision there are likely to be negative impacts on transport, employment, health and flooding. The site is not considered to be in a sustainable location.
Overall conclusions
The access road into the site is within flood zone 3b and 3a with the site itself in flood zone 2. As such, the site cannot demonstrate safe access or egress and should not be developed for housing use. The site is not located within a sustainable location with many services beyond preferred maximum walking distances.
Discount from consideration.

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Promoted through the call for sites.
Consideration of development phasing	
Comments	
Viability comments	

Stage 4c – Site Capacity	
Site size (ha)	2.26
Landowner/promoter preferred use and units (residential or commercial)	Residential use. 50 units.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Discount

HS1/005 Land adj to Squires Garden Centre, Halliford Road, Shepperton

Site Information	
Proforma Created	08/08/19
Proforma last updated	08/08/19
Site ID	HS1/005
Site name/ address	Land adjacent to Squires Garden Centre, Halliford Road, Shepperton, TW17 8SG
Site area (ha)	1.04
Site description & context	The site is a rectangular field used as overflow car parking for the adjacent garden centre. The area is predominantly grassed, however, there is a belt of planting along its northern frontage with a more substantial group of trees along its southern boundary. Squires Garden Centre is located immediately to the west of the site. There is an arable field to the south and a series of residential properties in substantial plots to the east. To the north, on the other side of Halliford Road, is a residential estate.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for Sites.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 make a contribution to meeting the Borough's housing need.
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. Services are generally above the desirable walking distance.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	The site is within flood zone 2 and development would increase the number of residents at risk. 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. Potential groundwater and surface water flood risk.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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. The site is not in agricultural use however survey data indicates it could be grade 2 land.
5. To reduce air and noise pollution	0	No particular noise or air pollution effects. the existing use as an overflow carpark already generates pollution.
6. To conserve and enhance biodiversity, habitats and species	0	The site operates as an overflow carpark so is unlikely to offer much biodiversity value.
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. The site is an area of archaeological potential so investigation is required.
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). Screening would be required to reduce the visual impact on the wider landscape.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	The scheme could be expected to increase vehicle movements at peak times however these are not considered to be significant given that the site operates as an overflow carpark. The site is 400m from bus stops, however the regularity of these services is limited therefore this is likely to increase reliance on private vehicles. Services are generally above the desirable walking distance. 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.	+	Short-term employment and economic benefits from housing construction.
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and	-	Current use has little/no impact on resources, emissions or carbon use, although could be mitigated through sustainable construction.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
move to a low carbon economy.		
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	3	Housing use identified as preferred use.
Meets specific needs	1	Small size of site makes it difficult to have capacity for specialist accommodation.
Opportunities for higher density development, where appropriate	1	Limited potential given the relatively small size of the site and the character of the area.
Opportunities for infrastructure provision	1	Limited opportunities for on-site infrastructure.
Brownfield land	1	Green Belt land.
Opportunities for mixed use development	1	Limited opportunities due to size and lack of promotion of site for mixed-use development.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	1	Limited opportunities.
Additional factors		

Spatial Strategy Score	
Score	Comments
1	The site will contribute to meeting housing needs but its relatively small size and identification as strategic Green Belt means it makes a limited contribution to the spatial strategy.

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	- The site is within flood zone 2. - The site is in an area (1km squared) whereby >75% is susceptible to groundwater flooding. - Flood risk assessment required.
Minerals/waste safeguarding	1	- The site is within a minerals/waste safeguarded area. - Consult Surrey County Council.
Biodiversity	3	- The site performs a limited biodiversity role and is not within close proximity to environmentally sensitive areas. - The site is however open land with dense vegetation along the south which may perform biodiversity function.
Agricultural Land Classification	1/2	- Potential partly Grade 2 agricultural land but mapping requires further investigation. - The site is not within agricultural use.
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	Site located outside of 66 Leq noise contour.
Heritage Assets	2	The site is within an area of high archaeological potential – further investigation required.
Landscape Character and Townscape	2	- Whilst the site is part of a large open area of Green Belt, the immediate surrounding area to the west and east is somewhat built up and therefore the impact on character would be less severe. - Site identified as 'River Floodplain' in Surrey Landscape Character Assessment.

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 in use as an overflow carpark so performs no recreation or open space role.
What is the nature and quality of its role?	Carpark	
Is the site publicly accessible?	No	

Stage 2c – Open Space and Recreation Value		
Based on Open Space Assessment		
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 is in carpark use for the garden centre and is not publicly accessible. The site does not perform a 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	1	St Nicholas CofE School.
Distance to secondary school	2	Thamesmead School.
Distance to health centre or GP surgery	2	Upper Halliford Medical Centre.
Distance to local convenience retail	3	Upper Halliford Road
Distance to major centres or centres of employment	2	Staines – 30 minutes by bus but services vary.
Distance to bus stop with good service	2	Stop on Halliford Road not considered to have regular services (hourly services to Sunbury, Addlestone and Heathrow Airport)
Distance to train station with good service	2	Shepperton Station.
Qualitative Assessment		
Potential impacts of planned infrastructure		None identified.
Opportunities to improve connectivity or provide supporting infrastructure		New access to the site from Halliford Road required. Improved regularity of bus services would reduce reliance on cars.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 32 - Strongly performing.
Green Belt Assessment Stage 2 score	2	Sub area 32-k - Moderately performing and important to the wider strategic Green Belt. Not recommended for further consideration.
Qualitative Assessment		

Stage 3 Applies to sites located within the Green Belt only	
Stage 3a – Green Belt	
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt	The site plays a fundamental role with respect to the wider Green Belt. Release would result in partially weaker boundaries. There could be potential for compensatory improvements to the south or west of the site but this would depend upon the ownership of the land.

Stage 3b – Previously Developed Land	
Total site area	1.04
Amount of PDL (%)	0
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	No PDL on site.
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	The site is an open field and is used for overflow parking for the adjacent garden centre. The site is part of a large area of Green Belt and is surrounded by built development, with the garden centre to the west and several houses to the east. The site is bounded to the north by Halliford Road to the north.
Existing valued features, vegetation and infrastructure	The site has some trees along its southern boundaries with hedges to the north.
Sense of tranquillity, remoteness and rural character	The site is bounded to the north by Halliford Road, with an operational garden centre to the west which is open between 9am and 6pm. The site therefore offers limited tranquillity or a feeling of remoteness and is largely part of the urban area associated with Upper Halliford.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Somewhat limited views into the site from the wider Green Belt to the south due to dense vegetation along the boundaries. Views from Halliford Road are limited due to dense hedges, although in winter months this is sparser. If removed, there would be open views of the site.
Sensitivity of site and wider landscape	The sensitivity of the wider landscape is somewhat limited to the properties immediately

Stage 3c – Visual Amenity	
	to the east of the site along Halliford Road, although trees along the boundary do somewhat limit views. To the north of the site the character is more urban, with more open agricultural land to the south. As such, this area is more sensitive to change.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	A housing scheme is proposed which would have a notable impact on the wider environment. The promoter had indicated that 17 units could be accommodated which would be low density. The development could be designed to respect the rural character of the surrounding area. A formal access from Halliford Road will be required.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	Limited views expected from residential properties along Halliford Road. Current vegetation somewhat screens the site however. Views from other angles are deemed to be insignificant. The site would be visible from the garden centre and potentially from the road, although experiences would be temporary and this would depend on if the existing hedges lining the site would be retained.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change from open space to built development would be significant as the site is open at present, although it is somewhat screened from view so the change could be limited. Development could be integrated with the housing to the north and east but would be less integrated with the more open land to the south. The extent of view occupied by the development would be limited as there are no properties directly facing the site, with properties along Minsterley Avenue perpendicular to the site.
Significance of impacts • Refer to Table 8 of methodology	Development would result in a noticeable magnitude of visual impact, with visual receptors largely road users and garden centre users. As such, impacts will be low for these groups. Properties along Halliford Road will be more sensitive receptors but there are limited views of the site due to existing vegetation and the angle of the site. Nonetheless, impacts would be moderate/high.
Potential mitigation measures	A low density residential scheme with well-designed features and maintenance of existing boundaries could mitigate some of the loss.

Stage 3c – Visual Amenity	
Overall visual amenity score	2/3
Commentary	Impacts are limited by the somewhat concealed nature of the site and the low number of sensitive receptors.

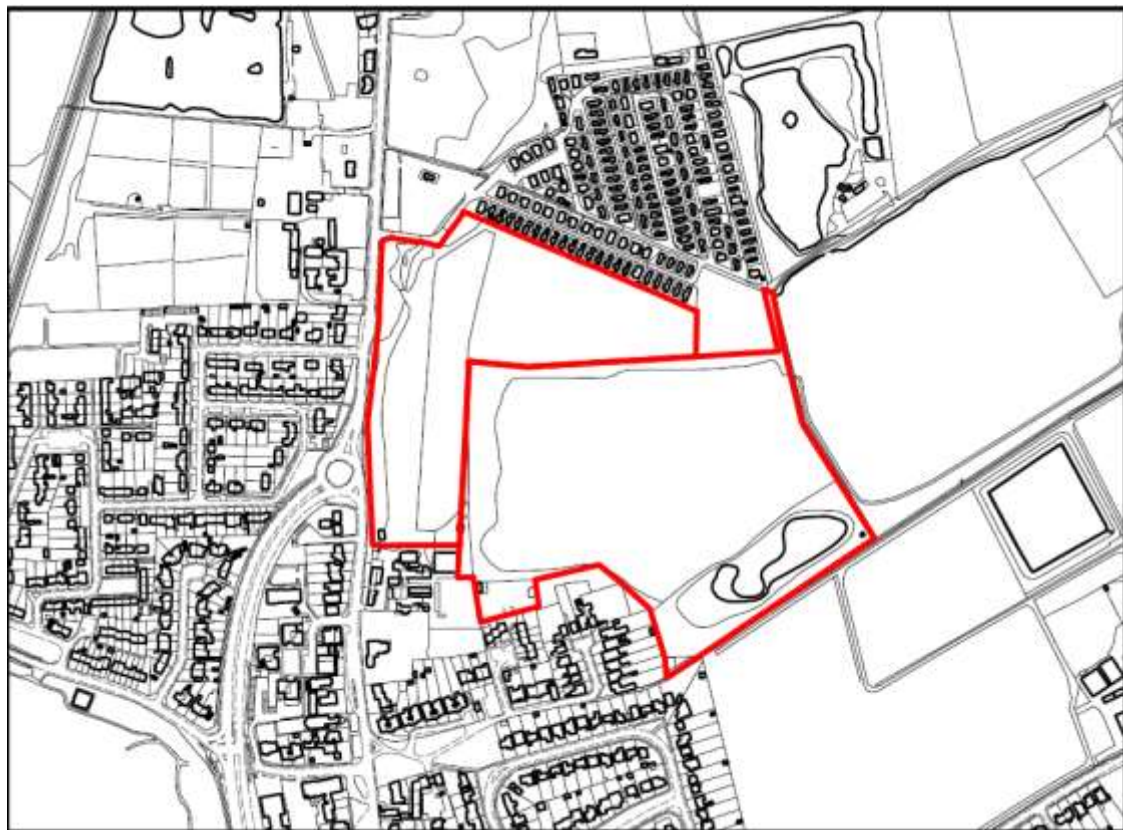
Stage 4	
Stage 4a – Overall Performance of sites	
Stage 2 summary	
The site performs weakly against the spatial strategy as although it offers the opportunity to meet housing needs, its relatively small size limits the yield and provides minimal opportunities for infrastructure, specialist accommodation or mixed use. The site is also important to the wider strategic Green Belt so goes against this element of the strategy. The site is not subject to any major non-absolute constraints, although further investigation into its minerals/waste safeguarding status and agricultural land scoring is needed. The site is within a reasonably sustainable location with local services generally within walking distance, however the regularity of bus services could be improved.	
Stage 3 Summary	
The site is moderately performing Green Belt at stage 2 but is important to the wider strategic Green Belt. The visual amenity value of the site is limited by the enclosed nature of the site and current use as an overflow carpark, however the visual impacts could be increased if existing screening were to be removed with development.	
SA Summary (note: If poor performance do not consider deliverability)	
The site performs positively against housing and employment objectives due to the construction of homes. Neutral impacts are expected on health, pollution, biodiversity and heritage. The site currently operates as an overflow carpark so this is expected to balance out some impacts, although the site is still open greenfield land. As such, negative impacts are expected on flood risk, land quality, landscape, transport, resources and water. Local services are generally within walking distance, however the regularity of public transport services could be improved.	
Overall conclusions	
Overall, given the small size of the site, it is considered to offer limited benefits and the loss of strategic Green Belt is not considered to outweigh the gains from a small number of residential units.	
Discount from consideration.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Yes – submitted to call for sites
Consideration of development phasing	No
Comments	
Viability comments	Need for access to be created into the site which may impact on viability.

Stage 4c – Site Capacity	
Site size (ha)	1.04
Landowner/promoter preferred use and units (residential or commercial)	Residential – 17 units.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward for consideration.

HS1/006 Land at Hazlewood & Upper Halliford Road, Sunbury

Site Information	
Proforma Created	7/03/2019
Proforma last updated	18/06/19
Site ID	HS1/006
Site name/ address	Land at Hazelwood and Upper Halliford Road, Sunbury, TW16 6QU
Site area (ha)	12.48
Site description & context	The site comprises two land parcels which sit adjacent to each other but have clear boundaries between them through being heavily treed and vegetated. Both parcels are occupied by open greenfield land.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 make a significant contribution to meeting the Borough's housing need. The quantity of housing proposed could meet a wide variety of needs of people within the Borough.
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 Sunbury. The site is close to a main bus route which would help reduce the reliance on car travel. A public right of way runs along the periphery of the site facilitating access into Sunbury. There is no loss of publicly accessible recreation land although the loss of open greenfield land could negatively impact wellbeing. There are no proposed infrastructure improvements that would enhance health and well-being, and the site is considered unlikely to be able to support this.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	A large proportion of the site is within Flood zone 2. Any development would need to include permeable surfaces and SuDS but unlikely to fully mitigate compared to undeveloped land. Potential surface water and groundwater flooding.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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. Site B is used for agricultural purposes however this would not lead to the loss of Grade 1, 2 or 3 land. Potential contamination on site requires further investigation.
5. To reduce air and noise pollution	-	Development would lead to an increase in noise and air pollution within the local area. Exposure to traffic along A244.
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	No such assets are identified on or close to the site
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 and forming part of a wider area of strategic Green Belt.
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 with right of way to the east.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	+	Short term construction jobs from development. No employment units are proposed on the site
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and	-	Would lead to an increase in pressure on resources as well as making a contribution to emissions, however some could be mitigated through sustainable construction methods.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
move to a low carbon economy.		
12. To maintain and improve water quality and promote the efficient use of water	-	Proposed use would increase pressure on water resources and would not enhance water quality particularly.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	The site would provide a significant contribution to housing needs.
Meets specific needs	3	Potential for the inclusion of affordable housing units.
Opportunities for higher density development, where appropriate	3	The site is 12.58 hectares in total so there is scope for stepped higher densities on the site
Opportunities for infrastructure provision	1	Limited opportunities for on-site infrastructure.
Brownfield land	1	Green Belt land which is used for agricultural purposes and as a training facility.
Opportunities for mixed use development	1	Limited opportunities as the site is not promoted on the basis of a mixed use development.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	1	Limited opportunities to make a contribution to this
Additional factors		
Site is within a strongly performing Green Belt area		Would have a considerable impact on a strategically important area of Green belt.

Spatial Strategy Score	
Score	Comments
1	The site will contribute to meeting housing needs by providing a significant number of dwellings, with the possibility of affordable housing provision. The loss of the site from the Green Belt which separates Ashford/Sunbury-on-Thames/ Stanwell and Upper Halliford would however be significant. This is against the preferred strategy.

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	- A significant proportion of the site falls within flood zone 2 - Potential surface water and groundwater flood risk
Minerals/waste safeguarding	3	The site is not within a minerals/waste safeguarded area
Biodiversity	3	The site performs a limited biodiversity role and is not within close proximity to environmentally sensitive areas
Agricultural Land Classification	3	None
Land and water contamination	3	Potential past contamination and neighbouring uses may have impacted site but further investigation is required.
Heathrow Noise Contours	3	Not impacted
Heritage Assets	3	No impacts identified.
Landscape Character and Townscape	2	- Whilst the site is part of a large open area of Green Belt contributing the landscape character, the immediate surrounding area to the north, south and west is largely built up. - Surrey landscape character assessment – River Valley Floor.

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	One of the land parcels is in use as part of London Irish's training facility however this is not publicly accessible.
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	Part of the site is in agricultural use and the other is a private training facility where there is no public access. Whilst this would lead to a loss of recreation land, as this is not open to the public the impact is considered to be less severe.

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	Springfield Primary School
Distance to secondary school	2	Bishop Wand Secondary School
Distance to health centre or GP surgery	2	Sunbury Health Centre
Distance to local convenience retail	3	Shops on Upper Halliford Road
Distance to major centres or centres of employment	2/3	Windmill Road Employment area (3) Staines – 38 mins (2)
Distance to bus stop with good service	2	216 and 235 bus routes on Croysdale Ave
Distance to train station with good service	2	Upper Halliford Station
Qualitative Assessment		
Potential impacts of planned infrastructure		None identified.
Opportunities to improve connectivity or provide supporting infrastructure		New and improved accesses would be required onto Upper Halliford Road.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Strongly performing – Local Area 32
Green Belt Assessment Stage 2 score	1	Strongly performing – Sub area 32-d. Not recommended for further consideration
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		The sub-area forms a significant part of the gap between Ashford/Sunbury-on-Thames/Stanwell and Upper Halliford and plays a strategic role in separating the settlements. Release of the sub area would result in stronger boundaries than existing, however there would be negative impacts on the integrity of neighbouring sub areas.

Stage 3b – Previously Developed Land	
Total site area	12.58
Amount of PDL (%)	0
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	No PDL identified on site.
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 north, south and west. The site forms part of a wider area of open space which is a key element of the local landscape. The site is in agricultural use and land associated with a sports club.
Existing valued features, vegetation and infrastructure	The two land parcels are separated by a heavily treed boundary. However given the current uses of the land parcels there is limited vegetation present.
Sense of tranquillity, remoteness and rural character	The site offers limited tranquillity or a feeling of remoteness and is largely part of the urban area. This is also due to the presence of the A244 running to the west.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	The views into the site from the road are limited by heavily treed boundaries and residential properties along the edge. The main impact would be the loss of views for the immediate residential properties and this would be a significant change.
Sensitivity of site and wider landscape	There are limited views into the site as the boundaries are heavily treed and due to the proximity to residential properties. These properties will have a significant view across the open land and any change to this would be a substantial detriment.
Significance of Visual Impacts (qualitative)	
Visual effect of the development - Nature of the proposal - Siting - Size - Design - Position and distance from which it is viewed - Officer judgment where info not all available	The development proposed is a large scale housing scheme. This would offer potential to retain and enhance planting to boundaries and landscape within the site. The development could be designed to respect the suburban character of the surrounding area however the closer to the open land to the east, the likely lower density would be required. A more formal access from Upper Haliford Road would be required and another access point would likely be needed. Such further assessment

Stage 3c – Visual Amenity	
	would be required. Given the scale of housing proposed, the size is likely to be significant.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	Views of the site from residential properties on three side of the site, including those off Park Avenue, Upper Halliford Green and Freeman Close. These properties would lose the green, open aspect to the rear of their properties. Whilst the view is of importance to these properties, the quantity of those impacted will be limited.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change from open space to built development would be significant for the views from residential properties immediately surrounding the site. The change of view would be significant and permanent and would lead to a loss of some recreational land albeit this is not accessible by the public. The view from the road is minimal due to the amount of trees forming the boundaries and the impact would be temporary for road users.
Significance of impacts • Refer to Table 8 of methodology	Major impact on neighbouring residential properties as this would have a significant impact on the views and would change the nature of this from open space to built development. The open space does form part of a wider area of landscape value which adds to the local character and the loss of openness would undoubtedly have a significant detrimental impact.
Potential mitigation measures	A low density residential scheme with well-designed open spaces and the potential for boundary enhancement could mitigate some of the loss.
Overall visual amenity score	1
Commentary	Major impact on neighbouring residential properties as this would have a significant impact on the views and change the nature of this from open space to built development.

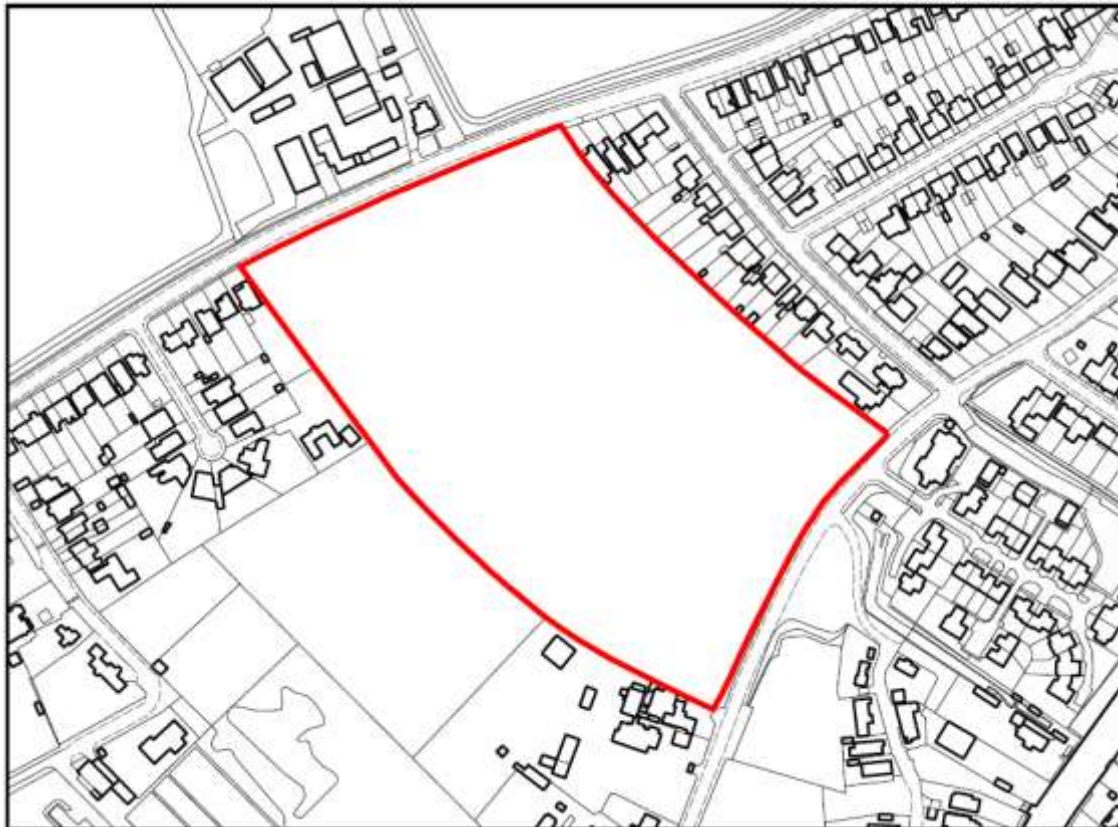
Stage 4	
Stage 4a – Overall Performance of sites	
Stage 2 summary	
Site has a mixed score from stage 2 – reasonable sustainable location with good access to secondary schools, retail and a mainline train station. There are no absolute constraints and the loss of open space is limited to views rather than publicly accessible recreation land. Contributes to spatial strategy in terms of meeting housing needs but due to the strategic importance of the Green Belt, the site is not considered favourably.	
Stage 3 Summary	
The sub-area forms a significant part of the gap between Ashford/Sunbury-on-Thames/ Stanwell and Upper Halliford, preventing development that would significantly visually and physically reduce the distance between these settlements, and would result in the merging of settlements. This is a strategically important part of Green Belt.	
SA Summary (note: If poor performance do not consider deliverability)	
The site scores well against the delivery of housing and short term employment. The site is in a reasonably sustainable location given the public transport links nearby. The site scores poorly against environmental objectives due to it being an undeveloped Green Belt site which is part of a wider area.	
Overall conclusions	
Site is considered unsuitable to take forward as it is identified within a strategically important swathe of Green Belt which is strongly performing in Stage 1 and in Stage 2 of the Green Belt Assessment and subsequently does not meet the preferred spatial strategy. The loss of the open space will have a significant impact on the immediate adjoining properties of the site in terms of loss of view. The site performed negatively against many of the environmental Sustainability Appraisal objectives as is open greenfield land. It is unclear at this point how access would be achieved into the site and this may need to be contrived. The impact on the Green Belt and the environmental impacts will outweigh the delivery of housing.	
Do not take forward for further consideration.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes – submitted to call for sites
Has the owner been contacted?	Yes
Consideration of development phasing	Yes
Comments	The land promoter indicates that the site could be developed in two phases: • The development of Site A for circa 225 – 375 homes within years 1-5 and 6-10; and • The development of Site B for circa 129 – 215 homes within years 10-15.
Viability comments	No immediate viability issues raised however the site may require new access points.

Stage 4c – Site Capacity	
Site size (ha)	12.58
Landowner/promoter preferred use and units (residential or commercial)	Residential – 354-590 dwellings at 30-50 dph.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	The site is within a fairly low density suburban area on the edge of a wider area of open land. The development proposed is of significant number to play a role in meeting housing needs. A density range of 30-50 has been proposed and it is likely that any scheme would need to be on the lower end of such a range.

HS1/007 Land at Fordbridge Road, Sunbury

Site Information	
Proforma Created	7/03/2019
Proforma last updated	20/03/19
Site ID	HS1/007
Site name/ address	Land at Fordbridge Road, Sunbury, TW16 6DW
Site area (ha)	4.76
Site description & context	The site is a green field which is currently used for agricultural purposes. The site is rectangular in shape and sits between Halliford Road and Fordbridge Road. There are residential properties to the north-east along Loudwater Road.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 make a notable contribution to meeting the Borough's housing need. The proportion of housing provided could meet a wide variety of needs of people within the Borough.
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. Services are generally above the desirable walking distance.
3. To increase resilience to climate change, including reducing the risk and minimising the	-	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. Potential groundwater and surface water flood risk.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
harm from flooding		
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	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.
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.	-	Loss of open space that contributes to the character of the landscape (River Floodplain). Screening would be required to reduce the visual impact on the wider landscape.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	0	The scheme will increase vehicle movements however these are not considered to be significant. The site is more than 800m from bus stops with regular services. Services are generally above the desirable walking distance. 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.	+	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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
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	3	Housing use identified as preferred use.
Meets specific needs	3	Potential for the inclusion of affordable housing units.
Opportunities for higher density development, where appropriate	2	The site is 4.76 hectares so there is potential to have higher density development in specific areas.
Opportunities for infrastructure provision	1	Limited opportunities for on-site infrastructure.
Brownfield land	1	Green Belt land which is used for agricultural purposes.
Opportunities for mixed use development	1	Limited opportunities due to size and lack of promotion of site for mixed-use development.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	1	Limited opportunities.
Additional factors		
Site is within a strongly performing Green Belt area	1	Would weaken the strategically important Green belt

Spatial Strategy Score	
Score	Comments
1	The site will contribute to meeting housing needs by providing at least 135 units and delivering affordable housing. The site is unlikely to be big enough to accommodate infrastructure and mixed use. The loss of the site from the Green Belt which separates Ashford/Sunbury-on-Thames/Stanwell and Upper Halliford would be significant. This is against the preferred strategy. There should be other options considered before this site be brought forward for development.

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	- The site is not within an area of flood risk. - The site is in an area (1km squared) whereby >75% is susceptible to groundwater flooding.
Minerals/waste safeguarding	3	The site is not within a minerals/waste safeguarded area.
Biodiversity	3	The site performs a limited biodiversity role and is not within close proximity to environmentally sensitive areas.
Agricultural Land Classification	1	- Potential partly Grade 2 agricultural land but mapping requires further investigation. - Loss of agricultural land.
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	Site located outside of 66 Leq noise contour.
Heritage Assets	3	No likely impacts upon historic environment identified.
Landscape Character and Townscape	2	- Whilst the site is part of a large open area of Green Belt, the immediate surrounding area is built up and therefore the impact on character would be less severe. - Site identified as 'River Floodplain' in Surrey Landscape Character Assessment.

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 in agricultural use and is not publicly accessible, therefore there is no wider public benefit in terms of recreation.
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	The site is in agricultural use so is not publically accessible. Therefore there is no wider public benefit in terms of recreation.

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	Chennestone Primary School
Distance to secondary school	2	Thamesmead School
Distance to health centre or GP surgery	2	Sunbury Health Centre
Distance to local convenience retail	2	Upper Halliford Road
Distance to major centres or centres of employment	2	Windmill Road Employment area (35min walk) Staines – 39 minutes by bus
Distance to bus stop with good service	2	Stop on Halliford Road not considered to have regular services. Thames Street – 10 minute walk.
Distance to train station with good service	2	Shepperton Station.
Qualitative Assessment		
Potential impacts of planned infrastructure		None identified.
Opportunities to improve connectivity or provide supporting infrastructure		New access to the site would be required from Fordbridge Road and improved access from Halliford Road.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Strongly performing – Local Area 32
Green Belt Assessment Stage 2 score	2	Moderately performing – not recommended for further consideration – Sub area 32-h
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		The sub-area forms (almost all of) the essential gap between Ashford/Sunbury-on-Thames/Stanwell and Upper Halliford, preventing development that would significantly visually and physically reduce the distance between these settlements, and would result in the merging of settlements. The site plays a fundamental role with respect to the wider Green Belt. Release would result in partially weaker boundaries.

Stage 3b – Previously Developed Land	
Total site area	4.76
Amount of PDL (%)	0
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	No PDL on site.
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 north east (along Loudwater Road). The site is bounded to the north by Halliford Road and to the south by Fordbridge Road.
Existing valued features, vegetation and infrastructure	The site has some trees along its boundaries, particularly between the residential dwellings to the north-east. However as the site is in agricultural use it has limited vegetation.
Sense of tranquillity, remoteness and rural character	The site is bounded to the north by Halliford Road and to the south by Fordbridge Road. Opposite the site to the north is the Vicarage Farm business park. The site therefore offers limited tranquillity or a feeling of remoteness and is largely part of the urban area.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Somewhat open views of the site from residential properties along Loudwater Road and a few properties along Tadmor close.
Sensitivity of site and wider landscape	The immediate environment has a number of residential properties whose occupiers view the land from their rear windows and gardens. As such, the landscape is sensitive.
Significance of Visual Impacts (qualitative)	
Visual effect of the development - Nature of the proposal - Siting - Size - Design - Position and distance from which it is viewed - Officer judgment where info not all available	A housing scheme is proposed which would have a significant impact on the wider environment. This would offer potential to retain and enhance planting to boundaries and landscape within the site. The development could be designed to respect the suburban character of the surrounding area however densities will likely need to be reduced nearer sensitive areas. A formal access from Halliford Road and a new access Fordbridge Road will be required.
Visual receptors	Views of the site from residential properties along Loudwater Road and a few properties

Stage 3c – Visual Amenity	
• Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	along Tadmor Close. The residential properties would lose the green, open aspect to the rear of their properties, there is little by way of landscaping.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change from open space to built development would be significant as the site is open at present. The change of view would be significant and permanent and would lead to a loss of amenity space albeit one which is not accessible by the public.
Significance of impacts • Refer to Table 8 of methodology	Major impact on neighbouring residential properties as this would have a significant impact on the views, changing from open space to built development. Whilst the open space has minimal landscape value, the loss of openness would undoubtedly have a significantly detrimental impact.
Potential mitigation measures	A low density residential scheme with well-designed open spaces and the potential for boundary enhancement could mitigate some of the loss.
Overall visual amenity score	1
Commentary	Major impact on neighbouring residential properties as this would have a significant impact on the views and would change the nature of this from open space to built development.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site has a mixed score from stage 2 – moderately sustainable location however walking distances are generally above the desirable distance. There are no absolute constraints and the loss of open space is limited to views rather than publicly accessible recreation land. Contributes to spatial strategy in terms of meeting housing needs but the loss of strategic Green Belt would be negative.
Stage 3 Summary
The sub-area forms (almost all of) the essential gap between Ashford/Sunbury-on-Thames/ Stanwell and Upper Halliford, preventing development that would significantly visually and physically reduce the distance between these settlements, and would result in the merging of settlements. The site performs an important role at the strategic level.

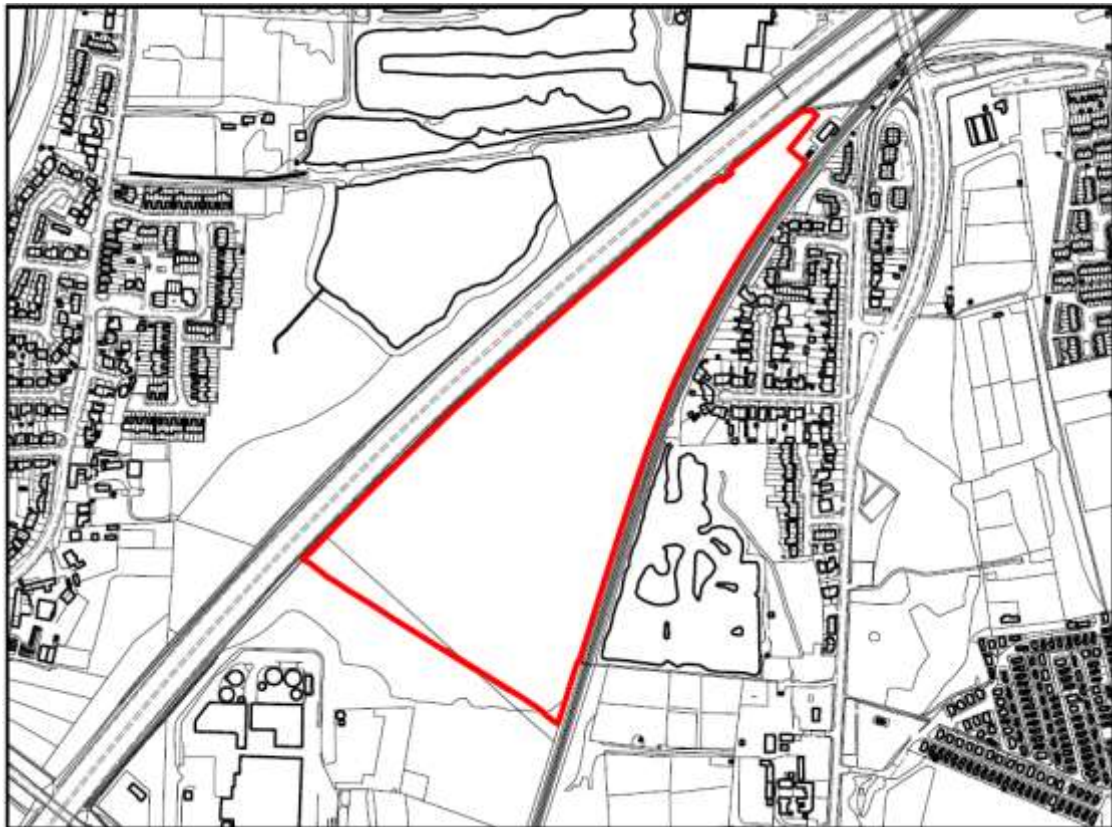
Stage 4	
Stage 4a – Overall Performance of sites	
SA Summary (note: If poor performance do not consider deliverability)	
The site scores well against the delivery of housing however its location does not lend its self to sustainable access to all services. The site scores poorly against environmental objectives due to it being an undeveloped Green Belt site which is part of a wider area.	
Overall conclusions	
Site is considered unsuitable to take forward as it is identified within a strategically important swathe of Green Belt which is strongly performing in Stage 1 and Stage 2 of the Green Belt Assessment. The loss of the open space will have a significant impact on the immediate adjoining properties of the site and with a current lack of access. The impact on the Green Belt and the environmental impacts will outweigh the delivery of housing which would be limited due to size and nature of the space.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Yes – submitted to call for sites
Consideration of development phasing	No
Comments	
Viability comments	Need for access to be created into the site which may impact on viability.

Stage 4c – Site Capacity	
Site size (ha)	4.76
Landowner/promoter preferred use and units (residential or commercial)	Residential – approximately 125 units
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward for consideration.

HS1/008 Land north of Charlton Lane, Sunbury

Site Information	
Proforma Created	07/03/19
Proforma last updated	07/03/19
Site ID	HS1/008
Site name/ address	Land north of Charlton Lane, Sunbury
Site area (ha)	13
Site description & context	The site is a triangular piece of land formerly worked for gravel and tipped with inert material following extraction to reinstate the ground back to land. It is currently used as grazing land. The site is enclosed by the M3 to the north and west and by the Shepperton to London railway line to the south and east. The Charlton Lane Eco Park is situated to the south-west.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 not put forward for housing development.
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 improve wellbeing and inequalities.
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. Potential ground water flood risk.
4. To reduce land contamination and protect soil quality and quantity	-	Site could be contaminated due to landfill site (would require decontamination, which could be considered a benefit) and loss of non-PDL.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	0	Potential increase in vehicle movements. No major impacts identified. Site in close proximity to M3 and rail line which could increase noise and pollution exposure, however as not promoted for residential use this would be limited.
6. To conserve and enhance biodiversity, habitats and species	-	Loss of open green space.
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.	-	Loss of open space and landscape character but not public.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	0	Site located near train station 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 promoted. Site within proximity of established industrial estate (Windmill Road).
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. The site promoter has indicated that the site could utilise residual heat from nearby Eco Park facility.
12. To maintain and improve water quality and	-	Proposed use would result in additional water consumption, although groundwater may be

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
promote the efficient use of water		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	1	Housing not proposed.
Meets specific needs	1	None identified.
Opportunities for higher density development, where appropriate	1	For employment use.
Opportunities for infrastructure provision	1	Limited on site.
Brownfield land	1	Open Green Belt site with no PDL.
Opportunities for mixed use development	1	Limited – unlikely to be suitable for residential or retail.
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 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. Employment sites are also needed but need would not override harm to Green Belt to justify release, i.e. exceptional circumstances.

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	Low level surface water and ground water flood risk.
Minerals/waste safeguarding	3	No constraint identified.
Biodiversity	3	- Within Thames Valley BOA. - Not designated but may perform low level biodiversity function.

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 constraint identified.
Land and water contamination	2	• Site promoter advises the land was formerly worked for gravel and tipped with inert material during restoration. Further exploration required as to whether filled material likely to result in contamination.
Heathrow Noise Contours	3	• Site located outside of 66 Leq noise contour
Heritage Assets	3	• No likely impacts upon historic environment identified.
Landscape Character and Townscape	2	• Within landscape character area (River Valley Floor) • Wider character of the area already adversely affected by Eco Park, M3, railway line and Windmill Road industrial estate

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	Land used for grazing. Not believed to be publicly accessible. Noise from M3 and railway line would significantly reduce usability if used for outdoor recreation purposes.
What is the nature and quality of its role?	Open space	
Is the site publicly accessible?	No but PROW to southern border	
Would the loss of the site result in replacement facilities of equivalent or better provision?	No	
Overall open space score		Qualitative Assessment/ Commentary
		3 If site were developed, would only be suitable for built development with soundproofing due to proximity to M3 and railway line. 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	3	N/A – employment use promoted
Distance to secondary school	3	N/A – employment use promoted
Distance to health centre or GP surgery	2	N/A – employment use promoted
Distance to local convenience retail	2	Convenience store on Nursery Road
Distance to major centres or centres of employment	3	Close proximity to Windmill Road industrial estate
Distance to bus stop with good service	2	Windmill Rd, Nursery Road bus stops
Distance to train station with good service	3	Halliford Station
Qualitative Assessment		
Potential impacts of planned infrastructure		Halliford Station on Shepperton to Waterloo line included in Crossrail 2 proposals
Opportunities to improve connectivity or provide supporting infrastructure		Site located close to train station and bus routes – unlikely to require additional connectivity

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 38 – strongly performing
Green Belt Assessment Stage 2 score	2	Sub area 38-a – moderately performing
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		Site performed slightly less well at Stage 2 than Stage 1 but land parcel largely the same for both stages. Could be separated from Eco Park to the south but site would still perform well. Little opportunity to create new defined boundary within promoted site if sub-divided and promoter has included whole site anyway. Stage 2 concludes the sub-area plays a fundamental role with respect to the wider GB Local Area and its release would harm the performance and integrity of the Green Belt. Not recommended in GBA and officer agrees with conclusion on promoted site.

Stage 3b – Previously Developed Land	
Total site area	13
Amount of PDL (%)	0%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	No PDL – site used for grazing. No buildings visible on site. Site excludes station building to north.
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Open grazing land.
Existing valued features, vegetation and infrastructure	Mainly grass with some trees/hedging to boundaries and smaller trees and shrubs within the site.
Sense of tranquillity, remoteness and rural character	Tranquillity significantly affected by noise from M3 and railway line.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Open views from M3, railway, elevated part of Windmill Road/Upper Halliford Road. Views from upper floor windows of houses in Geneva Close, Haslett Rd and Birch Grove beyond railway line.
Sensitivity of site and wider landscape	Limited but with multiple vantage points.
Significance of Visual Impacts (qualitative)	
Visual effect of the development - Nature of the proposal - Siting - Size - Design - Position and distance from which it is viewed - Officer judgment where info not all available	A development for employment use (as proposed) is likely 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 site is not well screened, although additional planting to the boundaries could be introduced.
Visual receptors - Location and context of viewpoint - Expectations and occupation or activity of receptor - Importance of view	The vantage points are limited to adjacent residential properties and large/strategic highways. The residential properties would lose the green, open aspect to the rear of their properties and would be negatively affected. The M3 and Windmill Road/Upper Halliford Road views would be affected but this would be in the context of 'driving past' and in proximity to other industrial/employment buildings in the Windmill Road estate, Sunbury Cross area and Eco Park. The same would apply to rail passengers' views while travelling. Views from these receptors are not considered to be as important if the development was acceptable in all other regards.

Stage 3c – Visual Amenity	
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would be significant and permanent but limited by the context of the site in proximity to the Windmill Road employment area and Eco Park. The utilitarian form of a development for employment purposes would exacerbate the change of view compared to a more sensitive design that a housing scheme could offer but residential use is unlikely to be acceptable due to noise factors from the M3 and railway line that border the site.
Significance of impacts • Refer to Table 8 of methodology	Considered to be High to Major/High but mitigated by the context in proximity to other industrial uses nearby.
Potential mitigation measures	Additional screening to boundaries with railway line would screen residential properties beyond and could offer acoustic benefits from the railway and M3
Overall visual amenity score	2
Commentary	

Stage 4
Stage 4a – Overall Performance of sites
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 proposed but depends on the type of employment use and whether there is a need in the borough.
Stage 3 Summary Site is strongly performing at GBA Stage 1 and moderate at Stage 2. Not recommended for release as plays a fundamental role in the wider Green Belt area and its loss would harm the integrity and performance of the Green Belt. Visual impact significant but limited within wider context of other industrial buildings.
SA Summary (note: If poor performance do not consider deliverability) Only scores well against employment/economic benefits. All other scores were neutral or negative. Loss of open Green Belt is expected to have largely negative environmental impacts.
Overall conclusions The site makes a limited contribution to spatial strategy as housing use is not proposed but this is somewhat dependent upon the type of employment use and whether there is a need in the Borough. There are few to none non-absolute constraints on site. The site performed strongly in the Green Belt Assessment Stage 1 and moderately at Stage 2, although it was identified as playing a fundamental role in the wider strategic Green Belt. In terms of the Sustainability Appraisal, the site scored well against economic objectives but negative impacts were expected against environmental objectives.

Stage 4	
Stage 4a – Overall Performance of sites	
Given the site's performance in the Green Belt Assessment and the subsequent impact on the spatial strategy it is not considered appropriate to take it forward for allocation.	
Discount from consideration.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Yes – submitted to call for sites
Consideration of development phasing	N/A
Comments	
Viability comments	Possible decontamination costs.

Stage 4c – Site Capacity	
Site size (ha)	13
Landowner/promoter preferred use and units (residential or commercial)	Economic development. Promoter has ticked 'yes' to other uses but none specified. Noise issues from motorway and railway likely to rule out housing use.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward for consideration.

HS1/009 Bugle Nurseries, 171 Upper Halliford Road, Shepperton

Site Information	
Proforma Created	07/03/2019
Proforma last updated	21/03/2019
Site ID	HS1/009
Site name/ address	Bugle Nurseries, 171 Upper Halliford Road, Shepperton, TW17 8SN
Site area (ha)	4.75
Site description & context	The site is located adjacent to the former Bugle Public Houses which has now been demolished. The site comprises a large area of land used for storage and waste processing with some residential use to the front boundary of the site facing onto Upper Halliford Road. A telephone mast is currently located within the centre of the site.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Yes – partly PDL in eastern area of site.
Site source	Call for sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 would contribute to meeting housing need. The site is proposed for approximately 225 dwellings with the addition of a care home
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	There is no proposed open space however a large publicly accessible recreation ground is opposite to the site. A public right of way runs to the south of the site, providing local connectivity. The site is in close proximity to local bus stops but services limited. Potential for small scale open space on site.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	The site is not located within an area of flood risk but potential ground water and surface water flood risk. Any development 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 designated as Green Belt and is partly previously developed therefore development would have mixed impact on land. The site is partly used for waste processes and initial site investigations shows parts of the site

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		are contaminated. The remediation of this land for re-development would therefore reduce contamination however would not protect soil quality and quantity.
5. To reduce air and noise pollution	0	Development is unlikely to reduce pollution with likely increased car use in the area. May lead to a reduction in noise pollution with fewer heavy goods vehicles and general waste processing sounds at the site reduced.
6. To conserve and enhance biodiversity, habitats and species	0	The site currently has limited biodiversity value due to its current role however the area to the rear could have some value. A housing development with open spaces and landscaping could enhance this.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	Neutral impacts on historic environment. No heritage assets nearby.
8. To protect, enhance and manage Borough's open space and landscape character.	0	The site offers no benefit in terms of open space in its current use and it has a detrimental impact on the landscape. A well designed scheme could improve this however its improvement would be limited due to likely scale of built development. The area to the west behind the commercial uses is of a more open nature with an overall semi-urban character.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	The site has limited access to local services and is not well served by public transport therefore many journeys would be made by car. Limited bus service however Upper Halliford train station is less than 10 mins walk from the site. Likely increase in car use.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	-	Existing employment on the site would be lost and there would be short term construction jobs however there are no proposed employment opportunities.
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and	0	Development could allow for energy efficient systems to be installed to mitigate the impact of development. There is likely to be a reduction in large vehicles using the site in the long term which would benefit the local environment.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
move to a low carbon economy.		Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation and subsequent car use.
12. To maintain and improve water quality and promote the efficient use of water	-	Use of water resources will increase though the current use is likely to have an impact on water supply.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	Potential for a mixed housing scheme.
Meets specific needs	3	Opportunity for affordable housing and care home promoted for inclusion.
Opportunities for higher density development, where appropriate	2	Development promoted for higher densities but would need to fit with local character.
Opportunities for infrastructure provision	1	Limited opportunities given size of site. Potential small scale provision.
Brownfield land	2	Partly PDL in Green belt
Opportunities for mixed use development	2	Not proposed for mixed use however care home is proposed along with housing.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	1	Likely to be limited. Potential for access improvements however this would be small scale to facilitate development. Potential for a crossing to recreation ground close to site. Potential aesthetic improvements if developed.
Additional factors		
Area identified as strongly performing Green Belt	1	

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 along with the provision of the care home. The site does however form part of the Borough's open landscape and is within a strongly performing area of Green Belt that is not recommended for further consideration. The current uses at the site does detract from the landscape and negatively impact on the local area.

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	3	- No issues - Potential ground water and surface water flood risk (50-75% susceptible of 1km area)
Minerals/waste safeguarding	2	- Part of the site currently used for waste processing. - Site is within Waste Consultation Area. 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. - Site not allocated in Waste Plan
Biodiversity	3	Due to current activities on the site there is limited biodiversity, although the western part of the site is more open.
Agricultural Land Classification	3	None
Land and water contamination	1	Some contamination found due to existing uses of the site. Further investigation would be required however this is likely to be an issue for re-development.
Heathrow Noise Contours	3	Site outside 66 Leq noise contours.
Heritage Assets	3	No identified likely impacts on historic environment.
Landscape Character and Townscape	2	- Potential impact on landscape, although the site has a semi-urban character. Large areas on green space to the rear of the site. - Existing use is out of character however high density development would also have a detrimental impact on character. Possible that this could not be sufficiently mitigated - Site identified as 'River Valley Floor' in Surrey Landscape Character Assessment.

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	Waste processing and storage site – no public access. Upper Halliford Recreation ground is opposite the site.
What is the nature and quality of its role?	None	
Is the site publicly accessible?	No	

Would the loss of the site result in replacement facilities of equivalent or better provision?		
Overall open space score		Qualitative Assessment/ Commentary
	3	No 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	2	Springfield Primary School
Distance to secondary school	2	Bishop Wand school
Distance to health centre or GP surgery	3	Upper Halliford Medical Centre
Distance to local convenience retail	3	Shops on Upper Halliford Road
Distance to major centres or centres of employment	2	Town centre of Staines more than 30 minutes by public transport.
Distance to bus stop with good service	1	Bus stops on Upper Halliford Road with limited service. 12 min walk to Nursery Road with good service.
Distance to train station with good service	3	Upper Halliford Station
Qualitative Assessment		
Potential impacts of planned infrastructure		Site could benefit from Cross Rail 2 in the long term as access would be possible from Upper Halliford Station.
Opportunities to improve connectivity or provide supporting infrastructure		A number of schemes identified through the Spelthorne Forward Programme by Surrey County Council for transport including enhanced access to Upper Halliford station.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 39 - Strongly performing
Green Belt Assessment Stage 2 score	1	Sub area 39-b - Strongly performing
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental		Site is a part of a large area of strongly performing Green Belt, considered important to the strategic area. The site forms a large area of the essential gap between Ashford/Sunbury-on-Thames/Stanwell and Upper Halliford.

Stage 3	
Applies to sites located within the Green Belt only	
Stage 3a – Green Belt	
quality and accessibility of remaining Green Belt	

Stage 3b – Previously Developed Land	
Total site area	4.75ha
Amount of PDL (%)	>30%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The majority of the eastern part of the site is developed with hardstanding, structures and storage facilities. The site does have a semi-urban character and sits within a strongly performing area of Green Belt.
Overall PDL Score	3

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Heavily treed boundaries with commercial uses to the eastern part of the site.
Existing valued features, vegetation and infrastructure	Mature trees, vehicle storage and commercial yard.
Sense of tranquillity, remoteness and rural character	On-going use of the site and semi-urban character reduces sense of tranquillity significantly. Rail line located to the west reduces tranquillity.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Limited view from Upper Halliford Road due to heavily treed boundaries. Potential views from properties on Halliford Close.
Sensitivity of site and wider landscape	Site has on-going activity with structures in place. Beyond the site is a wider area of green space and a small water body. Development would not change this much beyond a greater level of built development and likely reduction in trees on site boundary.
Significance of Visual Impacts (qualitative)	
Visual effect of the development - Nature of the proposal - Siting - Size - Design - Position and distance from which it is viewed - Officer judgment where info not all available	Large scale residential development likely to have some impact, however this is reduced slightly by the existing use on site. Housing development would likely increase the quantum and volume of development on site overall Due to the semi-urban character of the area, low density is likely to be more acceptable and could be carefully designed to protect views to open land beyond the site.

Stage 3c – Visual Amenity	
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	Limited impact. Small number of nearby properties have views into the existing site which is not of high quality therefore unlikely to be made worse by a sensitively designed development. High density development would change the character.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	Some change in view expected. The wider area is largely urban therefore development would fit somewhat with this character providing this is of lower density. Limited properties near to the site to have their views impacted upon and a well-designed housing scheme could be an upgrade on existing views of the eastern part of the site. The change in view of the western part of the site would be more substantial as it is largely an open field at present.
Significance of impacts • Refer to Table 8 of methodology	Moderate to low impact on view from nearby properties.
Potential mitigation measures	Sensitively designed scheme at low density with landscaping could provide a more pleasant view and environment to that of the existing site.
Overall visual amenity score	3
Commentary	The site is part of an area of strongly performing Green belt however views of the site are limited. The nearby properties view into the site is of on-going waste processing activities and therefore a well-designed housing scheme with landscaping could be considered an improvement. The western part of the site is however more open and there would be a greater contrast if developed. Scope for opening up the site to allow greater views to the open land beyond.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site is currently in a waste processing use and Surrey County Council will need to be consulted. Likely to be contaminated land requiring further investigation. High density development would have a detrimental impact on the townscape/character which is of low density semi-urban character. Potential positive impacts on the preferred strategy in terms of housing, however the loss of strongly performing Green Belt is at odds. The site is in a moderately sustainable location with services generally within the preferred maximum walking distance.
Stage 3 Summary
The site is identified as an area of strongly performing Green Belt through the Green Belt Assessment stages 1 and 2. The site forms part of a wider strategic

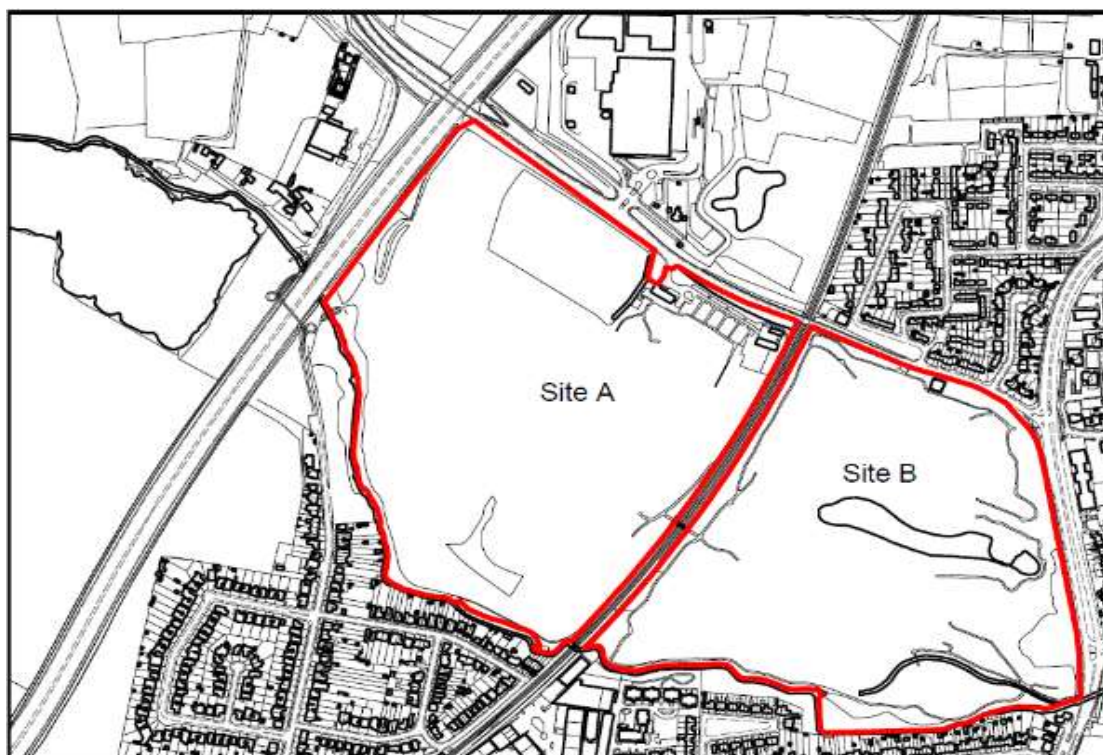
Stage 4	
Stage 4a – Overall Performance of sites	
area of Green Belt which has discernible boundaries and continues to provide a Green Belt function. A housing development, as promoted, would have a negative impact on the character which is of semi-urban nature, although impacts are reduced on the eastern part of the site which is in commercial use.	
SA Summary (note: If poor performance do not consider deliverability)	
The site performs mainly neutral overall, with positive impacts on the contribution to housing needs and provision of care home. The site is adjacent to a footpath facilitating walking. Redevelopment would result in the loss of a commercial use, with some negative environmental impacts due to the loss of open land in the western portion of the site.	
Overall conclusions	
The site is not subject to any major constraints, although it is an area in which waste processing is taking place so Surrey County Council will need to be consulted on any proposals. The Sustainability Appraisal shows that the site would deliver a substantial number of new homes and would provide the opportunity to meet a mix of community needs including provision of a care home. The site would however result in some negative environmental impacts as it is Green Belt. The site is identified as part of an area of strongly performing Green Belt through Stages 1 and 2 of the Green Belt Assessment. The site is predominately previously developed land and its current use is considered to be incompatible with the wider local area. However the performance of the site against the Green Belt purposes, its fundamental role in the wider strategic Green Belt and subsequent inconsistency with the spatial strategy is considered to negate its scope for development. The site being part of a wider area of strongly performing Green Belt is considered to outweigh the opportunity to meet housing needs on the basis that development could weaken the wider strategic Green Belt. Do not take forward for further consideration.	

Stage 4b – Deliverability	
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 with care home and housing delivered at different times
Comments	
Viability comments	Care home may be used to finance the housing development therefore this could impact on delivery.

Stage 4c – Site Capacity	
Site size (ha)	4.75
Landowner/promoter preferred use and units (residential or commercial)	2 schemes promoted. Option A: Previously developed land only – 46 housing units and 65 bed care home. Option B: Comprehensive development – 116 housing units and 65 bed care home.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	The character of the area is semi-urban with lower densities of housing therefore a high density housing scheme with a care home could negatively impact on the character. Site is considered unsuitable due to its Green Belt performance.

HS1/013 Sunbury Golf Course, Charlton Lane, Shepperton

Site Information	
Proforma Created	07/03/2019
Proforma last updated	07/03/2019
Site ID	HS1/013
Site name/ address	Sunbury Golf Club, Charlton Lane, Shepperton, TW17 8QA
Site area (ha)	Site A - West parcel – 25.5ha Site B - East parcel – 21.5ha
Site description & context	The site is occupied by a golf course which is split into two sites with the Shepperton rail line splitting the site and a footbridge providing access. Within Site A to the west, adjacent to Charlton Lane, the existing clubhouse and ancillary buildings are located together with the course car park. Site B is situated in the eastern part of the site and encompasses a linear pond in the centre of the site and a branch of the River Ash arcs off in the south-eastern corner. Trees line the periphery of the site. Immediately to the north across Charlton Lane is the site of the Surrey Eco Park and Recycling Centre with a residential area north of site B. The M3 bounds the site to the north-west. The River Ash demarcates its western (with Splash Meadow Open Space beyond) and southern (with the northern residential edge of Shepperton beyond) boundaries. The eastern boundary is formed by the A244 Upper Halliford Bypass with the built-up area of Upper Halliford beyond.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for sites



Stage 1 – Absolute constraints (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.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 provides the opportunity for a large quantity of homes of different mix. Opportunities to improve affordability and meet specific needs of the community.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	+	Large site with the opportunity for local service provision and on site recreation/leisure facilities however there are likely to be significant costs. The site is within walking distance to Shepperton so may facilitate healthy lifestyles but there are no bus stops within 400m of the site. Development on site would increase the pressure on local facilities due to its scale.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	Approximately 50% of site B is located within flood zone 2, with the southern part of both sites within flood zone 3. Low surface water flood risk. The site is in an area (1km squared) whereby 25-75% is susceptible to groundwater flooding. Development on site is likely to increase local flood risk. Any development should implement SuDS to ensure suitable drainage.
4. To reduce land contamination and protect soil quality and quantity	--	The site is not agricultural so would not result in the loss of the best and most versatile agricultural land. Development on site would not avoid development of greenfield land over PDL. The site forms a significant area of Green Belt in the south of the Borough. The wider area has a semi-urban character and as such higher densities are not likely to be appropriate. The site is contaminated from previous historic landfill.
5. To reduce air and noise pollution	-	Given the reasonably large scale of the site there may be opportunities to provide services on site, therefore reducing transport emissions. The site is adjacent to the M3 with the Eco Park to the north, therefore development would increase exposure to poor air quality and noise, particularly on site A. Noise from railway line.
6. To conserve and enhance biodiversity, habitats and species	-	The site borders the River Ash SNCI. This could be harmed by development: directly, during construction, or indirectly, post-completion, through its informal use for amenity purposes. The site is occupied by a number of dispersed trees which may provide some biodiversity value. The site is located within the Thames Valley BOA.

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	The site is considered to have neutral impacts on the historic environment.
8. To protect, enhance and manage Borough's open space and landscape character.	--	The site is considered to make an important contribution to the Borough's open landscape character, particularly in the Shepperton – Upper Halliford area. Development would not protect and enhance the landscape character. There may be an opportunity to provide open space on site.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	Development is likely to increase car use. There are no bus stops within 400m of the site, although due to the size of the site there may be opportunities to provide some local facilities on site. Development is likely to increase congestion along Charlton Lane. There may be opportunities to increase connectivity with local services in Shepperton and Upper Halliford. There are likely to be significant costs with new service provision or increasing local connectivity.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	+	There could be some minor positive impacts if local services generate jobs. Additional development in the area could boost the vitality of Shepperton to the south. Residents would need to travel to Sunbury or Chertsey for larger convenience goods shopping. Construction of housing would led to job generation.
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.	-	Shepperton has local services however current connectivity is limited. Smaller scale services are present in Upper Halliford. Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures. Any development on site will result in a greater use of energy than at present due to the site's open greenfield nature.
12. To maintain and improve water quality and promote the efficient use of water	-	There may be negative impacts due to the presence of the River Ash to the south of the site. 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 housing provision.
Meets specific needs	3	Can provide a mix of units.
Opportunities for higher density development, where appropriate	2	Largely rural character. May be some integrated opportunities.
Opportunities for infrastructure provision	2	Large scale site.
Brownfield land	1	Not developed and strongly performing Green Belt.
Opportunities for mixed use development	2	More likely to be a residential-led scheme but may be some small scale opportunities for retail/ local services to be integrated.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	2	On-site service provision and open space could be provided.
Additional factors		
Strongly performing Green Belt	1	Development would adversely impact Green Belt integrity

Spatial Strategy Score	
Score	Comments
2	Development of the site would allow for the provision of a large quantity of residential units and would help to meet specific needs of the community. There opportunity would also be present for the provision of local services and open space. This would however mean developing strongly performing Green Belt. In addition to this, release of the site would mean that Upper Halliford and Shepperton would merge. The overall integrity of the Green Belt would be affected negatively as the site performs an important role in Strategic Area B, as set out in the Green Belt Assessment Stage 1.

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	- Part flood zone 2. - Small part of southern site in flood zone 3a. - Potential groundwater flood risk. - Effects likely to be overcome through mitigation. - Flood risk assessment required.
Minerals/waste safeguarding	3	- Partly in waste consultation area – consultation required. - Impacts likely to be low.

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	2	- Adjacent to River Ash SNCI. - Located in Thames Valley BOA. - Impacts likely to be mitigated.
Agricultural Land Classification	3	Not best or most versatile agricultural land.
Land and water contamination	1	- Land contaminated. - The site is comprised of two areas of land either side of the railway line, both currently occupied by golf course and both historic landfill sites. - Site A (west) was filled over 26 years up to the mid-1970s. The western area received domestic refuse, incinerator ash and trade refuse. The current golf clubhouse is fitted with a ground gas alarm system and there are gas vents along the M3 boundary. - The eastern area (site B) received predominantly domestic refuse. This side was filled over 13 years, late 1940s to c1960. Elevated levels of ground gas anticipated on-site. - Further examination required.
Heathrow Noise Contours	3	Not impacted – outside 66 Leq noise contour.
Heritage Assets	3	No impacts identified.
Landscape Character and Townscape	1	- Highly significant impact on Shepperton and Upper Halliford townscape character. - The site is of rural character and its development would significantly alter the character of the wider area. - 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?	No	The site is currently occupied by a private golf course without public access. Development of the site may provide the opportunity for publically accessible open space.
What is the nature and quality of its role?	Golf course	
Is the site publicly accessible?	No	
Would the loss of the site result in replacement facilities	Yes	

of equivalent or better provision?		
Overall open space score		Qualitative Assessment/ Commentary
	2	The site does not currently perform a public recreation role. There may be an opportunity for on-site provision with public access if developed.

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	St Nicholas CE primary school
Distance to secondary school	2	Thamesmead School
Distance to health centre or GP surgery	2	Upper Halliford Medical Centre
Distance to local convenience retail	3	Upper Halliford local services
Distance to major centres or centres of employment	2/3	Staines ~45 mins (2) – centre Shepperton employment area 500m (3)
Distance to bus stop with good service	2	Russington Road There are bus stops along Upper Halliford Road however these are not deemed to be 'good service'.
Distance to train station with good service	2	Shepperton rail station
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 improve connectivity to Shepperton and rail station.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local areas 45 and 47 both strongly performing Green Belt.
Green Belt Assessment Stage 2 score	N/A	
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		If released there are considered to be defensible and permanent boundaries around to the west (M3 and Old Charlton Road), to the north (Charlton Lane) and to the west (Upper Halliford Bypass). It is noted that if sub-area 46a were also released this would substantially alter the existing Green Belt boundaries. There could be an opportunity to provide some publically accessible open space as part of the development. Enhancements in the south around the River Ash SNCI could also be incorporated into any development. Development would however significantly alter the strategic Green Belt with Local Areas 45 and 47 performing strongly, particularly with regards to Green Belt purpose 2. The site performs almost all of the essential gap between Shepperton and Upper Halliford and development would cause the two settlements to merge.

Stage 3b – Previously Developed Land	
Total site area	Site A - west parcel – 25.5ha Site B - East parcel – 21.5ha
Amount of PDL (%)	Less than 2%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	Only a small portion of the site is previously development land, the existing golf course club house and carpark. The site is occupied by a landscaped golf course.
Overall PDL Score	2

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Landscaped golf course. This use reduces the overall rural feel of the site, and its undulating topography affords some longer views towards surrounding development which wraps around much of the Local Area. Some built form associated with the club housing and ancillary uses. The site has an overall rural character.
Existing valued features, vegetation and infrastructure	Dispersed trees Railway line through centre of site Carpark and club house Water feature/pond in site B.
Sense of tranquillity, remoteness and rural character	Largely rural character however the sense of remoteness and tranquillity is limited by the roads running to the north and east and the rail line splitting through the site.
Existing visibility of site • Consider current screening • Truncated/no view • Partial view • Open view	Partial view – site somewhat shielded by vegetation from surrounding roads. Views are more open into the site along the northern boundary near the club house.
Sensitivity of site and wider landscape	The site would be significantly altered by development. Given the existing rural character there would be a considerable impact on the landscape.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	Approximately 700 units proposed by the developer. Detail of the scheme has yet to be established however significant redevelopment of the site is likely to be of a significant scale and is likely to be viewed from public areas. Development is likely to be largely viewed from the surrounding roads, particularly along Charlton Road where screening is reduced.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	Properties to the south likely to be affected, although there is planting along the River Ash creating some screening. Road to north west, north and east likely to be affected but impacts are likely to be temporary for users. Site performs a somewhat aesthetic role for neighbours. The site is not publically accessible so hold limited value for direct users.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect	Significant change in view. The current golf course is landscaped and therefore has some urbanising influences, however it has a largely rural character and change would be significant.

Stage 3c – Visual Amenity	
• Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	There is development to the south of the River Ash and in the north east so there could be some integration. There is some distance between residential properties and the site due to the presence of the River Ash, therefore creating some buffer. Duration of impact will be permanent for existing residents but temporary/transient for road users along the M3, Charlton Lane and Upper Halliford bypass. If developed suitable design and screening would be required.
Significance of impacts • Refer to Table 8 of methodology	Major/high impacts due to impact on existing residents. There are some current screening measures in place due to planting and the presence of the River Ash so the magnitude of visual impact is deemed considerable.
Potential mitigation measures	Additional screening, landscape planting and public open space in areas of visual importance. Sensitive design to enable the scheme to better integrate with the wider area.
Overall visual amenity score	2
Commentary	The site is considered to perform a moderate visual amenity role as there are notable areas of planting around the periphery of the site to screen the visual impacts. Although receptors of high sensitivity have been identified it is deemed that there will be a considerable rather than dominant visual impact due to the presence of the River Ash and existing buffers.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site is subject to potentially significant contamination that may be expensive to remediate. There may be opportunities for some onsite provision of local services and open space. Shepperton services are less than 2km walk so some sustainable transport modes may be facilitated. There are no bus stops under 400m and distance to a primary school is more than 800m away. In terms of the spatial strategy, development of the site would allow for the provision of a large quantity of residential units and would help to meet specific needs of the community. There opportunity would also be present for the provision local services. This would however mean developing on strongly performing Green Belt. In addition to this, release of the site would mean that Upper Halliford and Shepperton would merge. The overall integrity of the Green Belt would be affected negatively.
Stage 3 Summary
The site is strongly performing Green Belt and performs an important role in preventing the merging of Shepperton and Upper Halliford. If released, there would

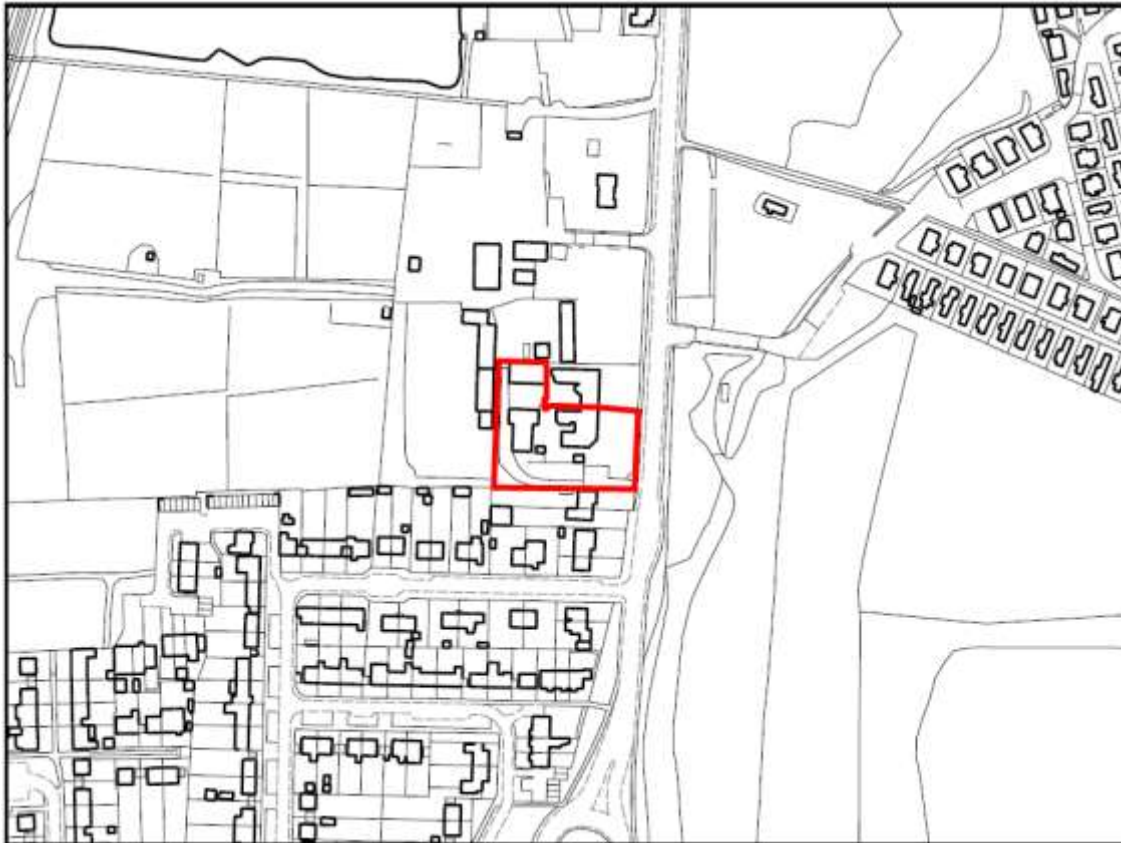
Stage 4	
Stage 4a – Overall Performance of sites	
be significant impacts on the strategic nature of the Green Belt and the character of the area which is largely rural, would be significantly altered.	
SA Summary (note: If poor performance do not consider deliverability)	
The site performs positively against objectives 1 and 2, with minor positive impacts on objective 10, although overall impacts are deemed neutral. Neutral impacts on objectives 7, 10, and 11. Impacts on objectives 3, 4, 5, 6, 8, 9 and 12 are likely to be negative.	
Whilst development would result in an increase in housing provision with some positive social impacts, there are likely to be negative environmental impacts.	
Overall conclusions	
The site would provide the opportunity for large scale residential development and to meet a variety of community needs. The site is however part of a significant area of strongly performing Green Belt which performs an important strategic role. Overall development would result in a significant change in the character of the local area which at present is largely rural. Historic landfill on site would require further investigation with potential costly remediation needed. The site performs significantly negatively when assessed against the Sustainability Appraisal therefore it should not be pursued. This is particularly in relation to objective 4 on the efficient use of land and objective 8 on landscape character. The benefits of housing yield are not deemed to outweigh the harm to the environment.	
Do not take forward for further consideration.	

Stage 4b – Deliverability	
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	

Stage 4c – Site Capacity	
Site size (ha)	Site A - west parcel – 25.5ha Site B - East parcel – 21.5ha
Landowner/promoter preferred use and units (residential or commercial)	Residential use Approx. 700 units.
Council comments on potential use and yield - Location and character - Type of development promoted - Mix of units - Density assumptions - Net developable area	The site is of largely rural character despite its current use as a landscaped golf course. The site would provide the opportunity for large scale residential development however environmental and landscape impacts would be significant. Do not take forward.

HS1/014 137 Upper Halliford Road, Shepperton

Site Information	
Proforma Created	07/03/2019
Proforma last updated	25/03/2019
Site ID	HS1/014
Site name/ address	137 Upper Halliford Road, Shepperton, TW17 8SN
Site area (ha)	0.27
Site description & context	The site is a residential property with a yard and former sheds that were previously part of Bugle nurseries. The site is located adjacent to Upper Halliford Road with residential properties to the southern boundary and waste processing and industrial uses associated with the former Bugle nurseries site to the rear.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Yes
Site source	Call for sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 size of the site means that whilst it is possible to support residential development this will be of a small scale and unlikely to make a significant contribution to housing needs or provide enough units for affordable housing. However the call for sites submission does promote the site for homes for older people and for self-build.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	Development on the site would have limited impact upon improving health and reducing inequalities given its small scale. There is no proposed open space. There is a recreation ground opposite the site which potential occupiers could benefit from.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	0	The site is not within a flood risk zone and given its existing use as a large residential property would not increase risk of flooding. As a new development there would be scope for increased energy efficiency to be built in.
4. To reduce land contamination and protect soil quality and quantity	0	The site is not agricultural so would not result in the loss of the best and most versatile agricultural land. The site is previously developed and is adjacent to a waste processing site where

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		contamination has been identified. Therefore further site investigation is required.
5. To reduce air and noise pollution	-	The site will not reduce air and noise pollution and if the site provides more dwellings than the existing one, this will lead to an increase in pollution within the local environment. The location of the site means that car use will likely remain high.
6. To conserve and enhance biodiversity, habitats and species	0	The site is not adjacent to any identified areas of biodiversity. It is unlikely that there would be any scope for any enhancements as part of the development.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	The site is considered to have neutral impacts on the historic environment.
8. To protect, enhance and manage Borough's open space and landscape character.	0	The site does not make a contribution to open space provision and there is no scope for enhancement of this provision. However the site forms part of a wider area of landscape character of semi-urban within a large area of open land between Upper Halliford and the M3.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	Development is likely to increase car use. There are bus stops close to the site however these offer limited services to Egham and Addlestone. Services to Kingston and Staines are a much further walk from the site. There are limited services close by.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	-	There are no employment benefits as part of the development. Any short term construction jobs will be limited due to the small scale nature of the proposed development.
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. There will be an increase in resources on the basis that there will be at least one additional dwelling to that which is currently on the site

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
12. To maintain and improve water quality and promote the efficient use of water	-	The development will increase demand for water resources. 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 small number of dwellings.
Meets specific needs	2	Size of the site will not provide affordable housing however site is promoted for possible self-build or older person's accommodation.
Opportunities for higher density development, where appropriate	1	Small site limits potential for high density. Character of the local area does not lend itself to high densities.
Opportunities for infrastructure provision	1	No opportunities for provision.
Brownfield land	2	Previously developed land within strongly performing Green Belt.
Opportunities for mixed use development	1	Promoted for small scale residential use only.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	1	Limited to no opportunities for additional open space provision.
Additional factors		
Strongly performing Green Belt	1	Development would adversely impact Green Belt integrity

Spatial Strategy Score	
Score	Comments
2	Development of the site would provide a small number of dwellings to meet the strategy however these could provide self-build plots or accommodation for older people. The land is PDL in the Green Belt although this is within a strongly performing area of Green belt within a strategically important swathe.

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	3	• No flood zone. • Potential groundwater flood risk.
Minerals/waste safeguarding	3	• Adjacent to existing waste processing site but not within consultation area.
Biodiversity	3	• Not close to designated biodiversity sites.
Agricultural Land Classification	3	• Not best or most versatile agricultural land.
Land and water contamination	2	• Site is adjacent to waste processing use where there is identified contamination. • Further site investigations required.
Heathrow Noise Contours	3	• None.
Heritage Assets	3	• None.
Landscape Character and Townscape	3	• Site is developed as existing and any change would have limited impact on 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	
What is the nature and quality of its role?	None	
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 currently perform a 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	2	Springfield Primary School
Distance to secondary school	2	Bishop Wand school
Distance to health centre or GP surgery	3	Upper Halliford Medical Centre

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		
Distance to local convenience retail	3	Local shops on Upper Halliford Road
Distance to major centres or centres of employment	2	Staines ~46 mins (2) – centre Windmill Road employment (2)
Distance to bus stop with good service	1	Green Street or Nursery Road There are bus stops along Upper Halliford Road however these are not deemed to be 'good service'.
Distance to train station with good service	2	Upper Halliford rail station
Qualitative Assessment		
Potential impacts of planned infrastructure		Site could benefit from Cross Rail 2 in the long term as access would be possible from Upper Halliford Station.
Opportunities to improve connectivity or provide supporting infrastructure		A number of schemes identified through the Spelthorne Forward Programme by Surrey County Council for transport including enhanced access to Upper Halliford station.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 39 - Strongly performing
Green Belt Assessment Stage 2 score	1	Sub area 39-b - Strongly performing
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		Site forms part of Local Area 39 which has been identified as strongly performing. This scores highly in fulfilling the purpose of preventing merging of settlements and retains the gap between Upper Halliford and Sunbury. The railway lines forms a defensible boundary and there are workings which sit adjacent to the railway line which act as a barrier when seeing through towards the M3 beyond. There are no identified compensatory measures that could improve environmental quality.

Stage 3b – Previously Developed Land	
Total site area	0.27
Amount of PDL (%)	>75%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The whole site falls within the curtilage of existing buildings and is therefore PDL. The existing house and sheds constitute permanent structures on the site.
Overall PDL Score	3

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	The site sits on the edge of an urban area and could be described as semi-urban as it rolls into a wider area of greenfield and agricultural land.
Existing valued features, vegetation and infrastructure	The site boundaries are heavily treed from the road and there are limited views into the site. A single dwelling is currently present on site.
Sense of tranquillity, remoteness and rural character	Proximity to Upper Halliford Road and rail line means there is limited sense of tranquillity and remoteness due to passing vehicles. Use at the rear of the site also creates noise disturbance
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Limited view from the road due to heavily treed boundaries. Some view from public footpath which runs to the north of the site
Sensitivity of site and wider landscape	The site has an existing house with shed in place. Development would not significantly alter the current view.
Significance of Visual Impacts (qualitative)	
Visual effect of the development - Nature of the proposal - Siting - Size - Design - Position and distance from which it is viewed - Officer judgment where info not all available	Promotor has not specified the number of units proposed however the size of the site limits the quantity of development. Given the semi-urban character, lower density would be more suitable to take into account landscape sensitivities. Limited existing view from the road due to heavily treed boundaries, it would be expected that development would alter this however given the existing dwelling on site, built development would remain however this would be likely at a greater density and have more of a visual impact
Visual receptors - Location and context of viewpoint - Expectations and occupation or activity of receptor	Immediate neighbours to the site would have a significant change of view largely down to a likely higher quantum of development provided on the site. The current view is limited by trees into the site

Stage 3c – Visual Amenity	
• Importance of view	
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change in view would be permanent however this is limited on the basis that there is existing built development in the form of an existing dwelling and other structures on the site.
Significance of impacts • Refer to Table 8 of methodology	Moderate impact on neighbouring properties on the basis that the site is heavily treed at present and any development could be screened by landscaping and planting. There would be some change however as there exists built development on the site at present, this would be limited. There are no detailed proposals about number and scale of proposed development on the site.
Potential mitigation measures	Additional screening and landscape planting Sensitive design at lower density
Overall visual amenity score	2
Commentary	Although receptors of high sensitivity have been identified, for neighbouring properties, it is deemed that the change will be limited due to existing built development existing on the site. The site does not perform much of a visual amenity role however the site is currently well-screened by dense vegetation and if removed impacts would increase.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site is subject to potential contamination due to its proximity to a waste processing plant. This also would also impact on future occupiers of the site in terms of noise and air pollution. The site is not particularly sustainable with a few local shops a short distance from the site whilst pedestrians would have to cross the busy main road which has limited crossing points. Local schools and bus stops with good services are some distance from the site. In terms of the spatial strategy, development of the site would allow for the provision of a small number of residential units. There are limited opportunities to meet specific needs (although homes for older people and self-build are promoted). This would however mean developing on strongly performing Green Belt on previously developed land. Whilst being PDL means this should be prioritised over undeveloped greenfield, the site is within a strongly performing area of Green Belt

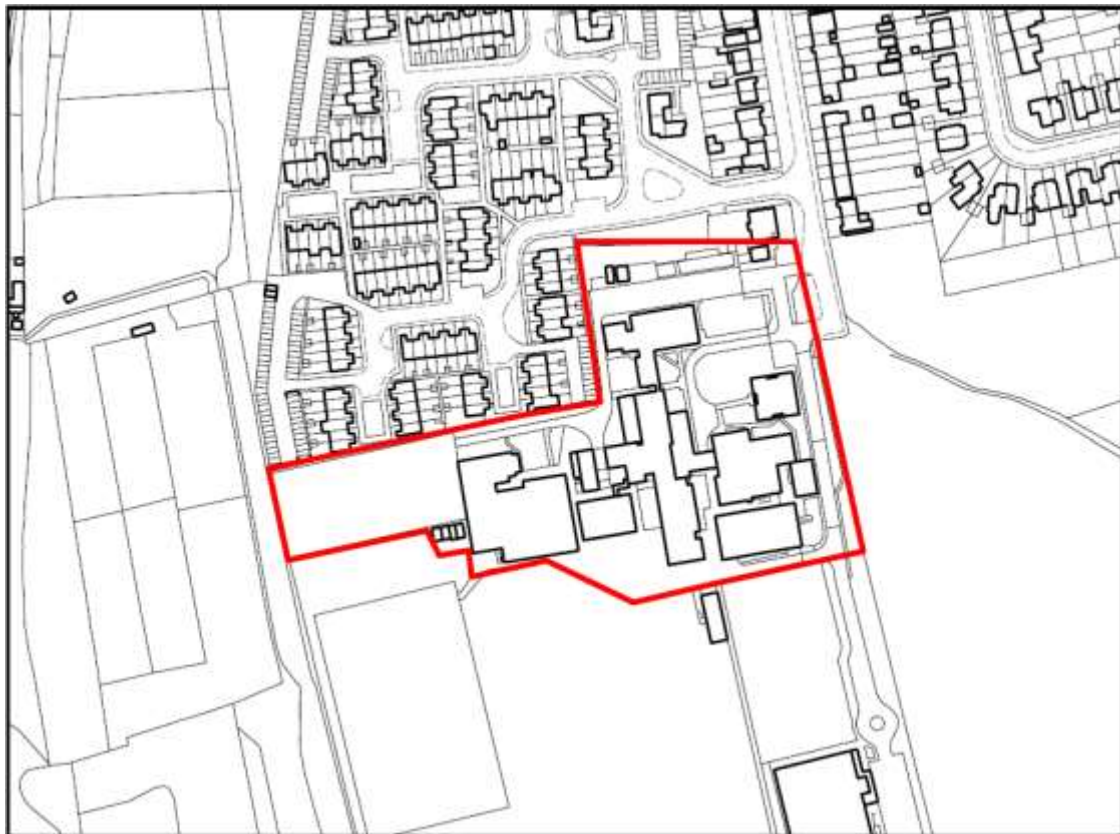
Stage 4	
Stage 4a – Overall Performance of sites	
and is not recommended for further consideration in the Green Belt Assessment. The overall integrity of the Green Belt would be affected negatively.	
Stage 3 Summary	
The site is strongly performing Green Belt and performs an important role in preventing the merging of Sunbury and Upper Halliford. If released, there would be impacts on the strategic nature of the Green Belt.	
SA Summary (note: If poor performance do not consider deliverability)	
The site performs neutral against 6 objectives and negative against 5 others. There is only one positive and this is limited due to the number of dwellings that can be delivered due to constraints of site size and character.	
There are few benefits and improvements that would be gained from developing the site	
Overall conclusions	
The site would provide a small number of dwellings which would need to be designed in the context of the semi-urban character. The site is not considered to be particularly sustainable with few local services and bus stops with a 'good' service beyond the preferred maximum walking distance. The site is considered to make a limited contribution to the spatial strategy due to its small size, lack of opportunity to meet community needs and Green Belt performance. Whilst being PDL means this should be prioritised over undeveloped greenfield, the site is within a strongly performing area of Green Belt and is not recommended for further consideration in the Green Belt Assessment. The overall integrity of the Green Belt would be affected negatively.	
The site performs negative/neutral against the majority of the Sustainability Appraisal, with few identifiable benefits that outweigh the loss of Green Belt land. Given the strong Green Belt performance of the site it is not recommended for release.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Promoted through the call for sites.
Consideration of development phasing	N/A.
Comments	Existing access onto Upper Halliford Road for current dwelling on the site
Viability comments	Unclear however small nature of site suggests there would be limited barriers to development in terms of viability.

Stage 4c – Site Capacity	
Site size (ha)	0.27
Landowner/promoter preferred use and units (residential or commercial)	Quantity not specified/promoted for self-build and older people's homes
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not considered suitable for further consideration.

HS1/015 The Bishop Wand School, Layton's Lane, Sunbury

Site Information	
Proforma Created	25/03/19
Proforma last updated	25/03/19
Site ID	HS1/015
Site name/ address	The Bishop Wand Church of England School, Layton's Lane, Sunbury
Site area (ha)	2.29
Site description & context	The site is occupied by secondary school buildings. Spelthorne Gymnastic Centre is situated to the south along with school playing fields. Residential development is situated to the north with open fields to the west beyond a tree line (HS1/012) and an open field to the east (HS1/010).
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Yes – school buildings
Site source	Green Belt Assessment Stage 2 assessed sub-area



Stage 1 – Absolute constraints (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
Comments	No absolute constraints. The site is however occupied by school buildings and not considered suitable or available for redevelopment. The school use should be maintained on site.

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

HS2/003 Land North of Nursery Road, Sunbury

Site Information	
Proforma Created	25/03/19
Proforma last updated	25/03/19
Site ID	HS2/003
Site name/ address	Land north of Nursery Road, Sunbury
Site area (ha)	1.97
Site description & context	The site is triangular in shape and is currently occupied by Docherty Farm, a field with dense vegetation along the south of the site and various trees and vegetation dispersed throughout the site. The eastern part of the site borders Springfield Primary School. The site borders the M3 to the north, Nursery Road and nurseries to the south and residential properties to the south east. Halliford Road runs to the west of the site. A public footpath runs along the south west boundary of the site.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Green Belt Assessment Stage 2 assessed sub-area.



Stage 1 – Absolute constraints (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
Comments	The eastern part of the sub area recommended for further consideration in the Green Belt Assessment stage 2 includes a school playing field. This is not considered suitable for development therefore is excluded. The net developable area is therefore 1.97 ha.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 potentially accommodate a significant quantity of housing development if available and meet a variety of local 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 and around Upper Halliford and Sunbury which could facilitate active lifestyles. Good access to bus routes to reduce reliance on the car. Unlikely to tackle existing deprivation. Noise from M3 could 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. Site at 50-75% chance of ground water flood risk and southern part of site with surface water risk. Some loss of permeable land therefore would need to include permeable surfaces and SuDS to contribute to mitigation.
4. To reduce land contamination and	-	Development of the site would not avoid development of greenfield over brownfield land.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
protect soil quality and quantity		No recorded past uses with contamination potential.
5. To reduce air and noise pollution	-	M3 runs to the north of the site which could have negative noise and air quality impacts.
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	No impacts identified.
8. To protect, enhance and manage Borough's open space and landscape character.	-	The site is not a Surrey Landscape Character Assessment area. The site has a somewhat enclosed character due to dense vegetation and the eastern part occupied by school playing fields have a managed character, therefore considered to play a limited role in the Borough's open landscape. If only western part developed, excluding the playing fields, this would limit impact on 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.	0	Limited employment impacts identified.
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 future development 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.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	The site could accommodate large scale residential development.
Meets specific needs	3	Opportunity to meet community needs including affordable housing or travelling community needs.
Opportunities for higher density development, where appropriate	3	Potential for high density in suitable locations to take account of existing character.
Opportunities for infrastructure provision	1	Site unlikely to be able to provide on-site services due to its scale.
Brownfield land	1	The site is largely open greenfield.
Opportunities for mixed use development	1	Unlikely to accommodate given small size.
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.
Additional factors		

Spatial Strategy Score	
Score	Comments
2	The landowner has not yet specified which uses, if any, the site could be made available for. If the site is confirmed to be available then it would perform moderately well against the preferred spatial strategy as a notable quantity of homes or traveller pitches could be provided, the site is weakly performing Green Belt and less important to the integrity of the wider Green Belt. The site could potentially accommodate small scale open space provision.

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	- Outside flood zones - Site at 50-75% chance of ground water flood risk and southern part of site with surface water risk. - Issues can be overcome.
Minerals/waste safeguarding	3	No constraints
Biodiversity	3	- No formal designations - Not within BOA
Agricultural Land Classification	3	No loss of best and most versatile land

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	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	No constraints
Heritage Assets	3	No constraints
Landscape Character and Townscape	3	- Not included within Surrey Landscape character assessment. - The site is largely urban in character and not considered to be located within a sensitive area. Limited impact on townscape identified.

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 school playing fields to the east and dense woodland and dispersed industrial uses to the west. None of the land is publicly accessible, although a footpath runs to the south of the site.
What is the nature and quality of its role?	Non-public space	
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	Site not performing a publicly accessible function. The eastern part of the site is occupied by school playing fields therefore this part of the site should be excluded from development as this land is not considered to be surplus to requirements at present.

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	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 – 41 minutes by bus Windmill Road employment area – 5 minute walk
Distance to bus stop with good service	2	Bus stops along Nursery Road (hourly) and Green Street (regular service).
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. Bus services along Nursery Road are hourly therefore the frequency could be improved.
Potential impacts of planned infrastructure		None identified at present.
Opportunities to improve connectivity or provide supporting infrastructure		Limited.

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 32 – strongly performing but site part of area recommended for further consideration
Green Belt Assessment Stage 2 score	2	Sub Area 32-b – area identified as weakly performing and plays a less important role to the wider Green Belt. The area has been identified for further consideration in combination with the northern part of sub area 32-a.
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		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 inner boundaries adjoining the urban area are readily recognisable and likely to be permanent

Stage 3 Applies to sites located within the Green Belt only	
Stage 3a – Green Belt	
	comprising the railway line and Nursery Road. The eastern boundary is weaker comprising the school. The outer boundary adjoining the rest of the Green Belt is readily recognisable and likely to be permanent comprising Nursery Road and Upper Halliford Road to the west. Release could result in the designation of a stronger performing boundary than existing. The site in combination with the northern part of sub area 32-a would result in the designation of a weaker Green Belt boundary.

Stage 3b – Previously Developed Land	
Total site area	1.97 ha
Amount of PDL (%)	3%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The built form on site comprises dispersed industrial uses and hard standard to the centre. This is however of a very small scale and has a limited impact on the overall nature of the site. The site is occupied by school playing fields to the east which have a maintained nature.
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	The site is of an enclosed nature due to the dense woodland in the western portion. The school playing fields in the east are maintained and contribute to the urban character of the area.
Existing valued features, vegetation and infrastructure	Dense scrub vegetation lining the site and several dispersed trees within the site not of a high quality. School playing fields to the east. Footpath running along the southern boundary.
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 enclosed due to the vegetation present on site, however the railway line running to the north, flyover to the west and Nursery Road to the south limit the sense of remoteness and tranquillity. The site possesses an urban character.
Existing visibility of site Consider current screening	Views into the site are mixed. From Nursery Road to the south views are very limited due to

Stage 3c – Visual Amenity	
Baseline (qualitative)	
• Truncated/no view • Partial view • Open view	dense overgrown scrub vegetation present, with a decline down a bank into the site. This also limits the view from the footpath adjacent. From the Upper Halliford Road flyover views into the site are largely open, although visibility into the eastern part of the site is limited given the dense vegetation present. The school playing fields have an open view.
Sensitivity of site and wider landscape	The wider area is largely urban and the site is split from the rest of the Green Belt by Nursery Road to the south. The site is subject to heavily urbanising influences meaning sensitivity is very limited. The site also possesses an enclosed character due to the presence of dense vegetation along its boundaries, reducing its links with the wider area.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	No specific uses have yet been identified on site. If a housing scheme were promoted, this could be designed to respect the largely urban character of the surrounding area, particularly those properties to the east and south, whilst increasing densities deeper into the site. If traveller pitches were pursued this would likely alter the character of the area but would likely be low density. Employment uses could potentially link to the Windmill Road employment area to the north, however the railway line and M3 somewhat segregates the site. If the trees lining the site are maintained this would reduce the visual impact.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	The vantage points are limited due to the dense vegetation present along the site's boundaries. There may be some views from the first floors of properties along Nursery Road however there is approximately a 50m gap across Nursery Road. If the western part of the site was considered, discounting the school playing fields, the eastern tree line would somewhat screen the site from the school. This view is considered to be of less importance however. There are some more open views from the Upper Halliford Road flyover however these are likely to be temporary and less important as they will be experienced by vehicle users and seen within the context of the adjoining rail line. No properties would be directly impacted and the

Stage 3c – Visual Amenity	
Baseline (qualitative)	
	site holds limited value for other receptors given the extensive screening. A housing development would be seen in the context of other nearby buildings and would not appear out of place.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would not be substantial given the existing presence of mature vegetation if this were to be maintained along the boundaries of the site. Impacts would be more significant if the vegetative boundary were to be removed. Given the development present to the south and east, the site if developed could be integrated with the existing features. This is furthered by the heavy urbanising influences already acting on the site.
Significance of impacts • Refer to Table 8 of methodology	Moderate/Low significance of impacts. Impacts on residential properties would be limited due to the heavy screening present and typography which causes the perceived height of the site to reduce. The footpath along the south of the site could potentially experience moderate/high impacts. School playing fields would be impacted but the tree line to the east could shield the impacts somewhat. The most open views are from the Upper Halliford Road flyover however receptors are of a low sensitivity (road users). Views from the rail line to the north would be limited due to screening and temporary.
Potential mitigation measures	Potential to strengthen boundary screening and improve quality, particularly where existing properties are present. Sensitive design could also help to alleviate potential visual impacts.
Overall visual amenity score	3
Commentary	The site experiences urbanising influences with development to the south. There are strong visual links with the settlements of Upper Halliford and Sunbury. The site is of an enclosed nature due to the dense vegetation present on site, limiting its visual amenity function and the presence of the motorway and rail line to the north. There are limited sensitive receptors immediately adjacent to the site.

Stage 4	
Stage 4a – Overall Performance of sites	
Stage 2 summary	
Site scores well at Stage 2 – sustainable located, close to other residential use, few to none non-absolute constraints. The site scores moderately against the spatial strategy and is deemed to be less important to the wider strategic Green Belt so 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 site was recommended for further consideration in combination with the northern part of sub area 32-a to the south. The site performs a limited visual amenity role due to dense vegetation present screening the site, enclosed nature and strong visual links to the urban area. Release of the sub area alone would result in stronger Green Belt boundaries than existing, however release in combination would result in weaker boundaries than at present.	
SA Summary (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. Performance would however further depend upon the preferred uses of the landowner.	
Overall conclusions	
The site makes a moderate contribution to the spatial strategy as is weakly performing Green Belt and could help to meet community needs. The site is also in a reasonably sustainable location. In terms of the Sustainability Appraisal, the site performs well against the housing, wellbeing, sustainable travel and economic growth objectives but poorly against environmental objectives due to it being an undeveloped Green Belt site. The site performed weakly in the Green Belt Assessment Stage 2 and there are not considered to be any overriding non-absolute constraints, however its availability has not been confirmed. As such the site cannot be taken forward at present.	
Do not take forward for further consideration.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	No
Has the owner been contacted?	Letter sent to landowner but no response received.
Consideration of development phasing	Potential to phase development, dependent on uses brought forward.
Comments	The site is not considered to currently be available therefore it should be discounted from consideration.
Viability comments	No viability issues identified that could affect deliverability.

Stage 4c – Site Capacity	
Site size (ha)	1.97 net developable area
Landowner/promoter preferred use and units (residential or commercial)	No uses promoted or identified. No response received from landowner.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	

LS1/001 Linton Place, New Road, Shepperton

Site Information	
Proforma Created	20/03/19
Proforma last updated	01/04/19
Site ID	LS1/001
Site name/ address	Linton Place, New Road, Shepperton, TW17 0QG
Site area (ha)	0.07
Site description & context	The site is a roughly triangular area of land of approx. 0.07 hectares located on the southern side of New Road. The southern and western boundaries are marked by high brick walls and the eastern boundary is marked by close board fencing.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Partly
Site source	Call for Sites



Stage 1 – Absolute constraints (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 ¹ ?	No
Is the site located within a public safety zone?	No
Any other constraints? (Reservoir, church, cemetery, allotments, common land).	No
Comments	The land has benefited from permitted use as a Traveller site since 1989. Permission was granted on a personal basis and has remained so.

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
13. To provide sufficient high quality housing to enable people to live in a home suitable to their needs and which they can afford.	+	Site has capacity for one permanent unit. Will provide a G&T pitch.
14. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	Site is not within close proximity of local services (except the infant school) and public transport to reduce use of private vehicle. However will provide housing for a minority group.
15. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	0	The site is within flood zone 3a but is already occupied by a personal pitch.
16. To reduce land contamination and protect soil quality and quantity	0	Given the existing personal use on site the impacts are considered to be neutral.
17. To reduce air and noise pollution	0	Given the existing personal use on site the impacts are considered to be neutral.

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

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
18. To conserve and enhance biodiversity, habitats and species	0	Given the existing personal use on site the impacts are considered to be neutral.
19. To conserve and enhance the historic environment, heritage assets and their settings.	0	Given the existing personal use on site the impacts are considered to be neutral.
20. To protect, enhance and manage Borough's open space and landscape character.	0	Given the existing personal use on site the impacts are considered to be neutral.
21. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	0	Given the existing personal use on site the impacts are considered to be neutral.
22. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	0	Given the existing personal use on site the impacts are considered to be neutral.
23. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.	0	Given the existing personal use on site the impacts are considered to be neutral.
24. To maintain and improve water quality and promote the efficient use of water	0	Given the existing personal use on site the impacts are considered to be neutral.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	2	Housing development promoted however only one unit.
Meets specific needs	3	The site is promoted for a gypsy and traveller pitch
Opportunities for higher density development, where appropriate	1	Small site size
Opportunities for infrastructure provision	1	Site size would not make this possible
Brownfield land	2	Paved site containing an electricity sub-station

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Opportunities for mixed use development	1	No opportunity for mixed-use
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	1	None identified or put forward by site promoter
Additional factors		

Spatial Strategy Score	
Score	Comments
2	The site contributes to meeting a specific need identified in the spatial strategy. It is however of a small scale and already fulfils some need, however is restricted to personal use. Given the limited scale of the site it is not considered able to accommodate other uses or infrastructure.

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	- The site lies within flood zone 3a - Potential ground water flood risk
Minerals/waste safeguarding	3	Not within safeguarding area
Biodiversity	3	No specific designations
Agricultural Land Classification	3	No loss of agricultural land
Land and water contamination	2	The site is adjacent to a historic landfill which could lead to ground gas contamination therefore investigation is required.
Heathrow Noise Contours	3	Outside 66 Leq noise contours.
Heritage Assets	3	No impacts on heritage assets identified.
Landscape Character and Townscape	3	- The site is not within a Surrey Landscape Character Area. - Given the personal pitch use on the site at present it is unlikely that allocation for a permanent pitch would have a significant impact on the landscape or townscape.

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	
What is the nature and quality of its role?	None	
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 is not of recreational value. Would not lead to a loss of open space or potential open space.

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	Saxon 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	2	Convenience store on Laleham Road
Distance to major centres or centres of employment	3	Staines – 28 minutes by bus
Distance to bus stop with good service	1	Bus stop on New Road very limited service. Stop on Laleham Road – 12 minute walk
Distance to train station with good service	1	Shepperton Station
Qualitative Assessment		
Potential impacts of planned infrastructure		Shepperton to Waterloo line included in Crossrail 2 proposals
Opportunities to improve connectivity or provide supporting infrastructure		None

Stage 3 Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary

Stage 3 Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Green Belt Assessment Stage 1 score	1	Local Area 42 – strongly performing
Green Belt Assessment Stage 2 score	1	42-a – strongly performing
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		The site considered at Stage 1 as land of land parcel 42. At stage 2 it was considered as part of the 21 ha parcel 42-a. The parcel is at the eastern end close to parcel 42b. As a whole, parcel 42a forms (almost all of) the essential gap between Ashford / Sunbury-on-Thames / Stanwell, and Littleton and Shepperton / Lower Halliford, preventing development that would significantly visually and physically reduce the perceived and actual distance between these settlements. In particular, the sub-area prevents ribbon development along New Road between Ashford / Sunbury-on-Thames / Stanwell and Littleton, ensuring that this gap is not reduced perceptually. However the site only forms 0.07ha of the 21 ha site.

Stage 3b – Previously Developed Land	
Total site area	0.07ha
Amount of PDL (%)	15%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The site is entirely brick paved. Towards the north end of the site is an electricity sub-station. The site is in current use as a gypsy site.
Overall PDL Score	2

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Site is entirely brick paved. Curved wall approximately 1m high to front of site given clear views in.
Existing valued features, vegetation and infrastructure	Trees on site boundaries. No vegetation within site, it is paved.
Sense of tranquillity, remoteness and rural character	East of the site is a field, fronted by railings. To the north is Springtime Nursery School housed in an old school building and 10 semi-detached houses. West of the site is Littleton Farm which comprises a number of buildings, fronted by a wall and gates.
Existing visibility of site Consider current screening	Open with good visibility over 1m high wall.

Stage 3c – Visual Amenity	
• Truncated/no view • Partial view • Open view	
Sensitivity of site and wider landscape	The site is paved and opposite ten houses and a former school building. The nearby open grass in front of the reservoir feels open but the small area around the site has a more urban feel.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	Continued use of the site as a permanent gypsy pitch could have minor changes but visual impact expected to remain largely similar.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	Ten homes along new road and those using the nursery opposite can see the site clearly but continuing current use will not change the impact.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	Continued use of the site would make no change.
Significance of impacts • Refer to Table 8 of methodology	Considered to be Major to Major/High
Potential mitigation measures	A very limited amount of development and in less sensitive and open areas of the site
Overall visual amenity score	3
Commentary	Given the existing personal pitch on site and limited current value, the impact is considered to be limited in terms of visual amenity.

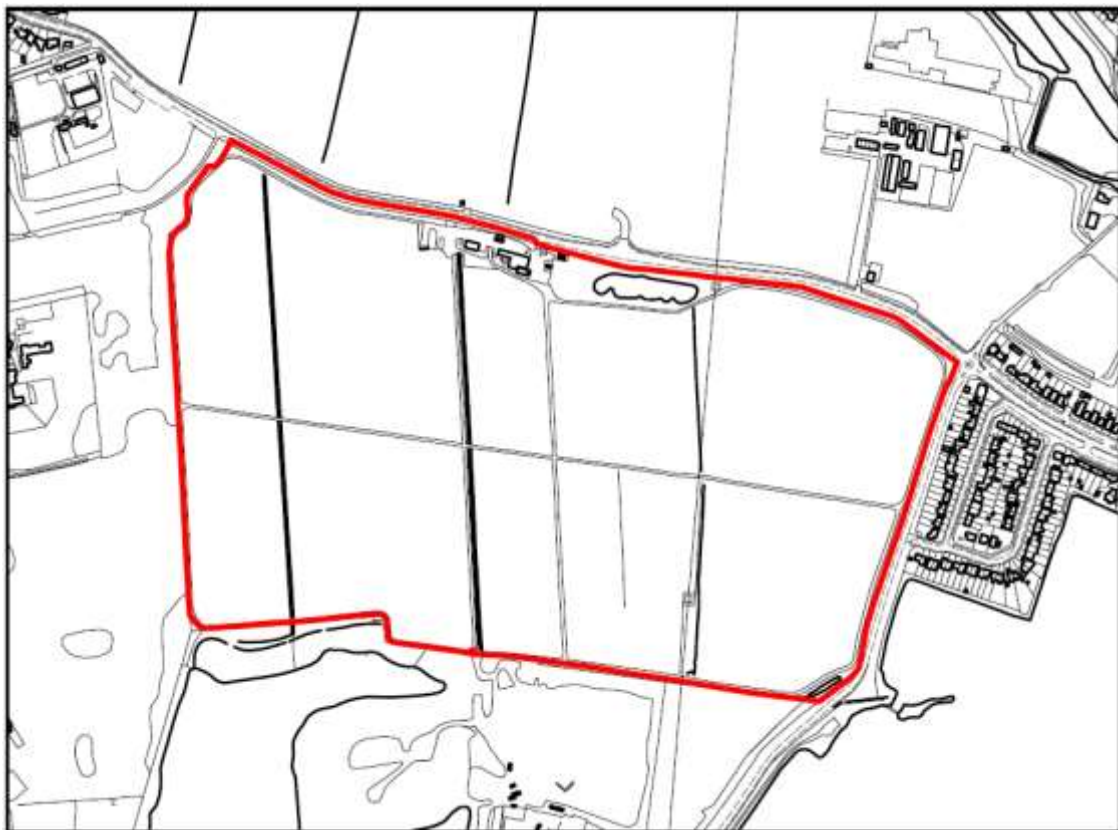
Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site scores moderately against Stage 2, with some contribution towards the spatial strategy identified. Its biggest strength is provision of a permanent Gypsy and Traveller pitch which are needed. The site is however not considered to be particularly sustainably located with services above preferred maximum walking distances.
Stage 3 Summary
Site was considered as part of a strongly performing Green Belt parcel at both stages of GBA. Not recommended for release as plays a role in the wider Green Belt area and the loss of the whole parcel would harm the integrity and performance of the Green Belt.
SA Summary (note: If poor performance do not consider deliverability)
The site is likely to be needed to meet the needs of a specific section of the community. Neutral impacts are expected on most objectives as the site is already in use as a pitch.
Overall conclusions
Site may be needed to take forward to meet the needs of a specific section of the community. The site would provide the opportunity to provide a permanent gypsy and traveller pitch.
However given the strong Green Belt performance of the site and its current personal use as a pitch, it should not be released from the Green Belt.

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Yes – submitted to call for sites
Consideration of development phasing	N/A
Comments	
Viability comments	N/A

Stage 4c – Site Capacity	
Site size (ha)	0.07
Landowner/promoter preferred use and units (residential or commercial)	Gypsy and Traveller pitch (continued use)
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Only suitable for one family pitch due to size.

LS1/002 Land off Shepperton Road, Shepperton

Site Information	
Proforma Created	26/03/19
Proforma last updated	26/03/19
Site ID	LS1/002
Site name/ address	Land off Shepperton Road, Shepperton Road, Shepperton, TW17
Site area (ha)	48
Site description & context	The site comprises former mineral workings that have been restored and the land is now in agricultural use.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for Sites



Stage 1 – Absolute constraints (provide additional commentary where required)	
Does the site fall within or adjoin the 250m buffer around the urban area?	Partly within 250m
Is the site located or largely located within flood zone 3b?	32% within 3b
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).	Former minerals and waste site. Currently used as agricultural land.
Comments	Only a small part of the site falls within 250m buffer around the urban area. Three significant parts of the site are located within Flood Zone 3b. There is some potential for development on the east side of the site, bounded by Shepperton Road and Littleton Lane.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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	The site is put forward for economic use.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	Loss of agricultural land which may impact well-being given its open green nature. The site is unlikely to be of a great enough scale to incorporate recreation facilities. Unlikely to address existing deprivation.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	--	Site is within flood zone 3b, 3a and 2 so development would only be allowed on the areas of least flood risk and would require mitigation. There would be a reduction in permeable land and introduction of hardstanding. Potential surface water flooding on site. Low level ground water risk.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
4. To reduce land contamination and protect soil quality and quantity	-	Potential grade 1 agricultural land but further investigation is required. Former minerals and waste site. Previous historic landfill site and further investigation 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	0	No habitats or biodiversity designations and site is in active agricultural use so not likely to lose habitats.
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 land and landscape character but no no public access to the site. The site performs an important Green Belt function.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	Site located near bus routes and local services within walking distance but proposed use would increase need to travel more than existing agricultural use. The site is not considered large enough to provide sustainable modes of travel however could integrate with existing sustainable transport modes.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	++	Would bring economic benefits if employment use pursued.
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.	-	Current use is considered to have reasonably low level energy use due to small scale. Development would substantially increase energy use. Scheme specific measures may reduce emissions impact, for example solar energy generation.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
12. To maintain and improve water quality and promote the efficient use of water	-	Proposed use would result in additional water consumption. The site is not within a groundwater source protection zone.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	1	No housing use proposed.
Meets specific needs	1	Employment uses only proposed.
Opportunities for higher density development, where appropriate	1	For employment use.
Opportunities for infrastructure provision	1	Limited on site.
Brownfield land	1	Open Green Belt site with no PDL.
Opportunities for mixed use development	3	Limited – unlikely to be suitable for residential or retail.
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 we have a need for it

Spatial Strategy Score	
Score	Comments
1	32% (approx. 14.7 ha) of the site is in flood zone 3b with even more in zone 3a which will significantly limit the amount of development it is possible to achieve on site. Site unlikely to be suitable for housing use, which is the priority need for the strategy to deliver. Employment sites are also needed but need would not override harm to Green Belt to justify release, i.e. exceptional circumstances.

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	1	- Flood zone 3b (32%) - Flood zone 3a - Flood zone 2 - River floodplain - Surface water: small area of all three, mainly to the north of the site. 3.3%, 1% & 0.1% - Ground water: West half of site >50%-<75%; south-east corner of site >25%-<50%; north-east corner of site <25%
Minerals/waste safeguarding	2	Former minerals & waste site but now in agricultural use
Biodiversity	3	No issues identified but adjacent to SNCI.
Agricultural Land Classification	1	Potential grade 1 agricultural land - survey required.
Land and water contamination	2	Site is part of historic Littleton Lane Landfill Site, filled between the 1970s and late 1990s. Potential contamination on and adjacent to the site. Further investigation required.
Heathrow Noise Contours	3	No issues identified
Heritage Assets	3	No issues identified
Landscape Character and Townscape	2	- River Flood plain in Surrey Landscape character assessment. - The site is located on the edge of Shepperton Green urban area therefore development is not considered to have an adverse impact on townscape.

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 in agricultural use with no public access.
What is the nature and quality of its role?	Farm 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	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	Laleham C of E 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	2	Laleham Food & Wine, Shepperton Road
Distance to major centres or centres of employment	3	Staines – 14 minutes
Distance to bus stop with good service	3	Abbey Drive, Shepperton Road
Distance to train station with good service	1	Shepperton rail station
Qualitative Assessment		
Potential impacts of planned infrastructure		Potential benefits from Cross Rail 2, however more long term.
Opportunities to improve connectivity or provide supporting infrastructure		Limited opportunities due to flood risk

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 43 – moderately performing
Green Belt Assessment Stage 2 score	N/A	The site was not assessed
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		To the north the site is bounded by Shepperton Road and to the east by Littleton Lane which would form boundaries. To the west there is a tree belt but this is not a strong defensible boundaries. It would only be possible to develop the part of the site with lower flood risk however there are no boundaries between these and other parts of the site.

Stage 3b – Previously Developed Land	
Total site area	48
Amount of PDL (%)	None
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	Site is in agricultural use
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	The site is in agricultural use with trees and hedges round the boundaries.
Existing valued features, vegetation and infrastructure	The site is in agricultural use with trees and hedges round the boundaries.
Sense of tranquillity, remoteness and rural character	Shepperton Road to the north and Littleton Lane to the east limit the sense of remoteness and tranquillity. However from the west (Laleham Park and lake to the south the site seems more rural and tranquil.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Visible from Shepperton Road to the north and Littleton Lane to the east but hedges and trees do provide some screening. Views from the gardens of the homes along Milton Drive and Ashurst Drive to the east.
Sensitivity of site and wider landscape	The sensitivity of the site varies across its whole area as the site is relatively large.
Significance of Visual Impacts (qualitative)	
Visual effect of the development - Nature of the proposal - Siting - Size - Design - Position and distance from which it is viewed - Officer judgment where info not all available	Development of the site from current agricultural use to employment floorspace would have a significant visual impact. A development for employment use (as proposed) is likely 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 site is reasonably well screened along its boundaries and this should be maintained.
Visual receptors - Location and context of viewpoint - Expectations and occupation or activity of receptor - Importance of view	The main vantage points are from the public highway on Shepperton Road to the north and Littleton Lane to the east. Views of road users would be affected but this would be in the context of 'driving past' and there is some screening from existing trees and hedges. The residential properties particularly on from the gardens of the homes along Milton Drive to the east would be negatively affected although dense hedging is present along the boundary.

Stage 3c – Visual Amenity	
	Views from the Laleham Park and Laleham sports ground would be affected and from anyone using the
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would be significant and permanent but somewhat limited by the main views being from the roads and the existing screening. Views from the residential properties on Milton Road are across Littleton Lane. Views from the Park and Sports Ground will be more distant but here will be a significant deterioration.
Significance of impacts • Refer to Table 8 of methodology	Considered to be major/high as the change will be so significant from the existing open nature of the site to a large employment building.
Potential mitigation measures	Additional screening to boundaries.
Overall visual amenity score	1
Commentary	The site is large and entirely in agricultural use. Any changes would have a large visual impact.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores moderately at Stage 2 – reasonably sustainable, close to some local services but others are above the preferred maximum walking distance. A third of the site is limited by the absolute constraint of flood zone 3b. A detailed flood risk assessment would be required for the rest of the site and as potential grade 1 agricultural land a detailed survey would be required. The site would not contribute to delivering the housing part of the strategy but has potential for employment floorspace.
Stage 3 Summary
Site is assessed as moderately performing at GBA Stage 1 and was not assessed through stage 2. The large site has well defined boundaries to the north and east but they are not well defined to the east and south. There are no well-defined boundaries between the areas in flood zone 3b which would not be developed and those at lower risk. The visual impact of developing a site which is currently in agricultural use would be great. Potential cumulative impact on Green Belt openness with the recently approved Shepperton Studios application.
SA Summary (note: If poor performance do not consider deliverability)
Only scores well against employment/economic benefits. All other scores were neutral or negative.

Stage 4	
Stage 4a – Overall Performance of sites	
Overall conclusions	
The site is located close to some local services but others are beyond the preferred maximum walking distance. The site was identified as moderately performing through the Green Belt Assessment stage 1 therefore makes a very modest contribution to the spatial strategy. Approximately a third of the site is within flood zone 3b, with only a small part of the site within the 250m buffer around the urban area but there is some potential for development on the east side of the site, bounded by Shepperton Road and Littleton Lane. In terms of the Sustainability Appraisal, the site only performed positively against economic objectives. Overall due to the flood risk on site, loss of agricultural land, Green Belt performance and limited economic benefits it is not considered appropriate to take forward for further consideration.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Yes – submitted to call for sites
Consideration of development phasing	No info provided
Comments	Site is being promoted for economic use in relation to Shepperton Studios. The Studios have expressed interest in using the site for film sets, filming lots, parking and ancillary uses.
Viability comments	

Stage 4c – Site Capacity	
Site size (ha)	48
Landowner/promoter preferred use and units (residential or commercial)	Economic use.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward for consideration.

LS1/003 Land & Works off Littleton Lane A, Shepperton Road, Shepperton

Site Information	
Proforma Created	11/03/19
Proforma last updated	12/03/19
Site ID	LS1/003
Site name/ address	Land and Works off Littleton Lane A, Shepperton Road, Shepperton, TW18 1SJ
Site area (ha)	15
Site description & context	The site comprises an area of land of varying width between two lakes. It is part of a wider area of semi-active mineral workings. A large portion of the site, which is flat, is occupied by plant, equipment and buildings. Some of these are ancillary to the mineral workings but others are used for recycling and separate industrial uses.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	In part
Site source	Call for Sites



Stage 1 – Absolute constraints (provide additional commentary where required)	
Does the site fall within or adjoin the 250m buffer around the urban area?	No
Is the site located or largely located within flood zone 3b?	Yes
Is the site located within a SPA, SAC, Ramsar site, SSSI?	No
Is the site an SNCI?	Yes in part
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	Site does not fall within 250m buffer around the urban area and is largely located within Flood Zone 3b. Site could have potential for redevelopment of existing buildings to form a more cohesive employment development site provided it does not have a greater impact on the openness of the area or flood risk but this would be better assessed through a planning application on the individual merits. DISCOUNT

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

LS1/004 Land off Staines Road, Laleham, Staines

Site Information	
Proforma Created	11/03/19
Proforma last updated	12/03/19
Site ID	LS1/004
Site name/ address	Land off Staines Road, Laleham, Staines, TW18 1SB
Site area (ha)	0.55
Site description & context	The site is a section of an agriculture field contained by the side boundaries of residential plots to the north and south and fronts onto Staines Road. The field is at a level gradient and is currently used as agricultural pasture. There are trees and bushes along the road frontage boundary. The site is bordered by detached housing to the north-west and south-east. The field broadens out behind the site to the east and Staines Road B376 borders it to the west. The character of this area is leafy and suburban with detached and semi-detached housing.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 to provide residential dwellings to help meet overall housing need. The site is however of a relatively small scale therefore opportunities to improve affordability or provide specialist accommodation will be limited.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	Provision of facilities isn't likely to be affected although there will be a slight increase in pressure on the existing. Whilst the site is located on the periphery of Laleham village the provision of local services is limited therefore private vehicle use may rise. Development is unlikely to address deprivation or reduce crime. Laleham Park is 10 minutes' walk away.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	The site is located within flood zone 3a therefore a flood risk assessment is required. Development will not reduce the number of properties at risk from flooding. SuDS should be incorporated. The site is at medium risk from groundwater and surface water impacts.
4. To reduce land contamination and protect soil quality and quantity	-	The site is not in agricultural use however it is located within the Green Belt and is strongly performing therefore would not result in the efficient use of land or avoiding greenfield. The site is likely

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		to be unable to accommodate high density development.
5. To reduce air and noise pollution	-	Development is unlikely to improve air quality and noise pollution and will increase vehicle movements.
6. To conserve and enhance biodiversity, habitats and species	-	Loss of open space which may perform some biodiversity role. Within Thames Valley BOA.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	Unlikely to impact on historic environment. Laleham conservation area located approximately 200m south however it is not considered that development would adversely affect the character of the conservation area given the presence of development either side of the site.
8. To protect, enhance and manage Borough's open space and landscape character.	-	Site forms part of Borough's open landscape. It is however a small parcel of land with residential development on either side. Loss of open space.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	0	The site is within walking distance of Laleham village however services are limited with longer journeys expected to larger centres. This could increase car use, however a bus stop is located within 400m therefore the site could promote sustainable modes of travel.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	+	Unlikely to impact employment and economic growth in the Borough. Very small scale short term positive construction job 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. Development would increase energy use compared to the current use but this should be minimised where possible.
12. To maintain and improve water quality and	-	Development would increase water use however the effects are largely unknown at present.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
promote the efficient use of water		The site is located approximately 110m from the River Thames therefore impacts during construction there could be minor negative impacts. The site is within groundwater source protection zone (zone 2 outer protection zone) therefore development may have negative impacts.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	2	Small scale development on site.
Meets specific needs	2	May be opportunity to provide some affordable units but unlikely to be able to provide a significant proportion to meet specific needs.
Opportunities for higher density development, where appropriate	1	Unable to accommodate high density development given the character of the wider area.
Opportunities for infrastructure provision	1	Site too small.
Brownfield land	1	Undeveloped greenfield.
Opportunities for mixed use development	1	Site too small.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)		
Additional factors		

Spatial Strategy Score	
Score	Comments
1	Small scale residential development on site is unlikely to make a significant contribution to the meeting of specific community needs or the provision of local benefits. The site is not brownfield and would mean developing strongly performing Green Belt which could have negative impacts on the integrity of the wider Green Belt.

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	1	- The site is located within flood zone 3a and it is unlikely that a dry means of escape can be demonstrated. - Flood risk assessment required.

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
Minerals/waste safeguarding	1	Site located within minerals and waste safeguarding area – Surrey County Council consultation required.
Biodiversity	3	- Located in Thames Valley BOA - The site may have low level biodiversity value given the vegetation lining the west of the site. - Impacts likely to be mitigatable.
Agricultural Land Classification	3	Site not in agricultural use
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	Site outside of the 66 Leq noise contour.
Heritage Assets	3	- Site unlikely to impact historic environment - Laleham conservation area is located under 200m to the south however development is not considered to have notable adverse impacts due the presence of existing housing either side of the site of mixed character.
Landscape Character and Townscape	2	- Potential impact on the character of Laleham therefore development of sensitive design would be required. - Laleham conservation area approximately 200m south. - The site is of rural character and its development would alter the character of the wider area with longer views into the rest of the Green Belt to the east. - 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?	No	The site is currently occupied by a private golf course without public access. Development of the site may provide the opportunity for publically accessible open space.
What is the nature and quality of its role?	Agricultural	
Is the site publicly accessible?	No	
Would the loss of the site result in	No	

Stage 2c – Open Space and Recreation Value		
Based on Open Space Assessment		
replacement facilities of equivalent or better provision?		
Overall open space score		Qualitative Assessment/ Commentary
	3	The site does not currently perform a 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	Laleham CofE VA Primary School
Distance to secondary school	1	Matthew Arnold School
Distance to health centre or GP surgery	1	Knowle Green Medical Centre
Distance to local convenience retail	3	Laleham local convenience store
Distance to major centres or centres of employment	3	Staines – 10 minutes
Distance to bus stop with good service	3	280m
Distance to train station with good service	1	Staines rail 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.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Strongly performing local area 34.
Green Belt Assessment Stage 2 score	N/A	Site not assessed as no defensible boundaries identified. Whole site assessed through Stage 1 assessment.
Qualitative Assessment		

Stage 3 Applies to sites located within the Green Belt only	
Stage 3a – Green Belt	
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt	If released there would be a requirement to identify readily recognisable and permanent boundaries. At present the site is not separated by any such boundaries from the rest of Local Area 34 and the wider Green Belt. Boundaries would therefore be required as part of any development. The site is part of a larger site owned by the same landowners therefore there may be opportunities to improve the quality and accessibility to the Green Belt to the rear of the site.

Stage 3b – Previously Developed Land	
Total site area	0.55
Amount of PDL (%)	0%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The site is currently open agricultural land with no built form on site. Greenfield land.

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	The site forms part of a wider area of Green Belt and has a largely open landscape. A road runs to the west of the site and residential properties border it to the north and site.
Existing valued features, vegetation and infrastructure	Mature trees and lower level vegetation to the front of the site lining Staines Road.
Sense of tranquillity, remoteness and rural character	The site runs adjacent to Staines Road which is a reasonably busy road in peak hours. This limits the sense of remoteness and tranquillity. The site has a greater sense of rural character when viewed from the road into the rest of the wider Green Belt than when looking out from the site.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Partial/truncated view – mature trees and lower level vegetation somewhat screen the site from the B376 and maintain a sense of separation from the Green Belt. There are however sections of the site where vegetation cover is more dispersed. There is therefore a more open view in areas.
Sensitivity of site and wider landscape	The site is surrounded by residential development to the north and south therefore already has a semi-urban character on the roadside. The character of the site however

Stage 3c – Visual Amenity	
	becomes increasingly more rural further east with connections to the wider Green Belt. Development on site would perform a degree of infilling given the presence of dwellings to neighbouring the site, however this would substantially reduce the openness of the Green Belt.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	The site could accommodate approximately 19-30 dwellings at 35-55dph. If development was in keeping with the pattern of development to the north and south this would likely have a significant visual effect where the site is more open at present.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	Properties neighbouring the site to the north and south and opposite would be the most severely impacted. The current open nature of the site adds to the actual and perceived openness of the Green Belt in this area. Local road users would also be impacted although impacts would be temporary.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	Significant change in view for residents neighbouring the site due to the notable increase in built form. Whilst development would align with the existing pattern of development along Staines Road this could be integrated to some extent however the impacts would be direct for neighbours with distances of potentially less than 30m. A significant proportion of the view is likely to be occupied by development. Sensitive design could position dwellings to reduce the severity of impacts.
Significance of impacts • Refer to Table 8 of methodology	Major/high impacts due to impact on existing residents. There are some current screening measures in place due to planting lining the site however there are areas which have more open views into the site. Impacts on local road users are expected to be low due to the temporary nature.
Potential mitigation measures	Additional screening and landscape planting could be incorporated. Sensitive design to enable the scheme to better integrate with the wider area.
Overall visual amenity score	1
Commentary	For properties opposite the site along Staines Road the site performs a significant role in terms

Stage 3c – Visual Amenity	
	of visual amenity as a large proportion of their view is occupied by the site, particularly where there is limited planting. There are also some impacts on the properties to the north and south but these are more indirect in nature. There is some screening present to the front of the site bordering the road which acts as screening in some areas, however planting is more dispersed further south with more open views facing west into the wider countryside which are considered somewhat significant.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site contributes little to the spatial strategy as it is small in scale, is not brownfield and strongly performing Green Belt. This limits the opportunities to meet specific local needs and provide on-site service provision. The surrounding character is predominantly low density therefore it is unlikely that high density would be acceptable. The site is located within a minerals and waste consultation area therefore Surrey County Council will require consultation. The site is also located within flood zone 3a therefore a flood risk assessment would be required to demonstrate that there is a dry means of escape however it is not considered likely. The site does not play a recreation role. Whilst there are a number of local services within walking distance in Laleham village, some are above the preferred maximum distance and longer journey times to larger service centres are required.
Stage 3 Summary
The site is strongly performing Green Belt. If released there are no readily recognisable boundaries separating the site from the rest of the Green Belt. The site is not PDL and performs a somewhat significant visual amenity role. This is particularly important when facing east from Staines Road with views into the rest of the Green Belt. This adds to the sense of openness.
SA Summary
(note: If poor performance do not consider deliverability)
Development of the site would result in a small net gain in residential units, contributing positively to objective 1. Due to its small scale it is unlikely that facilities will be provided on site, resulting in neutral impacts on objective 2. Further neutral impacts are also expected on objective 7, 9, 10 and 11. Negative impacts are expected on objectives 3, 4, 5, 6, 8 and 12, largely due to the site being undeveloped greenfield Green Belt.
Overall conclusions
The site makes a minor contribution to the spatial strategy as it is small in scale, is not brownfield land and is strongly performing Green Belt. The site is also located within flood zone 3a and it is considered unlikely that a dry means of escape can be demonstrated. A flood risk assessment is required. Whilst there are a number of local services within walking distance in Laleham village, some are above the preferred maximum distance and longer journey times to larger service centres are required. The site is strongly performing Green Belt. If released there are no readily recognisable boundaries separating the site from the rest of the Green Belt. The site is not PDL and performs a somewhat significant visual amenity role. This is

Stage 4
Stage 4a – Overall Performance of sites
particularly important when facing east from Staines Road with views into the rest of the Green Belt. Whilst the site has an urban fringe character development is likely to reduce the perceived openness. The site is undeveloped greenfield land and as such several negative impacts are expected on the Sustainability Appraisal objectives. Do not take forward due to flood risk and strategic nature of Green Belt.

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Promoted through the call for sites.
Consideration of development phasing	Small scale so phasing not required.
Comments	
Viability comments	

Stage 4c – Site Capacity	
Site size (ha)	0.55
Landowner/promoter preferred use and units (residential or commercial)	Residential use 8 units
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Development on site is limited due to the flood risk.

LS1/005 Land east of Charlton Road, Sunbury

Site Information	
Proforma Created	12/03/19
Proforma last updated	19/06/19
Site ID	LS1/005
Site name/ address	Land east of Charlton Road, Sunbury, TW17
Site area (ha)	10.4
Site description & context	Land formerly worked for gravel and partially tipped with inert material following extraction to reinstate the ground of approximately 5.8 ha back to land with the balance 3.6 ha left as a water body. Site currently used as grazing land. Largely rural character. The M3 runs to the south of the site, with a water body to the north and residential uses and farmland to the south and west.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for sites



Stage 1 – Absolute constraints (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?	Partly – 56%
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	Whilst the area is partly constrained by the SNCI designation, this does not preclude the whole site from being assessed.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 for large scale residential development with a mix of units to meet local needs. Potential for significant affordable housing contribution. The presence of St Georges Lake on site somewhat limits the net developable area and the opportunity to provide homes.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	Given the large area of the site there may be an opportunity for very small scale service provision on site, however the net developable area is somewhat smaller due to presence of the lake to the rear of Hetherington Road. It does however provide on-site blue infrastructure due to the presence of the lake which could positively impact well-being. Development adjacent to the M3 motorway may negatively impact well-being. Development would however create additional pressure on existing local services. The site is however not well connected to local services so is unlikely to promote healthy modes of travel.
3. To increase resilience to climate change, including reducing the risk and	0	The site is not located within an area susceptible to flooding but the site is within an area (1km squared) whereby 50-75% is susceptible to groundwater flooding.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
minimising the harm from flooding		
4. To reduce land contamination and protect soil quality and quantity	-	The site is not agricultural land. It is however moderately performing Green Belt. The site was previously worked for minerals therefore there may be some remediation required and could improve land quality. The site is not PDL so would not achieve efficiency in land use and avoid greenfield land. Part of historic Charlton Lane North landfill therefore further investigation and possible remediation required.
5. To reduce air and noise pollution	--	The site is adjacent to the M3 motorway therefore this would increase the number of residents exposed to noise and air pollution.
6. To conserve and enhance biodiversity, habitats and species	--	The site is partly an SNCI (Land East of Charlton Village). This could negatively impact designated sites and priority species and habitats. The site is located within the Thames Valley BOA.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	A neutral impact is expected on the historic environment.
8. To protect, enhance and manage Borough's open space and landscape character.	-	The site is located within the Green Belt and development would reduce the overall openness. Incorporation of the existing lake and wider periphery into the scheme could provide some open space.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	There are some local services in Charlton village however significant development would put pressure on these and longer travel times to larger service centres would be required, particularly using private motor vehicles. There may be opportunities to link any development of the site with the wider transport network to improve connectivity and sustainable transport. The site is not particularly well connected to local services and is likely to require private car use.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable	+	Construction jobs positive impacts. Effects are short term however.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
across the Borough.		
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. Development would increase energy use given its scale but this should be minimised where possible.
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. The site includes a water body, the quality of which may be negatively impacted during construction.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	Large scale housing provision.
Meets specific needs	3	Opportunity to meet a variety of needs on site.
Opportunities for higher density development, where appropriate	2	May be opportunities to increase densities towards the centre of the site where character permits.
Opportunities for infrastructure provision	2	Large site with very small scale provision.
Brownfield land	1	Greenfield land
Opportunities for mixed use development	1	Predominantly housing
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	2	Potential improved public access to the water body on site
Additional factors		

Spatial Strategy Score	
Score	Comments
2	The site is located within the Green Belt and is not weakly performing therefore does not contribute to the spatial strategy in this respect. The site is important to the overall integrity of the wider Green Belt so is at odds with the strategy. The site would provide the opportunity to develop a large quantity of units, potentially to meet a range of needs, with stepped densities towards the centre of the site. Whilst the site would be predominantly in housing use there may be an opportunity to improve public access to St Georges Lake.

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	• No flood risk issues on site. • Some groundwater flood risk potential.
Minerals/waste safeguarding	2	• Waste consultation area – Surrey consultation required.
Biodiversity	1	• SNCI (Ashford Plant). • Located within Thames Valley BOA.
Agricultural Land Classification	3	• Site not in agricultural use.
Land and water contamination	2	• Site is part of historic Charlton Lane North Landfill Site. Filled between 1961 and 1970. • Depth of capping is likely to be thin. Depending on what development were proposed on the site, it may be appropriate for site investigation to be undertaken
Heathrow Noise Contours		• Site outside of the 66 Leq noise contour.
Heritage Assets	3	• Site unlikely to impact historic environment.
Landscape Character and Townscape	2	• Surrey Landscape character Area – River Floodplain. • The site has a semi-urban character with visual links to the built up area, particularly Charlton Village. • Development would increase the urban character of the wider area and would negatively impact on the water body to the north.

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	Limited recreation role as the site is in private ownership and is used for fishing. Development on site could potentially improve access to open space and could open St Georges Lake up to the public for recreation use.
What is the nature and quality of its role?	Private	
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	Whilst the site is not currently of public recreation value, it does perform some role

Stage 2c – Open Space and Recreation Value

- Based on Open Space Assessment

		privately. There would be an opportunity to facilitate public access to the site and St Georges Lake for recreation use.

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	1	Upper Halliford medical centre
Distance to local convenience retail	3	Charlton Village
Distance to major centres or centres of employment	2/3	Sunbury employment area under 30 minutes (3) Staines 50 minutes (2)
Distance to bus stop with good service	1	Bus stop on Charlton Road poor service. Bus stop on Napier Road/Staines Road West
Distance to train station with good service	1	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 but could improve local transport connectivity.

Stage 3

Applies to sites located within the Green Belt only

Stage 3a – Green Belt

Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	2	Moderately performing
Green Belt Assessment Stage 2 score	2	Moderately performing (important contribution to wider Green Belt)
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		If the sub area was released in its entirety this would result in the designation of a stronger Green Belt boundary than the existing inner boundary with the built up area as this is currently not readily recognisable or likely to be permanent. If the proposed development site was released there are not

Stage 3 Applies to sites located within the Green Belt only	
Stage 3a – Green Belt	
	clearly defined boundaries with the rest of the sub area to the south west. There may be an opportunity to improve public access to the lake present on site. Opportunities for compensatory improvements off site will be dependent upon landowner assets and the ability to provide. 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.

Stage 3b – Previously Developed Land	
Total site area	10.4
Amount of PDL (%)	0%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The site is currently open scrub land and fishing lake with no built form on site. Greenfield land.

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Limited links with the wider countryside due to the flat topography with visual connections to the urban area in Charlton village. Low quality grazing land and scrubland.
Existing valued features, vegetation and infrastructure	A fishing lake is present in the north east part of the site lined with mature trees. A tree line extends along the southern boundary of the site separating it from the M3 motorway.
Sense of tranquillity, remoteness and rural character	Limited sense of tranquillity due to the presence of the motorway to the south of the site.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	No view from M3 to the south, trees to the north limit the visibility of the site. Open view from housing in north west of the site.
Sensitivity of site and wider landscape	Residential development lines the north west of the site with more dispersed development further south along Charlton Road. The screening of the site to the north and south means that sensitivity is reduced, however sensitivity is likely to be higher when viewed from Hetherington Road. The site has strong visual links to the built up area and limited links

Stage 3c – Visual Amenity	
	with the wider countryside. Likely to result in change in character if developed.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	Due to the presence of the lake on site the net developable area is considered to be considerably lower, with development concentrated in the western part of the site, adjacent existing housing. Open views are currently experienced from properties on Hetherington Road therefore development would result in a significant impact with views directly impacted.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	Properties neighbouring the site to the west would be significantly impacted. Approximately 30 properties directly back onto the site and would experience change. Road users of the M3 would not be impacted due to existing screening.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	Significant change in view for residents neighbouring the site due to the notable increase in built form and existing open views. A significant proportion of the view is likely to be occupied by development. Sensitive design could position dwellings to reduce the severity of impacts. The site is currently occupied by scrubland and grazing land therefore it is not considered to be of notable quality.
Significance of impacts • Refer to Table 8 of methodology	Major/high impacts due to impact on existing residents. There is currently limited to no screening in place for properties in Charlton that back onto the site. Whilst there will be a significant change in view the land is not considered to be of significant quality, therefore views may not substantially deteriorate with development.
Potential mitigation measures	Additional screening and landscape planting could be incorporated. Sensitive design to enable the scheme to better integrate with the wider area.
Overall visual amenity score	2
Commentary	For properties backing on to the site along Hetherington Road the site performs a significant role in terms of visual amenity as a large proportion of their view is occupied by the site, however its current use as scrubland and grazing somewhat limits its overall quality. There is screening present to the south, north and east

Stage 3c – Visual Amenity	
	therefore visual impacts on these areas are considered to be limited. Development would result in major/high impacts on visual amenity due to the existing open nature of the site and links with the built up area to the west.

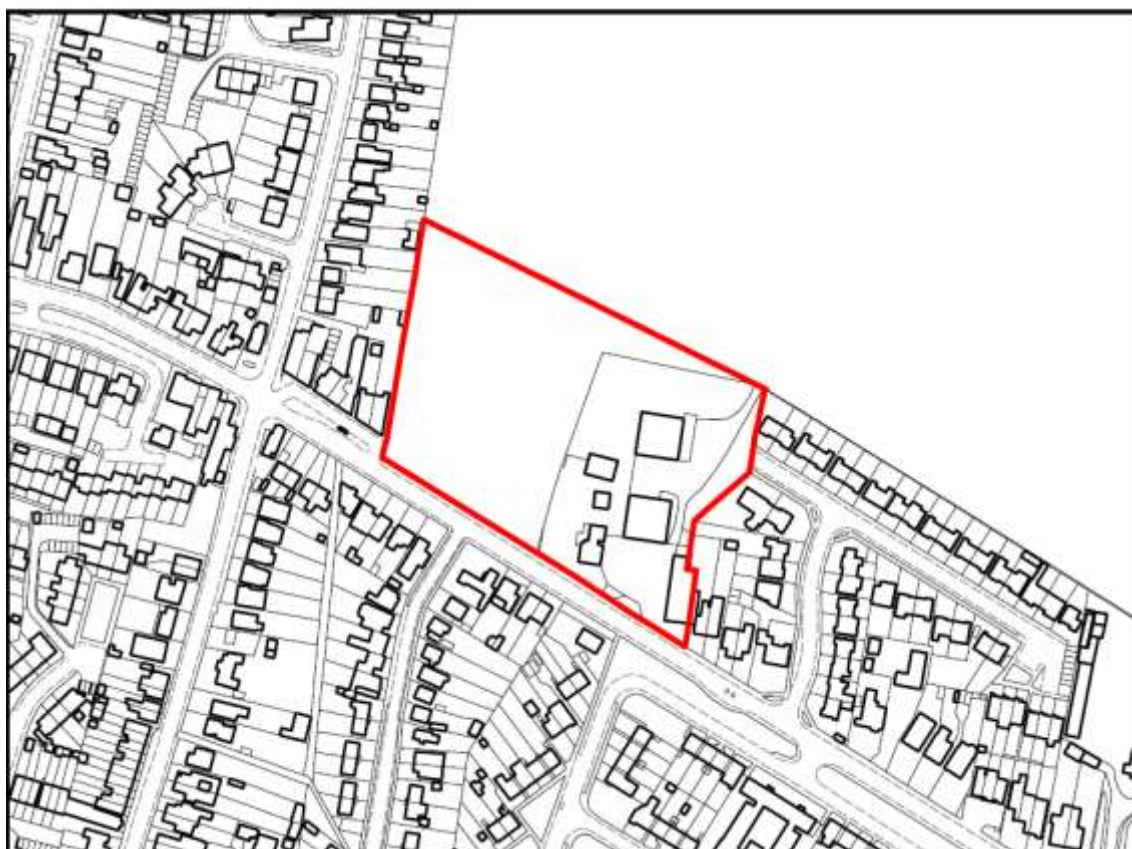
Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site contributes somewhat to the spatial strategy as it will provide housing at potentially high densities. The site is however moderately performing Green Belt and is considered important to the wider strategic Green Belt. Developing the site could facilitate improved public access to the onsite lake of St Georges. The site is partly designated as a SNCI (Ashford Plant) which will have negative impacts on biodiversity. The site is not considered to be well connected to local services or sustainable modes of transport. The existing road network does not connect to the site and the M3 to the south acts as a barrier to the south of the Borough and its services.
Stage 3 Summary
The site is moderately performing Green Belt and makes an important contribution to the wider Green Belt. Development would result in stronger boundaries than existing, however to the west of the site the split of the site from the rest of the sub area does not allow clear boundaries to be identified. The site is open with no PDL. The site is considered to perform a somewhat important visual amenity role for properties along Hetherington Road, however the current quality of the land is limited. The flat topography of the site means that are strong visual links with the urban area.
SA Summary
(note: If poor performance do not consider deliverability)
The site is deemed to have positive impacts on housing provision, well-being and short term job creation. Development will negatively impact the environment, particularly regarding land use, pollution, biodiversity, landscape, emissions, and water.
Overall conclusions
56% of the site is designated as a Site of Nature Conservation Importance therefore development will be constrained in this area and should not be pursued. The western portion of the site is not designated as an SNCI however performs a visual amenity role for properties along Hetherington Road and development would substantially alter visual amenity. Screening would be required to reduce the visual impact and mitigation would be required to ensure that the locally designated nature site would not be negatively impacted. Given the constraints on site, in relation to the SNCI and contribution to the strategic Green Belt, the site should not be taken forward.

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Promoted through the call for sites.
Consideration of development phasing	Landowner has indicated 1-5 years delivery.
Comments	
Viability comments	Potential access route into the site required.

Stage 4c – Site Capacity	
Site size (ha)	10.4 (net developable area ~3.6ha)
Landowner/promoter preferred use and units (residential or commercial)	Residential use 200-300 units at 35-55 dph
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Site not considered suitable to take forward.

LS1/008 Staines Road Farm (Southern Site), Laleham Road, Shepperton

Site Information	
Proforma Created	18/03/19
Proforma last updated	
Site ID	LS1/008
Site name/ address	Staines Road Farm (Southern Site), Laleham Road, Shepperton, TW17 0AH
Site area (ha)	1.6
Site description & context	The site occupies a plot fronting onto Laleham Road and part of the site contains farm buildings and the remainder is greenfield. The site is surrounded on three sides by predominately residential development with a small mix of retail units along the eastern boundary. The local area forms part of the Shepperton settlement and is characterised by residential units. To the north of the site is a vast expanse of Green Belt land that leads up to Charlton Lane.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Partly – farm buildings however this does not fall within the definition of PDL as agricultural uses are excluded.
Site source	Call for Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 included in uses put forward. The site could accommodate a notable quantity of units.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	Loss of green open space which could have impacts on well-being although it is reasonably screened. The site is unlikely to be of a great enough scale to incorporate recreation facilities. Unlikely to address existing deprivation. Local services are generally located within walking distance so may encourage healthy lifestyles.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	Site is within flood zone 2 so would require mitigation. Potential loss of permeable land and introduction of hardstanding. Potential surface water flooding on site. Low level ground water flood risk.
4. To reduce land contamination and protect soil quality and quantity	-	Potential grade 1 agricultural land therefore investigation required. Part of the site is previously developed and development would involve greenfield land. Higher densities generally not considered achievable on site. Potential

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		contamination would require further investigation and possible remediation.
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. 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	No impacts on historic environment identified.
8. To protect, enhance and manage Borough's open space and landscape character.	-	Loss of green space and landscape character but not public.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	Site located near bus routes and local services within walking distance but proposed use would increase need to travel more than existing use. The site is not considered large enough to provide sustainable modes of travel however could integrate with existing sustainable transport modes.
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 is considered to have reasonably low level energy use due to small scale. Development would substantially increase energy use. Scheme specific measures may reduce emissions impact, for example solar energy generation.
12. To maintain and improve water quality and promote the	-	Proposed use would result in additional water consumption. The site is not within a groundwater source protection zone.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
efficient use of water		

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	Potential to provide a notable number of homes on site
Meets specific needs	2	Potential for some specific housing to meet particular community needs.
Opportunities for higher density development, where appropriate	2	Surrounding character is suburban so may be able to accommodate some higher density development, although the site is not of a significant size.
Opportunities for infrastructure provision	1	Site likely to be too small.
Brownfield land	1	Half is greenfield whilst the remaining portion is in agricultural use which falls outside the PDL definition.
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		
Strongly performing Green Belt	1	

Spatial Strategy Score	
Score	Comments
2	The site will provide a notable number of new homes with the potential to meet the specific needs of the local population. The site is however fairly small so would be unlikely to accommodate wider benefits such as infrastructure provision or open space. Development would result in the loss of strongly performing Green Belt which is at odds with the preferred spatial strategy.

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	- Flood zone 2 <25% risk of groundwater flooding - Potential surface water flooding - Flood risk assessment required

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
Minerals/waste safeguarding	3	No issues identified
Biodiversity	3	- No issues identified - Within Thames Valley BOA
Agricultural Land Classification	1	Potential grade 1 agricultural land - survey required.
Land and water contamination	2	- Site is adjacent to the historic Staines Road Farm landfill site - filled late 1980s to early 00s. - Possible contaminative light industrial uses at farm buildings. - In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use, especially with respect to ground gas risks.
Heathrow Noise Contours	3	No issues identified
Heritage Assets	3	No issues identified
Landscape Character and Townscape	2	- River Flood plain in Surrey Landscape character assessment. - The site is located within a semi-urban area therefore development is not considered to have an adverse impact on townscape.

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 farmland and associated farm buildings. A dwelling is situated on site.
What is the nature and quality of its role?	Farm 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 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	Saxon 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	Laleham Road
Distance to major centres or centres of employment	3	Shepperton employment area 850m away (3) Major centre of Staines is 30 minutes away by bus (3)
Distance to bus stop with good service	3	Laleham Road
Distance to train station with good service	3	Shepperton rail station
Qualitative Assessment		
Potential impacts of planned infrastructure		Potential benefits from Cross Rail 2, however more long term.
Opportunities to improve connectivity or provide supporting infrastructure		Site small scale so opportunities are considered limited.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 44 – strongly performing
Green Belt Assessment Stage 2 score	N/A	Not assessed as unable to identify clear and defensible boundaries.
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		If the site were to be released from the Green Belt no clear, permanent and readily recognisable boundaries are present. Whilst the site contains the farm and associated buildings, the wider local area has a largely unspoilt rural character. The remainder of the site could potentially be improved in terms of its public access and quality however this would be dependent upon landownership.

Stage 3b – Previously Developed Land	
Total site area	1.6
Amount of PDL (%)	42% built form but in agricultural use.
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The eastern half of the site is occupied by buildings and associated fixed surface infrastructure. The western half of the site is occupied by an open field with a largely rural unspoilt character.
Overall PDL Score	2

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	The undeveloped western part of the site provides open views with links to the rest of the Green Belt to the north, although a treeline limits views in some areas. The eastern part of the site is in use as a farm so offers little landscape value.
Existing valued features, vegetation and infrastructure	Trees line the site to the south. Various buildings and structures present in the east.
Sense of tranquillity, remoteness and rural character	The presence of the road to the south and the surrounding built up area limits the sense of tranquillity, however when views are obtained into the wider Green Belt to the north the rural character is considered more significant.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Visible from some vantage points but mainly screened due to boundaries with trees, hedging and brambles that limit longer reaching views. Some views from upper floor windows of houses on periphery of the site but bungalows are located directly opposite the site. Commercial buildings to the west are adjacent with limited direct views. Some indirect views from properties along Watersplash Road.
Sensitivity of site and wider landscape	The sensitivity of the site varies across its whole area, with less sensitivity towards and south west and north.
Significance of Visual Impacts (qualitative)	
Visual effect of the development - Nature of the proposal - Siting - Size - Design - Position and distance from which it is viewed - Officer judgment where info not all available	Development of the site would result in infill development between Watersplash Road and Tanglyn Avenue. Development would be substantially greater in visual impact than at present. No scale or design has been proposed by the promoter. The site is well screened to the south, although additional planting to the western and eastern boundaries could be provided.
Visual receptors Location and context of viewpoint	The vantage points are limited to adjacent residential properties, businesses and the public highway. The residential properties particularly

Stage 3c – Visual Amenity	
• Expectations and occupation or activity of receptor • Importance of view	on Tanglyn Road and Watersplash Road would lose the green, open aspect across the road from their properties and would be negatively affected. Properties along Laleham Road would also have direct opposite views impacted, although the impact to the bungalows most closely opposite would be reduced due to planting and the absence of first storey views. The two storey properties would however be impacted more significantly with the proposed development less attractive. Views of road users would be affected but this would be in the context of 'driving past' with significant screening present on the western part of the site.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would be significant and permanent but somewhat limited by the infilling role of the site and existing screening. Development could be integrated with the wider setting due to the presence of built form on each side of the site. Impacts would be direct with properties to the west and east most closely located.
Significance of impacts • Refer to Table 8 of methodology	Considered to be major/high to the west, south and east due to the presence of residential properties, commercial properties in the south west and Laleham Road.
Potential mitigation measures	Additional screening to boundaries.
Overall visual amenity score	1
Commentary	The western part of the site is considered to have a rural character with extensive views to the rest of the Green Belt to the north. This part of the site is reasonably well screened to the south along Laleham Road. The eastern part of the site is occupied by farm buildings and is therefore of limited visual amenity value.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary Site scores reasonably well at Stage 2 – reasonably sustainable, close to local services and few non-absolute constraints, although a flood risk assessment would be required and the site may also be grade 1 agricultural land therefore a detailed survey would be required. Notable contribution to strategy due to the opportunity for housing provision, however the site's classification as strongly performing Green Belt limits its contribution.

Stage 4
Stage 4a – Overall Performance of sites
Stage 3 Summary
Site is strongly performing at both GBA Stage 1 and was not assessed through stage 2 as no recognisable or permanent boundaries could be identified. Not recommended for release as plays a fundamental role in the wider Green Belt area and its loss would harm the integrity and performance of the Green Belt. The local area plays a significant role regarding Green Belt purpose 3. Visual impact significant towards the south but current screening of the site in the south west reduces impacts slightly.
SA Summary (note: If poor performance do not consider deliverability)
Only scores well against housing with minor employment/economic benefits. All other scores were neutral or negative due to the loss of an open green field.
Overall conclusions
Site not considered appropriate to take forward due to performance against Green Belt purposes. Whilst the site would perform some infilling function, there are no defensible, permanent or readily recognisable boundaries identified on site.

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	

Stage 4c – Site Capacity	
Site size (ha)	1.6
Landowner/promoter preferred use and units (residential or commercial)	Residential development promoted (50 dwellings proposed)
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward for consideration.

LS1/015 Staines Road, Farm (Main Site), Laleham Road, Shepperton

Site Information	
Proforma Created	20/03/19
Proforma last updated	20/03/19
Site ID	LS1/015
Site name/ address	Staines Road Farm (Main Site), Laleham Road, Shepperton
Site area (ha)	37
Site description & context	Extensive area of land, previously a minerals site. The site is now open and is in agricultural use. Staines Road Farm is situated in the south of the site, with various outbuildings and the main farmhouse present. The land to the west of the site is in residential use along Watersplash Road, with the rear gardens of Tanglyn Avenue abutting the southern side of the site. The M3 is situated to the east of the site, with a small waterbody and New Road present to the north. Note: LS1/008 has been promoted within LS1/015 and separately by the same landowner therefore both boundaries have been considered.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Majority of site greenfield but farm buildings are present in the south of the site. This is however in agricultural use.
Site source	Call for Sites



Stage 1 – Absolute constraints (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

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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.
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. Given size of site there may be 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	-	Partially within flood zones 2 and 3a and small area in flood zone 3b. Potential loss of permeable land and introduction of hardstanding. Would need to include permeable surfaces and SuDS to mitigate.
4. To reduce land contamination and	-	Development of site would not avoid development of greenfield over brownfield land. Site potentially partly grade 1 agricultural land therefore requires

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
protect soil quality and quantity		survey. Historic landfill on site may require remediation and further investigation.
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	-	Loss of green space/infrastructure, particularly along River Ash corridor. Site adjacent to Nutty Lane SNCI and within 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	-	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	-	Proposed use would result in additional water consumption. Not within source protection zone.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
promote the efficient use of water		

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	3	Surrounding character is suburban but parts of the site could accommodate higher density.
Opportunities for infrastructure provision	3	Site is large enough that it could accommodate some social/community facilities if required. Could include link roads to link Shepperton to Littleton.
Brownfield land	1	Open Green Belt site with small portion of PDL.
Opportunities for mixed use development	2	Not promoted and location is in an almost entirely residential area so unlikely. May be some small scale on site services which could be incorporated into a mixed use scheme.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	2	Given the large scale of the site there could be potential to incorporate open space and potentially improve access to the SNCI in the north.
Additional factors		
Strongly performing Green Belt	1	

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, would contribute to the spatial strategy. The site promoter has indicated that the site could make a contribution towards infrastructure and related facilities on site. The site is strongly performing Green Belt and given its large scale may impact the integrity of the wider Green Belt. This is at odds with the preferred strategy.

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	• Partly within flood zone 2 and 3a. Small area within flood zone 3b along River Ash corridor.
Minerals/waste safeguarding	3	• No constraints
Biodiversity	2	• River Ash corridor • Adjacent to SNCI • Thames Valley BOA
Agricultural Land Classification	1	• Potential Grade 1 agricultural land – further investigation required.
Land and water contamination	2	• Site is the historic Staines Road Farm landfill site - filled late 1980s to early 00s. • Depending on what development were proposed on the site, it may be appropriate for site investigation.
Heathrow Noise Contours	3	• No constraints
Heritage Assets	3	• No constraints
Landscape Character and Townscape	1	• River Floodplain – Surrey Landscape Character Assessment • 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. • Large-scale development of the site could not be mitigated to avoid significant impact on the open character of the landscape.

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 as the site is not in recreation use or publically accessible. Site large enough to consider including a play area within a development if required.
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	

Stage 2c – Open Space and Recreation Value		
Based on Open Space Assessment		
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	2	Saxon Primary School
Distance to secondary school	2	Thamesmead School
Distance to health centre or GP surgery	2	Shepperton Medical practice
Distance to local convenience retail	3	Laleham Road parade
Distance to major centres or centres of employment	3	Staines upon Thames – 19 minutes bus Shepperton employment area – 17 minute walk
Distance to bus stop with good service	2	Laleham Road bus stop
Distance to train station with good service	2	Shepperton rail station
Qualitative Assessment		The site is reasonably well located with services within walking distance, however this is generally above the desirable distance of 800m.
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 large scale. Capacity of local schools would require assessment. Health centre and small retail facilities could be considered on-site.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 44 – strongly performing Local Area 42 – strongly performing
Green Belt Assessment Stage 2 score	N/A	Unable to identify clear and defensible boundaries – same parcel as GBA1.
Qualitative Assessment		
Consider strength of any new defensible boundaries		At Stage 1, the wider Local Area performed strongly given its lack of built form and unspoilt

Stage 3 Applies to sites located within the Green Belt only	
Stage 3a – Green Belt	
Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt	rural character. The site contributes to the strategic separation of towns in Spelthorne.

Stage 3b – Previously Developed Land	
Total site area	37 ha
Amount of PDL (%)	1.7% (0.62ha) built form
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The majority of the site is open grazing land with a cluster of farm buildings in the south. This is however a small proportion of the wider site. The remainder of the site is free of development with long views into the wider countryside.
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Open grazing land with a small collection of farm buildings in the southern portion of the site.
Existing valued features, vegetation and infrastructure	Field is mainly grass, with trees and hedges along parts of the boundaries, although there are areas with more open views, particularly along Laleham Road and New Road. Lake at Nutty Lane SNCI borders the north eastern portion of the site. Farm buildings present in the southern part of the site.
Sense of tranquillity, remoteness and rural character	Site itself possesses a largely rural character due to its open views and lack of built form. The Nutty Lane lake and River Ash Corridor add to the sense of tranquillity. There are more urbanising influences in the south of the site from the M3, Laleham Road and Shepperton. The presence of residential development along the western boundary also slightly diminishes the sense of remoteness.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Views from upper floor windows of houses along Watersplash Road and Tanglyn Avenue, whose rear gardens the field abuts. Properties along Laleham Road have a truncated view due to the presence of some screening, with some bungalows present without upper floor views. Properties along New Road in the north currently possess a partial view into the site, although views from upper floors are likely to be more open. Drivers along the M3 have an open view but their experience will be temporary.

Stage 3c – Visual Amenity	
Sensitivity of site and wider landscape	The site is subject to some urbanising influences in the south, with the north more open and rural in character. The site is attractive from a visual perspective but is not publicly accessible. Boundaries are clearly defined by vegetation, roads and residential development.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	A housing scheme with supporting services has been identified. This would offer potential to create publicly accessible recreation 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 south and west, whilst increasing densities deeper into the site.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	The vantage points are present from adjacent residential properties, the M3, Laleham Road in the south and New Road in the north. There may be views from Nutty Lane Lake which has private access. 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.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would be significant and permanent. Impacts would be limited in the south given the proximity to the surrounding suburban character of the area. In the north impacts would be more significant given its unspoilt rural character. A high quality design that introduced some public open space would be possible on a site of this size. Views would be significantly altered.
Significance of impacts • Refer to Table 8 of methodology	Considered to be Major/High due to the limited number of receptors and the loss of views over open space. Impacts would be moderate along the M3 given the open views afforded by the site, however impacts would be temporary for road users.
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	1
Commentary	The site has a largely unspoilt rural character, particularly to the north of the site. The presence

Stage 3c – Visual Amenity	
	of the Nutty Lane Lake and River Ash Corridor adds to the sense of tranquillity of the site and the setting of these features. The site contributes to the openness of the Green Belt with long views into the countryside. Development would substantially alter this character, despite a slightly more urban quality to the south of the site.

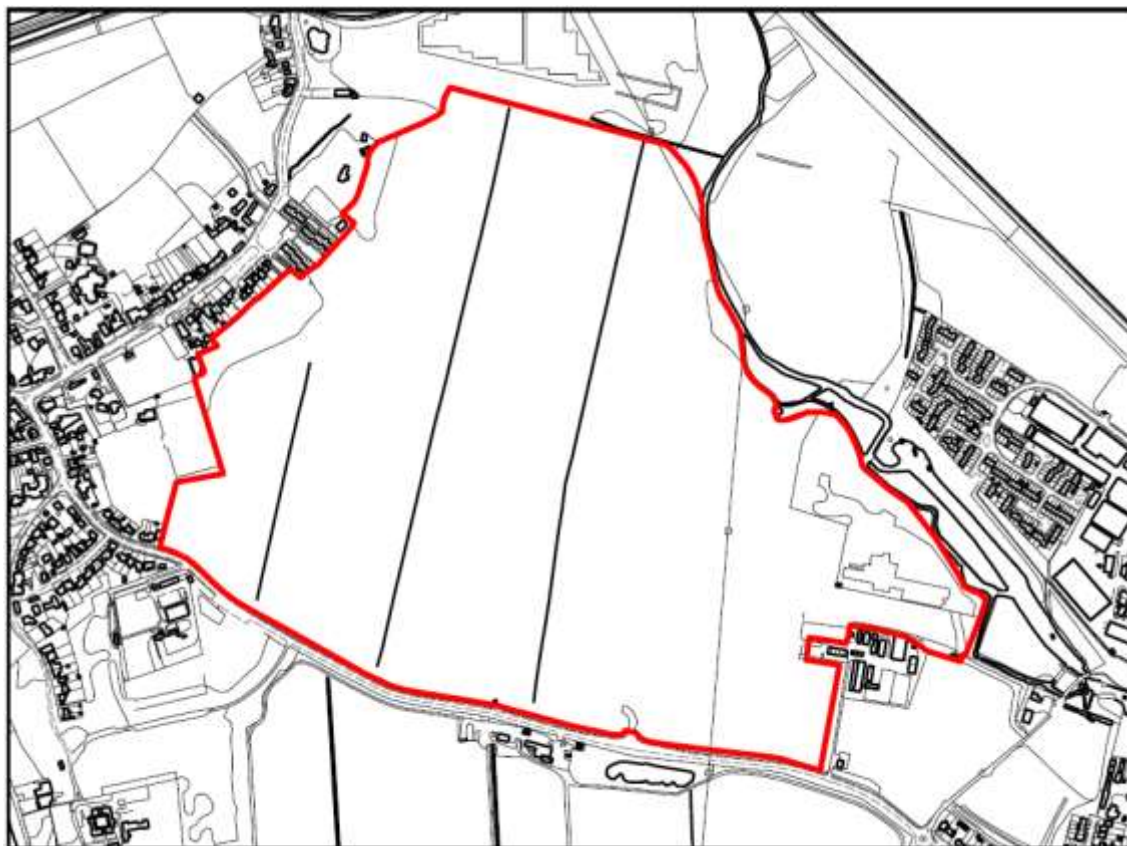
Stage 4	
Stage 4a – Overall Performance of sites	
Stage 2 summary	
Site scores well at Stage 2 – reasonably sustainable, close to other residential use in the south, few non-absolute constraints, although flood risk mitigation required and could potentially be grade 1 agricultural land, therefore a survey is required. 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, split between two local areas. Visual impact significant but lessened in the south due to the context of built form that surrounds it. A number of receptors due to the properties that abut the site to the west and partly to the north and south that currently enjoy an attractive, open vista.	
SA Summary (note: If poor performance do not consider deliverability)	
The site performs well against the housing, health and economic growth objectives and has some minor positives against sustainable transport but performs poorly against environmental objectives due to this largely being an undeveloped Green Belt site and the nature value of the site.	
Overall conclusions	
Due to the scale of the site, its strong performance against Green Belt purposes and its contribution to the openness of the Green Belt it is not considered suitable to pursue. This is in line with NPPF paragraph 133. Whilst the southern portion of the site contains an area of built form and has a slightly more urban character, no suitable permanent boundaries have been identified (see assessment LS1/008). The site would contribute substantially to housing provision in the Borough, however other negative impacts are deemed to outweigh this consideration.	

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	

Stage 4c – Site Capacity	
Site size (ha)	37
Landowner/promoter preferred use and units (residential or commercial)	The site promoter suggests 1200 units, at a density of 65 dph.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward for consideration.

LS1/016 Land north of B376, Shepperton Road, Laleham

Site Information	
Proforma Created	12/03/19
Proforma last updated	12/03/19
Site ID	LS1/016
Site name/ address	Land north of B376, Shepperton Road, Laleham, TW18 1RU
Site area (ha)	71
Site description & context	The site sits between the settlements of Laleham and Littleton with the Queen Mary Reservoir to the north. The surrounding area is characterised by residential properties to the east and western boundaries and agricultural land to the south. The area is predominately rural with small areas of residential settlements. Part of the site is now subject to outline planning permission for expansion of the Shepperton Studios site to the east, which was determined since the site was submitted under the Call for Sites.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	In part to the west of the site. Majority of the site is a restored sand and gravel quarry but PDL definition does not include restored mineral sites.
Site source	Call for Sites



Stage 1 – Absolute constraints (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?	The majority of the site is within Flood Zone 2, with large areas within FZ3a and small pockets of FZ3b
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	There is sufficient land outside Flood Zone 3b that means it does not amount to an insurmountable absolute constraint.

Sustainability Appraisal		
- Based on the SA framework located at: "T:\TeamPlanningPI\LOCAL PLAN 2020-2035\Site Allocations\SA Framework.docx" - Identify likely significant/adverse effects and potential mitigation		
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 (plus other uses) of considerable size proposed
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	Site is not within close proximity of local services and public transport to reduce use of private vehicle
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	All of the site is within flood risk zones of increasing magnitude and its development would result in loss of permeable land, notwithstanding mitigation measures, but even with inclusion of permeable surfaces and SuDS it is unlikely the risk could be fully mitigated compared to undeveloped land

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

Sustainability Appraisal - Based on the SA framework located at: "T:\TeamPlanningPI\LOCAL PLAN 2020-2035\Site Allocations\SA Framework.docx" - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
4. To reduce land contamination and protect soil quality and quantity	- -	Site could be contaminated due to being filled following mineral extraction (would require decontamination, which could be considered a benefit) and loss of non-PDL. Would result in loss of Grade 1 and 2 agricultural land
5. To reduce air and noise pollution	-	Site not located in proximity to any generators of significant noise or air pollution but redevelopment would increase pollutants and car use given its size.
6. To conserve and enhance biodiversity, habitats and species	-	Loss of green space and infrastructure. Due to size of site, likely to have an impact on habitats and biodiversity even though not a designated nature conservation site
7. To conserve and enhance the historic environment, heritage assets and their settings.	-	Development of the site could harm the Laleham Conservation Area and its setting to the west.
8. To protect, enhance and manage Borough's open space and landscape character.	- -	Loss of considerable area of open space and landscape character that is not public accessible across its full extent but is highly visible from many vantage points
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	Site not located within close travel distance of services and is not well served by public transport. 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 promoted alongside other potential uses. Site within proximity of established Shepperton Studios site, especially once expanded
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and	-	Current use has little/no impact on resources, emissions or carbon use. Development would likely result in a rise in emissions.

Sustainability Appraisal		
- Based on the SA framework located at: "T:\TeamPlanningPI\LOCAL PLAN 2020-2035\Site Allocations\SA Framework.docx" - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
move to a low carbon economy.		
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	Housing development promoted
Meets specific needs	3	Site large enough to consider meeting identified needs, e.g. gypsy and traveller pitches, older people accommodation etc.
Opportunities for higher density development, where appropriate	2	Within less sensitive areas of the site.
Opportunities for infrastructure provision	2	Site size could accommodate.
Brownfield land	1	Open Green Belt site with small proportion of PDL (restored mineral sites do not fall within NPPF definition of PDL).
Opportunities for mixed use development	3	Site promoter suggests mixed use could be included.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	1	None identified or put forward by site promoter.
Additional factors		
Contributes to employment floorspace	2	Depends on what type of employment use is proposed and whether we have a need for it
Strongly performing Green Belt	1	

Spatial Strategy Score	
Score	Comments
2	The developable area of the site is large enough to include a range of uses, primarily housing, that would contribute to the spatial strategy and accommodate other benefits such as public open space, green infrastructure, biodiversity sites, River Ash corridor improvements and social/community uses. The site is however strongly performing Green Belt and makes an important contribution to the strategic Green Belt.

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	- Majority of the site within Flood Zone 2, large areas within Flood Zone 3a and small areas in 3b. - Reduction in developable area and mitigation would be required.
Minerals/waste safeguarding	2	Existing minerals and waste site but operation coming to the end of operation.
Biodiversity	3	No specific designations, although site is large enough to be likely to contribute to biodiversity and habitats.
Agricultural Land Classification	1	Loss of Grade 1 and 2 land – site survey required.
Land and water contamination	2	Site promoter advises the land was formerly worked for gravel and tipped with inert material during restoration. Further exploration required as to whether filled material likely to result in contamination.
Heathrow Noise Contours	3	Outside 66 Leq contour.
Heritage Assets	2	Adjacent to Laleham Conservation Area. Sensitive siting and design could mitigate harm.
Landscape Character and Townscape	1	- Within River Floodplain landscape character area - Large-scale development of the site could not be mitigated to avoid significant impact on the open character of the landscape due to its size and extent of vantage points.

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	Not believed to be publicly accessible. In agricultural and quarry (largely completed) use.
What is the nature and quality of its role?	Mainly visual but important	
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

Stage 2c – Open Space and Recreation Value		
Based on Open Space Assessment		
	3	Loss would be limited to visual rather than recreational and development could include provision of public open space and recreation land/facilities.

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	Laleham C of E Primary school.
Distance to secondary school	1	Matthew Arnold or Thamesmead secondary schools.
Distance to health centre or GP surgery	2	Shepperton Medical Practice
Distance to local convenience retail	2	Convenience store on Laleham Road
Distance to major centres or centres of employment	3	Staines – 20 minutes
Distance to bus stop with good service	2	Bus stop on Laleham Road (458 – Staines to Kingston via Walton, reasonable service and 574 – Ashford to Sunbury via Shepperton, limited service)
Distance to train station with good service	1	Shepperton Station
Qualitative Assessment		
Potential impacts of planned infrastructure		Shepperton to Waterloo line included in Crossrail 2 proposals.
Opportunities to improve connectivity or provide supporting infrastructure		Public transport enhancement would be needed. Capacity of local schools would require assessment. Health centre and small retail facilities could be considered on-site.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 33 – strongly performing
Green Belt Assessment Stage 2 score	1	33-a – strongly performing
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		The site considered at Stage 1 was subdivided into smaller areas for Stage 2 but the site promoted is virtually the same as the Stage 2 land parcel, which was still considered to be strongly performing and there were no defensible boundaries identified to subdivide the

Stage 3 Applies to sites located within the Green Belt only	
Stage 3a – Green Belt	
	site further. This is due to the open expanse of the site and lack of internal features that could form an existing or enhanced boundary. It was concluded at Stage 2 that the sub-area forms (almost all of) the essential gap between Laleham, Littleton and Shepperton where development would significantly visually and physically result in the merging of settlements. Release would harm the performance and integrity of the wider strategic Green Belt. Not recommended in GBA and officer agrees with conclusion on promoted site.

Stage 3b – Previously Developed Land	
Total site area	71.06
Amount of PDL (%)	3-5%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	Estimate of PDL less than 5% based on aerial photography of the site, showing hardstanding and buildings north of Laleham Nurseries, believed to be in use by Shepperton Studios. Site is former/soon-to-be-completed quarry and undergoing restoration, which does not fall within the definition of PDL.
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Agricultural land, open and flat, 'River Floodplain' in Surrey Landscape Character Assessment (River Ash).
Existing valued features, vegetation and infrastructure	Some trees/hedges to boundaries but general open and only low-lying vegetation and crops.
Sense of tranquillity, remoteness and rural character	Rural in character and sense of separation between villages, tranquil away from B376 towards River Ash.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Open and expansive views from B376 along significant length, partially screened by some trees and hedges.
Sensitivity of site and wider landscape	Significant contribution to wider landscape and character of the borough due to its size and open aspect.
Signific	
Visual effect of the development - Nature of the proposal - Siting	Development for a mix of uses could take different forms in terms of scale, siting, design etc and opportunities to lay the site out in the most sensitive manner.

Stage 3c – Visual Amenity	
• Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	Primary impact on pedestrians and road users along B376 but this view is important in the context of the transition from one settlement to another and the rural character it creates. Some residential views affected in Laleham and Littleton from upper floor windows.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would be significant and permanent. Due to the flat, open aspect of the majority of the site, it would be difficult if not impossible to mitigate the change for the receptor.
Significance of impacts • Refer to Table 8 of methodology	Considered to be Major to Major/High.
Potential mitigation measures	A very limited amount of development and in less sensitive and open areas of the site.
Overall visual amenity score	1
Commentary	Given the large scale of the site impacts are expected to be significant.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site scores moderately against Stage 2, with some contribution towards the spatial strategy identified, such as housing delivery, but not a particularly sustainable location and would need to provide some infrastructure on-site/nearby. The site is partly within flood risk areas and is strongly performing Green Belt.
Stage 3 Summary
Site is strongly performing Green Belt at both stages of GBA. Not recommended for release as plays a fundamental role in the wider Green Belt area and its loss would harm the integrity and performance of the Green Belt. Visual impact significant and permanent.
SA Summary (note: If poor performance do not consider deliverability)
Only scores well against housing and economic/employment benefits. All other scores were neutral or negative, in some cases double negative, on environmental factors especially on impact on landscape character and open space

Stage 4	
Stage 4a – Overall Performance of sites	
Overall conclusions	
Site not considered appropriate to take forward due to performance against Green Belt purposes and impact on visual amenity, also taking account of the Sustainability Appraisal scoring. Development of a site of this scale would have significant impacts on the wider environment.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	No
Consideration of development phasing	Likely to be phased if developed due to site size
Comments	
Viability comments	Possible decontamination costs and provision of social/community facilities and infrastructure as required.

Stage 4c – Site Capacity	
Site size (ha)	71.06
Landowner/promoter preferred use and units (residential or commercial)	Residential, economic, retail – no number of units suggested
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward for consideration.

LS1/018 Land around Manor Farm, Charlton Road, Shepperton

Site Information	
Proforma Created	20/03/19
Proforma last updated	20/03/19
Site ID	LS1/018
Site name/ address	Land around Manor Farm, Shepperton, TW17 0RJ
Site area (ha)	4.4
Site description & context	The site is occupied by a number of former agricultural buildings plus associated green fields used for equestrian purposes. The site is now used for commercial/industrial premises. The southern and east parts of the site are more open with smaller structures present. The site can be accessed via Charlton Road and via a small access road to the west of the site. Trees and vegetation line the site to the south and east. The wider area is largely rural in character, although residential development is located to the north of the site in Charlton Village. The M3 is situated further south with the Queen Mary Reservoir located further north of the site.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Partly – Manor farm commercial buildings present on site.
Site source	Call for Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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	-	Not within flood zone but potential loss of permeable land and introduction of hardstanding. 50-75% chance of ground water flooding. Small area of site with 0.1% 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	-	Part of the site is PDL however there would be some loss of greenfield land. No loss of Grade 1, 2 or 3 agricultural land. Close proximity to Charlton Lane North and Charlton Lane West Landfills, so ground gas issues will need consideration.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		Possible contaminative light industrial uses at farm buildings.
5. To reduce air and noise pollution	-	No particular noise or air pollution effects, however development may increase exposure to pollution given the presence of the M3 to the east of the site.
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.	-	Locally listed buildings on site could be negatively impacted. Sensitive design required to mitigate impacts.
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 & River Valley Floor).
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 commercial uses likely to have some impact on resources, use has little impact on resources, emissions and carbon use, however intensification of the site and new development within the undeveloped areas will likely result in increases in emissions, although could be mitigated through sustainable construction.
12. To maintain and improve water quality and	-	Proposed use would result in additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
promote the efficient use of water		

Stage 2a – Contribution to the delivery of the strategy		
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	3	Surrounding character semi-urban therefore could potentially accommodate higher density.
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	2	The site is mixed with some former farm buildings on site, contributing to 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 and community benefits could be provided on site.
Additional factors		

Spatial Strategy Score	
Score	Comments
2	The site would provide the opportunity for a notable quantity of residential development on a partially previously developed site. Due to its size, there may be some small scale opportunities for community benefits on site however this is not expected to be of a great scale. Mixed use also promoted by the developer.

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	- Not within a flood zone. - Potential 50-75% ground water flood risk.

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
		Very small portion of site subject to 0.1% surface water flood risk.
Minerals/waste safeguarding	2	Waste consultation area – Surrey County Council require consultation.
Biodiversity	2	- Thames Valley BOA. - No formal designations.
Agricultural Land Classification	3	No constraints.
Land and water contamination		- Close proximity to Charlton Lane North and Charlton Lane West Landfills, so ground gas issues will need consideration. - Possible contaminative light industrial uses at farm buildings. - 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	No constraints.
Heritage Assets	2	Locally listed buildings on site (Manor Farm House, stables and barns).
Landscape Character and Townscape	2	- Surrey Landscape Character Assessment - River Floodplain & River Valley Floor. - The surrounding area has a semi-urban character. Given the presence of some buildings on site it is considered that development would have a minimal impact on townscape.

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. 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?	Commercial/ 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	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	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 store
Distance to major centres or centres of employment	2	Staines town centre – 43 minutes bus Spelthorne Lane employment area – 17 minute walk
Distance to bus stop with good service	1	Ashford Common, Chertsey Road stop
Distance to train station with good service	2	Shepperton 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.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	2	Local Area 29 – moderately performing
Green Belt Assessment Stage 2 score	2	Sub Area 29-b – moderately performing. Important contribution to the wider strategic Green Belt.
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		At Stage 1, the wider Local Area performed moderately whilst the Sub Area, including the proposed site, was deemed to perform an important role in its contribution to the wider strategic Green Belt. Consideration would need to be given to whether the whole site could be removed (as per the Stage 2 land parcel). If released this would result in a stronger Green Belt boundary than

Stage 3 Applies to sites located within the Green Belt only	
Stage 3a – Green Belt	
	the existing inner boundary. 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. 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.

Stage 3b – Previously Developed Land	
Total site area	4.4 ha
Amount of PDL (%)	18% (0.81)
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	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. It is noted that part of the site, which relates to the former farm buildings, has planning permission for commercial use (16/00430/FUL) and permission for residential use (13/00292/FUL) was dismissed at appeal, however was not considered inappropriate development in the Green Belt due to its PDL status.
Overall PDL Score	2

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Former farm buildings now in commercial use in the centre of the site with open pasture land surrounding the site, adding to its rural character.
Existing valued features, vegetation and infrastructure	Former farm buildings now in commercial use. Dense tree belt to south east of site with some vegetation along the southern boundary. Open pasture fields. Hedges and dispersed vegetation within the site with several TPOs in the north of the site.
Sense of tranquillity, remoteness and rural character	Site itself has a mixed character with the northern part somewhat linked to Charlton village, creating a semi-urban character. There are some visual links with the built up area and the M3 and Charlton Lane flyover reduce the sense of tranquillity and remoteness. With the

Stage 3c – Visual Amenity	
	broad scale of the site, the pasture land in the east and south however does add to the sense of openness, lending itself to a largely rural character.
Existing visibility of site • Consider current screening • Truncated/no view • Partial view • Open view	Views from upper floor windows of houses along Charlton Road, particularly adjacent to the site, where gardens abut and also opposite with views across the road. Some views from more distant properties at Hetherington Road. Somewhat open view into the site for existing residents. Views from Charlton Lane flyover are partial, with some dispersed vegetation screening present. Views along the M3 are largely non-existent due to heavy screening from a dense tree belt along the site's eastern boundary, however vegetation is sparser in winter months.
Sensitivity of site and wider landscape	The site has a semi-urban character, although there are areas which have a greater rural quality. Part of the site is already previously developed, therefore this part is likely to be less sensitive. The site is somewhat attractive from a visual perspective, although not publically accessible and views into it are limited, with the industrial use on part of the site reducing its appeal. Some clearly defined boundaries by vegetation.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	A housing or mixed use scheme has been identified. This would offer potential to create publicly accessible recreation space to serve the development and wider community and small scale services. 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. Development of the very south and west of the site would increase built form.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	Vantage points are present from residential properties along Charlton Road with some partial views along Charlton Lane and limited views along the M3. Properties along Hetherington Road and to the north of the site along Charlton Road would lose the green open aspect to the rear of their properties. The built form already present on part of the site would however impact the expectations of receptors and may reduce the overall impact of development on site. A housing or mixed use development would be seen in the context of other nearby buildings to

Stage 3c – Visual Amenity	
	the north and would not appear out of place, although development does become less concentrated further south from Charlton Village.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would be significant and permanent, with more intensive use of the site. Development in the area becomes gradually more dispersed further south away from Charlton Village. Development would increase the overall sense of urban character and concentration of development. 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. Properties perpendicular along Charlton Road that neighbour the site would be most closely impacted however views appear to be largely indirect to the south, with longer more direct views from properties along Hetherington Road and opposite Charlton Road to the north.
Significance of impacts • Refer to Table 8 of methodology	Considered to be Major/High due to the loss of open views from surrounding properties. This is particularly in relation to the existing open fields as a large part of the site is already occupied by built form, although development would intensify use. For road users to the south and east impacts would be low due to the temporary experience of impacts and current screening present.
Potential mitigation measures	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.
Overall visual amenity score	2
Commentary	The site has a mixed character with some urban links to the north and a somewhat rural character to the south where the land is more open. The site is already partly occupied by built form which could therefore limit the overall impact, although development would intensify the use of the site. Parts of the site are relatively well screened, however properties to the north and west would experience potentially negative visual amenity impacts.

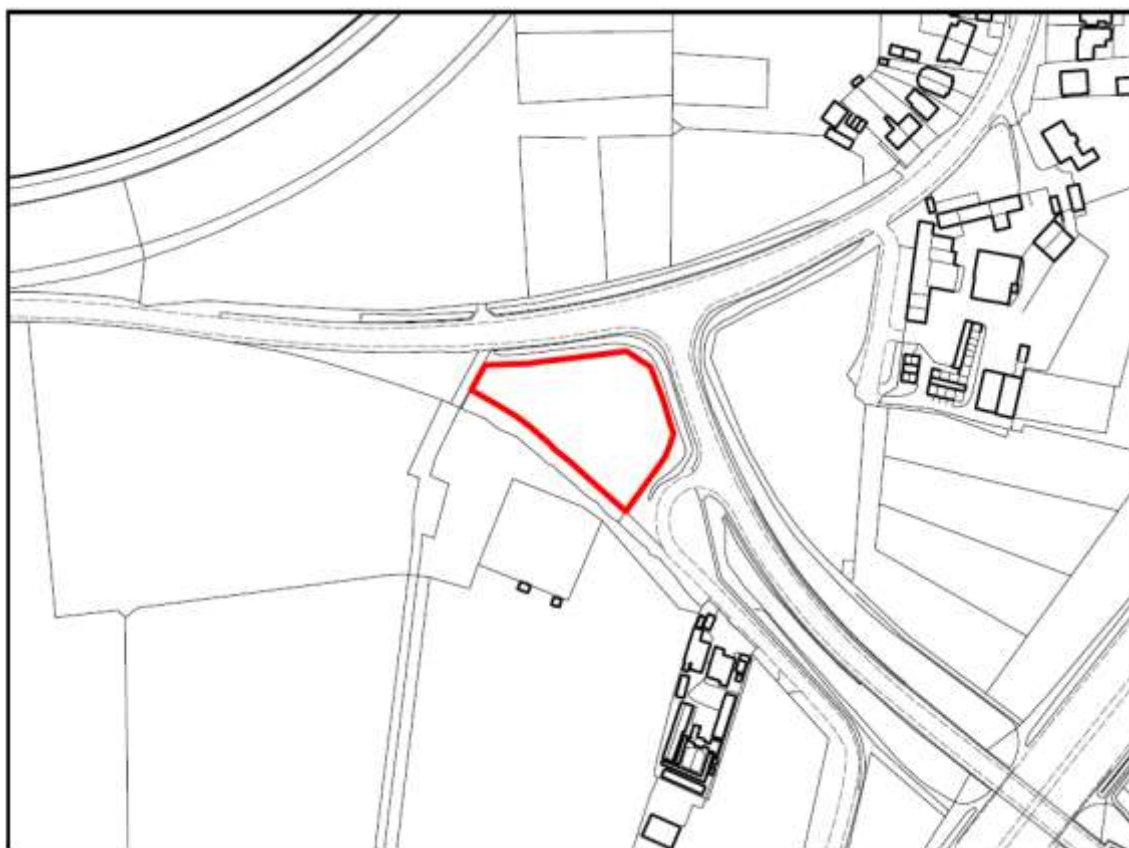
Stage 4	
Stage 4a – Overall Performance of sites	
Stage 2 summary	
The site contributes to some elements of the spatial strategy in providing a notable number of homes, opportunities to meet community needs and potential mixed use. The site is however not considered to be sustainably located, with public transport improvements required. There are no major non-absolute constraints on site that would prohibit development.	
Stage 3 Summary	
The site is deemed to be moderately performing Green Belt but performs an important role in the contribution to the wider strategic Green Belt. The site contains a notable proportion of previously developed land, including former farm buildings now in industrial use. This may limit the overall visual impact of developing the site, however parts of the site have a sense of openness and a rural character. Impacts would be major/high for residential properties with lower visual amenity impacts on road users.	
SA Summary (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, proximity to the motorway and current partly green field status.	
Overall conclusions	
The site is considered to make an important contribution to the wider strategic Green Belt and is not deemed to be located within a sustainable location. Whilst there are some low level services in Charlton Village and there may be an opportunity to provide small-scale on site provision, this is unlikely to substantially reduce car use. Whilst the site would provide the opportunity for a considerable amount of housing, the generally negative SA scoring and potential harm on the wider integrity of the Green Belt are considered to outweigh potential benefits. The NPPF indicates that brownfield land should be made use of as much as possible, however the promotion of the whole site would reduce the openness of the wider area.	

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)	4.4
Landowner/promoter preferred use and units (residential or commercial)	The site promoter suggests 150 dwellings, at 40 dph. 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 • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Site not considered suitable for further consideration.

LS1/019 Land west of Charlton Lane, Shepperton

Site Information	
Proforma Created	20/03/19
Proforma last updated	21/03/19
Site ID	LS1/019
Site name/ address	Land west of Charlton Lane, Shepperton, TW17 0RJ
Site area (ha)	0.3
Site description & context	The site is occupied by open green field land and is currently used for equestrian-related uses. The site is also utilised by the film industry. Trees and vegetation line the site on all sides. The wider area is largely rural in character, although residential development is located further to the north of the site in Charlton Village. The M3 is situated further south with the Queen Mary Reservoir located further north of the site. Charlton Road lies immediately north of the site, with Charlton Lane to the east.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for Sites



Stage 1 – Absolute constraints (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

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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, although unlikely to be large enough to meet a range of community needs. May be some small scale affordable provision.
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	-	Part flood zone 2, part flood zone 3a. Potential loss of permeable land and introduction of hardstanding. 50-75% chance of ground water flooding. Small area of site with 0.1% 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	-	There would be loss of greenfield land. No loss of Grade 1, 2 or 3 agricultural land. Potential elevated soil contaminants and ground gases therefore remediation may be necessary.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	0	No particular noise or air pollution effects. Potentially increased exposure to pollution from M3 however may be set back enough to limit impacts, particularly with screening measures.
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	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	-	Proposed use would result in additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
efficient use of water		

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	2	Housing or mixed use scheme identified by site promoter, however small scale.
Meets specific needs	2	May be opportunity to provide some affordable units but unlikely to be able to provide a significant proportion to meet specific needs.
Opportunities for higher density development, where appropriate	2	Surrounding character semi-urban therefore could potentially accommodate higher density, although development more dispersed further south from Charlton Village.
Opportunities for infrastructure provision	1	Site too small.
Brownfield land	1	Undeveloped greenfield land.
Opportunities for mixed use development	2	Site promoted for mixed use and residential, however may be too small for 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		
Strongly performing Green Belt	1	

Spatial Strategy Score	
Score	Comments
2	Small scale residential development on site is unlikely to make a significant contribution to the meeting of specific community needs or the provision of local benefits. The site is not brownfield and would mean developing strongly performing Green Belt which could have negative impacts on the integrity of the wider Green Belt which is at odds with the preferred strategy.

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	• Partly flood zone 2 and 3a. • Potential 50-75% ground water flood risk. • Very small portion of site subject to 0.1% surface water flood risk.
Minerals/waste safeguarding	2	• Waste consultation area – Surrey County Council require consultation.
Biodiversity	2	• Thames Valley BOA. • No formal designations.
Agricultural Land Classification	3	• No constraints.
Land and water contamination	2	• The site is part of Charlton Lane West historic Landfill site. Potential elevated soil contaminants and ground gases. • Site investigation required.
Heathrow Noise Contours	3	• No constraints
Heritage Assets	3	• No constraints
Landscape Character and Townscape	2	• Surrey Landscape Character Assessment - River Floodplain • The surrounding area has a semi-urban character, although built form is increasingly more dispersed further west, where the site is located. Development unlikely to have significant townscape impacts.

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 however unlikely to be of big enough size to incorporate open space on site.
What is the nature and quality of its role?	Green field	
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.

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	Thamesmead School
Distance to health centre or GP surgery	2	Shepperton Medical Practice
Distance to local convenience retail	3	Charlton Village store
Distance to major centres or centres of employment	2	Staines town centre – 43 minutes bus Spelthorne Lane/Shepperton employment area – 22 minute walk
Distance to bus stop with good service	1	Ashford Common, Chertsey Road stop
Distance to train station with good service	2	Shepperton 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.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 42 – strongly performing
Green Belt Assessment Stage 2 score	1	Sub Area 42-a – strongly performing
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		The promoted site does not appear to contain strong defensible outer boundaries, however inner boundaries with the built up area are considered defensible and permanent with the presence of the road. Consideration would need to be given to whether the whole site could be removed (as per the Stage 2 land parcel). If released this would result in a stronger Green Belt boundary than the existing inner boundary. There is other land within this Sub Area that has been promoted for development through the Call for Sites and this

Stage 3 Applies to sites located within the Green Belt only	
Stage 3a – Green Belt	
	will be considered through a different site assessment. Options for compensatory improvements would depend upon landowner discussions of surrounding land. It is noted that the site has been promoted along with two parcels under the same ownership therefore the site could perform some open space function for another site.

Stage 3b – Previously Developed Land	
Total site area	0.3 ha
Amount of PDL (%)	0.5%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	Small shed on site associated with equestrian uses.
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	The site is a reasonably small open field used for grazing. The site has a somewhat rural character, with fields surrounding site, although there are more urban influences to the north east towards Charlton Village.
Existing valued features, vegetation and infrastructure	Trees line the east of the site with some more dispersed shrubs to the north. Open grass field.
Sense of tranquillity, remoteness and rural character	The site has a largely rural character given its visual links to the wider Green Belt to the south. The presence of New Road and Charlton Lane along the northern and eastern periphery of the site reduces the sense of tranquillity, with some urbanising influences to the north east.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Partial views into the site, particularly from Nutty Lane and garden centre. Views from New Road are mixed, with some areas screened however at the junction with Charlton Lane views are largely open.
Sensitivity of site and wider landscape	The site has a largely rural character, however there are some urbanising influences to the north east in Charlton Village. There is no PDL on site, although there is a small shed associated with agricultural use present. The site is somewhat attractive from a visual perspective, although not publicly accessible and views into it are limited largely to New Road.

Stage 3c – Visual Amenity	
	The surrounding fields and visual links with the wider countryside to the south make the site somewhat sensitive, although the urbanising influences to the north east do create some visual associations, however the road and fields in between create some separation.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	A housing or mixed use scheme has been identified. The site is not of a great enough scale to create publicly accessible recreation space. The development could be designed to respect the semi-urban character to the north, however the site and immediate surroundings are largely rural in character so would result in significant changes. Consideration would however need to be given to the cumulative impact of developing this site along with LS1/018 and LS1/020.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	Vantage points are present from upper rear floors of residential properties along Walnut Tree Road, however these properties are approximately 200m from the site with fields present in between and to the west (although are promoted for development). The site forms part of the long vistas to the south into the wider countryside. There are views from New Road although existing vegetation screens parts of the site. There is no development immediately adjacent to the site, with the closest being the garden centre to the south east along Nutty Lane and Manor Farm to the north east which has also been promoted for development. If developed, this area would become increasingly urban, notably altering the viewpoint of neighbours and road users.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would be significant and permanent, with more intensive use of the site over its current greenfield status. Development in the area becomes gradually more dispersed further south away from Charlton Village with the site possessing a largely rural character. Development would increase the overall sense of urban character and concentration of development. The site would substantially be in visual contrast to the existing, with little opportunity for integration. Properties along Walnut Tree Road would be impacted, although they are somewhat set back from the site and the site only forms a small part

Stage 3c – Visual Amenity	
	of the view. The site does however contribute to the longer views into the countryside to the south. Consideration would need to be given to the cumulative impact of developing this site along with LS1/018 and LS1/020. This would substantially increase the urban character of the area.
Significance of impacts • Refer to Table 8 of methodology	Considered to be Major/High due to the loss of open views from surrounding properties, although the site only forms a small part of the view. For road users to the south and east impacts would be low due to the temporary experience of impacts and intermittent current screening present.
Potential mitigation measures	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.
Overall visual amenity score	2
Commentary	The site has a largely rural character with fields surrounding the site and no built form immediately adjacent. The presence of New Road reduces the sense of tranquillity, with more urbanising influences to the north east in Charlton Village. This is however at some distance from the site. A limited number of properties would be impacted, particularly along Walnut Tree Road, however the site does contribute to the open views into the wider countryside to the south.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site contributes to some elements of the spatial strategy in providing homes with the opportunity to meet community needs. The site is however not considered to be sustainably located, with public transport improvements required. There are no major non-absolute constraints on site that would prohibit development.
Stage 3 Summary
The site is deemed to be strongly performing Green Belt, forming almost all of the essential gap between settlement areas. There is no PDL on site, however a small agricultural shed is present. The site has a largely rural character with no development immediately adjoining it, contributing to open views into the wider countryside, however it is of small scale so its contribution is somewhat limited by this factor. The site could perform a compensatory role if a neighbouring site is developed.
SA Summary (note: If poor performance do not consider deliverability)

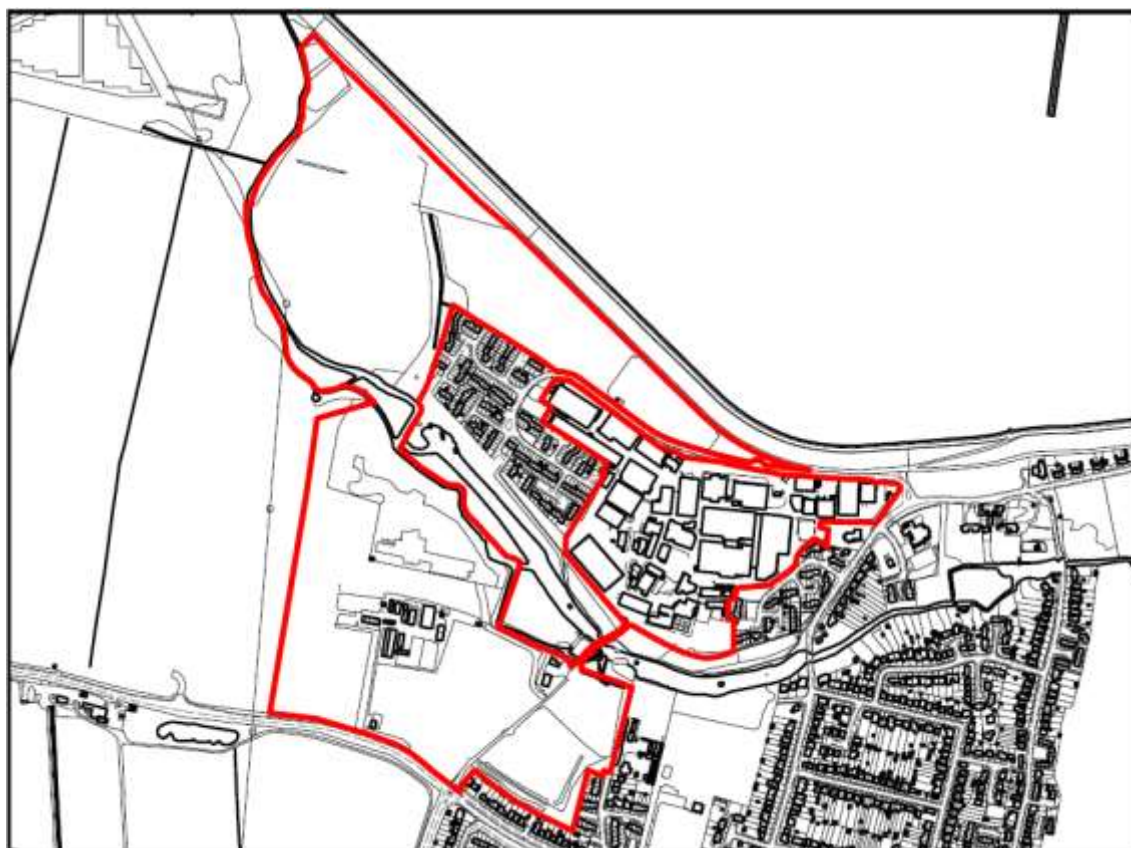
Stage 4	
Stage 4a – Overall Performance of sites	
The site performs well against the housing and economic growth objectives but poorly against environmental objectives due to its reasonably unsustainable location and current partly green field status.	
Overall conclusions	
The site is strongly performing Green Belt, particularly regarding purpose 2 and makes a fundamental contribution to the wider strategic Green Belt. The site has a largely rural character and is largely open, contributing to visual links with the wider countryside. While there are some urbanising influences from Charlton Village to the north east, the site is reasonably detached from existing built form. In addition, the site is not considered to be sustainably located and would require improvements in public transport. In terms of the SA, the site performs positively for housing and economic objectives, however performs largely negative against environmental objectives. Given the above, development is considered to result in largely negative impacts, particularly to the strategic Green Belt, and harm is considered to outweigh the benefits of increased housing. Site not considered suitable for further consideration however could perform some compensatory Green Belt role if a neighbouring site is developed.	

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)	0.3
Landowner/promoter preferred use and units (residential or commercial)	The site promoter suggests 19 dwellings, at 60 dph. 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 • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Site not considered suitable for further consideration.

LS2/001 Shepperton Studios, Studios Road, Shepperton

Site Information	
Proforma Created	14/03/19
Proforma last updated	14/03/19
Site ID	LS2/001
Site name/ address	Shepperton Studios, Studios Road, Shepperton, TW17 0QD
Site area (ha)	50
Site description & context	The land is located south of the Queen Mary Reservoir and comprises studios, other buildings and car parking/hardstanding. The main access is via Squires Bridge Road to the east with secondary access to the south from the Shepperton Road/Laleham Road roundabout. The site is bordered to the east and west by residential development, to the north by Studios Road and the reservoir beyond, and to the south by Laleham Nurseries. There is a residential estate within the centre of the site that does not form part of the promoted site.
Is the site located in the Green Belt?	Partly
Is the site previously developed land?	The non-Green Belt land has been previously developed and the Green Belt areas are partly previously developed and partly undeveloped.
Site source	Call for Sites



Stage 1 – Absolute constraints (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?	The majority of the site is within Flood Zone 2, with large areas within FZ3a and small pockets of FZ3b
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*?	Adjacent only (Round Copse)
Is the site located within a public safety zone?	No
Any other constraints? (Reservoir, church, cemetery, allotments, common land).	No
Comments	There is sufficient land outside Flood Zone 3b that means it does not amount to an insurmountable absolute constraint.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 (plus other uses) of considerable size proposed.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	The scheme could improve access to the River Ash corridor through improved management. It should however be noted that this land is owned by Spelthorne Borough Council and there is already some public access. As part of the scheme the applicant intends to extend footpaths to create a circular route which is deemed to improve connectivity. Any scheme would need to include improvements to some local road junctions and pedestrian crossings which may have some minor positive effects on road safety. Development of the site is unlikely to have any significant positive or negative effects on crime/fear of crime, deprivation and safety in the wider environment.
3. To increase resilience to climate change,	-	Development of the site is unlikely to increase the severity of flooding, however it is acknowledged that the scheme would develop currently open

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
including reducing the risk and minimising the harm from flooding		land subject to natural filtration with less permeable hard standing. Sustainable Drainage System (SuDS) would need to be included to protect water quality and limit flood risk. Lost floodplain storage as a result of the proposed development could be mitigated through the provision of compensatory flood storage.
4. To reduce land contamination and protect soil quality and quantity	-	A large portion of the application site is located in the Green Belt. This would not avoid developing previously developed land over greenfield. Some of the land in the southern part of the site is classified as grade 2 and 3a agricultural land (post 1988 classification), meaning that the best and most versatile agricultural land would not be protected. Further investigation required. There could be potential low to moderate contamination effects from previous uses and developing recently restored land, including differences in ground conditions across the site and ground gases. Although the extent of contamination is somewhat unknown at this stage, appropriate mitigation/ remediation would be required.
5. To reduce air and noise pollution	-	Intensification and expansion of the studios site together with additional development will likely lead to an increase in vehicle movements, which is likely to increase air pollution through vehicle emissions (including nitrogen dioxide). There are considered to be localised traffic increases for Charlton and Laleham which could lead to a reduction in air quality and an increase in noise. Whilst there are not considered to be any significant air and noise impacts, there are expected to be some localised negative effects with regards to increased vehicle use and carbon emissions, therefore mitigation measures should be put in place.
6. To conserve and enhance biodiversity, habitats and species	-	Loss of green space and infrastructure. Due to size of site, likely to result in an overall loss of habitats and biodiversity even though not a designated nature conservation site. Enhancements to the River Ash Corridor could mitigate some impacts.
7. To conserve and enhance the historic environment,	0	The settings of the Grade I listed Church of St Mary Magdalene and the locally listed Littleton House could be potentially impacted by the development. It is acknowledged that various development over the 20 th century has had an

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
heritage assets and their settings.		impact on the local setting, however this does not mean that the church is not sensitive to change. Stepped height in built form would reduce the significance of the impact to heritage assets and careful design would allow the sensitivity of the wider setting to be further considered. It is considered that development of the site would be unlikely to enhance any heritage assets but would be likely to somewhat conserve assets. The scheme is not considered to increase access to heritage assets or improve the quality of the historic environment. Whilst it is acknowledged that the nature of some of the development proposed would include large studio buildings, unlikely to be compatible with the local townscape in general design terms, consideration should be given to improving the relationship with the historic environment and employing sensitive design. Suitable mitigation should be employed where appropriate to screen development. Impacts on Littleton House are considered to be neutral. Whilst there could be some localised impacts on Laleham Conservation Area, particularly in terms of its current rural setting and potential increased traffic flows, the effects are likely to be minor.
8. To protect, enhance and manage Borough's open space and landscape character.	- -	Beyond the studio site, loss of considerable area of open space within the Green Belt and landscape character that is not public accessible but is highly visible from many vantage points
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	Site not located within close travel distance of services and is not well served by public transport. Proposed development would increase need to travel more, with a large proportion of in-commuting to specialist employment roles within an expanded studio operation as it is unlikely that most of the jobs would be taken up by residents from the local area who may be able to walk or cycle to the site.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable	++	Employment use promoted alongside other potential uses. Development would result in expansion of established Shepperton Studios site, securing its future operation, with wider economic benefits and job creation opportunities

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
across the Borough.		
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.	-	The undeveloped Green Belt areas of the site have little to no impact on resources, emissions or carbon use. It is considered that the somewhat remote location of the site does not facilitate sustainable modes of transport and will therefore be unlikely to significantly reduce greenhouse gas emissions or car dependency.
12. To maintain and improve water quality and promote the efficient use of water	-	Proposed use of the scale assumed 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	Comprehensive mixed use promoted, including housing development
Meets specific needs	3	Site large enough to consider meeting identified needs, e.g. gypsy and traveller pitches, older people accommodation etc, and site promoter states the site could be made available for other residential uses
Opportunities for higher density development, where appropriate	2	Within less sensitive areas of the site
Opportunities for infrastructure provision	2	Site size could accommodate
Brownfield land	2	Some brownfield land but also undeveloped Green Belt
Opportunities for mixed use development	3	Mixed use promoted
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	2	Improvements to River Ash Corridor and provision of open space
Additional factors		
Contributes to employment floorspace	3	Proposal would include expansion of studio site

Spatial Strategy Score	
Score	Comments
2/3	The developable area of the site is large enough to include a range of uses, including housing and expansion of studio employment land, that would contribute to the spatial strategy and accommodate other benefits such as public open space, green infrastructure, biodiversity sites, River Ash corridor improvements and social/community uses.

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	- Majority of the site within Flood Zone 2, large areas within Flood Zone 3a and small areas in 3b. - Reduction in developable area and mitigation would be required. - Some potential ground water flood risk.
Minerals/waste safeguarding	3	Part of the land is an existing minerals and waste site and within the Minerals Safeguarding Area but coming to the end of operation.
Biodiversity	3	No specific designations, although site is large enough to be likely to contribute to biodiversity and habitats.
Agricultural Land Classification	2	Loss of Grade 1 and 2 land but only part of the land. Further investigation required.
Land and water contamination	2	Previous site investigation has encountered contamination at existing studios site. Historic landfills in wider area likely to have impacted the site.
Heathrow Noise Contours	3	Outside constraint area.
Heritage Assets	2	Listed building outside site (Grade 1 Church of St Mary Magdalene), locally listed building outside site (The Lodge) and locally listed building within existing studio site (Littleton House) plus distant views from Laleham Conservation Area – impact on all of which could be mitigated
Landscape Character and Townscape	1	- Within River Floodplain landscape character area. - Large-scale development of the site could not be mitigated to avoid significant impact on the open character of the landscape due to its size and extent of vantage points.

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	Not believed to be publicly accessible other than any permissible paths across private land.
What is the nature and quality of its role?	Mainly visual but important	
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 Loss would be limited to visual rather than recreational and development could include provision of public open space and recreation land/facilities.

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	On all criteria, depends where access is taken from. Scores on basis of pedestrian access onto Littleton Lane/Shepperton Road roundabout and distances measured from that point but likely to be longer due to likely location of uses, particularly residential. Saxon Primary School
Distance to secondary school	1	Thamesmead secondary school
Distance to health centre or GP surgery	2	Shepperton Medical Practice
Distance to local convenience retail	2	Local shops/convenience store on Laleham Road
Distance to major centres or centres of employment	2	Not particularly well served by public transport and remote from train station but some local jobs could be offered within studio operation.
Distance to bus stop with good service	2	Bus stop on Laleham Road (458 – Staines to Kingston via Walton, reasonable service and 574 – Ashford to Sunbury via Shepperton, limited service)
Distance to train station with good service	1	Shepperton Station
Qualitative Assessment		
Potential impacts of planned infrastructure		Shepperton to Waterloo line included in Crossrail 2 proposals.

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
Opportunities to improve connectivity or provide supporting infrastructure		Public transport enhancement would be needed. Capacity of local schools would require assessment or additional provision within development. Health centre and small retail facilities could be considered on-site.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 25 – moderately performing Local Area 33 – strongly performing (more of site within 33 than 25 so score based on 33)
Green Belt Assessment Stage 2 score	2	25-a – less important, recommended for further consideration 33-a – important, not recommended for further consideration 33-d – partly less important – partly recommended for further consideration
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		The site promoted can be considered to cover three broad areas – the studio site (brownfield), the site north of the River Ash (Green Belt, wholly forms Sub-Area 25-a) and the site south of the River Ash (Green Belt, forms part of Sub-Area 33-a and part of Sub-Area 33-d). The two Green Belt parcels of the promoted site fall into two different Local Areas and three different Sub-Areas that all performed differently at Stages 1 and 2. This makes it difficult to draw conclusions on the release of the promoted site, which does not always follow defensible boundaries as the Local Areas and Sub-Areas do. A further complication is that outline planning permission has now been granted for expansion of the studios on the same land subject to the Call for Sites submission on the basis of Very Special Circumstances having been demonstrated to outweigh the harm. The grant of permission does not preclude consideration of release of the site from the Green Belt through the Local Plan process but does limit the purpose for release if the development has already been granted, albeit that the permitted scheme is only for studio expansion rather than for housing and other uses. The lack of defensible boundaries to some areas of the site and the strongly performing element within 33-a would suggest it is not recommended that the

Stage 3 Applies to sites located within the Green Belt only	
Stage 3a – Green Belt	
	site as proposed be released wholesale and taking account of the limited benefits of releasing if no further development could be accommodated and therefore no need for an allocation. The site may also need to be reviewed again against Green Belt purposes once the development is complete as the presence of additional built form is likely to have an effect on the original assessment of the Local Areas and Sub-Areas.

Stage 3b – Previously Developed Land	
Total site area	50 (including studio site on brownfield land)
Amount of PDL (%)	Appx 10-15% (of Green Belt only)
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	Estimate of PDL of Green Belt parts of the site appx 10-15% based on aerial photography of the site, showing hardstanding and buildings north of Laleham Nurseries and a parking area between the studio site and the reservoir, believed to be in use by Shepperton Studios, and the nurseries site itself. It would need to be investigated whether all these uses and development are permanent and lawful.
Overall PDL Score	2

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	All scores below for Green Belt parts of the site only Land generally open and flat land, 'River Floodplain' in Surrey Landscape Character Assessment (River Ash)
Existing valued features, vegetation and infrastructure	Some trees/hedges to boundaries and to River Ash Corridor but general open and only low-lying vegetation
Sense of tranquillity, remoteness and rural character	Partly rural in character and sense of separation between villages, tranquil away from B376 towards River Ash, change of character towards studio site
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Open and expansive views from B376 along significant length, partially screened by some trees and hedges. Fewer open views to north of site between River Ash and Queen Mary Reservoir
Sensitivity of site and wider landscape	Significant contribution to wider landscape and character of the borough due to its size and open aspect

Stage 3c – Visual Amenity	
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	Development for a mix of uses could take different forms in terms of scale, siting, design etc and opportunities to lay the site out in the most sensitive manner but studio buildings are likely to be of industrial scale and design, which could be damaging to the visual environment.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	Impact on pedestrians and road users along B376 but this view is important in the context of the transition from one settlement to another and the rural character it creates. Residential views affected in Littleton, particularly from the estate adjacent to the existing studio site and far reaching views from Laleham.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would be significant and permanent. Due to the flat, open aspect of the majority of the site, it would be difficult if not impossible to mitigate the change for the receptor. Some visual impact can already be attributed to the studio site and the buildings at Laleham Nurseries, which new development would be seen in the context of.
Significance of impacts • Refer to Table 8 of methodology	Considered to be Major to Major/High
Potential mitigation measures	Sensitive design and additional screening
Overall visual amenity score	1
Commentary	

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site scores moderately against Stage 2, with some contribution towards the spatial strategy identified, such as housing delivery and economic development, but not a particularly sustainable location and would need to provide some infrastructure on-site/nearby
Stage 3 Summary
Due to overlap with multiple differently scoring Sub-Areas, difficult to draw conclusions on Green Belt implications of releasing site. Further consideration needed. Visual impact significant and permanent.
SA Summary (note: If poor performance do not consider deliverability)

Stage 4	
Stage 4a – Overall Performance of sites	
Only scores well against housing and economic/employment benefits. All other scores were neutral or negative, in some cases double negative, on environmental factors especially on impact on landscape character and open space	
Overall conclusions	
Further consideration required as Green Belt scoring not conclusive and taking account of the outline planning permission for studio expansion of this same site, which if built out in full is likely to rule out significant further development that would warrant consideration as an allocation in the Local Plan.	
At the present time it is considered that the site should not be taken forward, particularly in light of the outline planning permission recently granted. The site will be reviewed as part of a future Local Plan to consider the impacts of the proposed development on the wider environment and Green Belt.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	No
Consideration of development phasing	Likely to be phased if developed due to site size
Comments	
Viability comments	Possible decontamination costs and provision of social/community facilities and infrastructure as required

Stage 4c – Site Capacity	
Site size (ha)	50
Landowner/promoter preferred use and units (residential or commercial)	Mixed development for employment, residential and ancillary uses but no quantum specified. An indicative masterplan was submitted showing general preferred areas of the site for particular uses
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Grant of outline permission for studio expansion likely to affect scope of development significantly within this exercise.

LS2/004 The Bull, 152 Laleham Road, Shepperton

Site Information	
Proforma Created	02/04/19
Proforma last updated	02/04/19
Site ID	LS2/004
Site name/ address	The Bull, 152 Laleham Road, Shepperton, TW17 0DB
Site area (ha)	0.09
Site description & context	The site is currently occupied by a public house at the junction of Sheep Walk and Laleham Road. The building is 2 storeys in height on a corner plot.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Officer identified search of the urban area



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 Shepperton. 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	Within flood zone 2 but previously developed so no loss of permeable land. Limited surface water/groundwater flood risk identified.
4. To reduce land contamination and protect soil quality and quantity	0	No recorded past uses with contaminative potential, although site is about 100m from filled land at the historic Staines Road Farm landfill site, and thus potential for ground gases issues will need to be considered in any development at the

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		site. In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use.
5. To reduce air and noise pollution	0	No significant change
6. To conserve and enhance biodiversity, habitats and species	0	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.	0	No impact on open space.
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 however loss of employment from public house.
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 current public house use. 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	0	Proposed use is likely to result in additional water consumption given existing use on site.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
promote the efficient use of water		

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	2	Site would lend itself to a residential use but site is small so would deliver a limited number of dwellings.
Meets specific needs	2	None identified but potential to do so, although limited size of site.
Opportunities for higher density development, where appropriate	2	Surrounding character is suburban and limited to two-storeys.
Opportunities for infrastructure provision	1	Site likely to be too small.
Brownfield land	1	Most of site is covered by built form with car park to rear.
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	Provision of housing, particularly if it would meet a specified residential need, 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.

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	- The site is within Flood Zone 2 - Groundwater: <25% - Surface water: Small areas of 0.1% mainly to the south of the site, with a tiny area of 1% on the west boundary.
Minerals/waste safeguarding	3	No impact identified.
Biodiversity	3	No impact identified.

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 impact identified.
Land and water contamination	3	No recorded past uses with contaminative potential, although site is about 100m from filled land at the historic Staines Road Farm landfill site, and thus potential for ground gases issues will need to be considered in any development at the site. 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	The site lies outside of the 66 Leq noise corridor.
Heritage Assets	3	Would not affect any heritage asset.
Landscape Character and Townscape	3	- Not within an character area - The site is not particularly attractive from a visual perspective and is not within is not with a conservation area or otherwise sensitive designation. - The change of view would not be significant as almost the entire site is covered by built form already. If redeveloped the height and density are likely to increase for development viability.

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	
What is the nature and quality of its role?		
Is the site publicly accessible?		
Would the loss of the site result in replacement facilities of equivalent or better provision?		
Overall open space score		Qualitative Assessment/ Commentary
	2	The site does not perform an open space role but does hold some degree of recreation value given its existing use. This could be considered an important community asset and its loss would be negative.

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	Saxon 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	Laleham Road convenience store
Distance to major centres or centres of employment	3	Good access to Shepperton and Staines town centres via bus stops on Laleham Road and Watersplash Road
Distance to bus stop with good service	3	Bus stops on Laleham Road and Watersplash Road 2 and 4 mins away
Distance to train station with good service	2	Shepperton train station
Qualitative Assessment		
Potential impacts of planned infrastructure		Potential benefit from Cross Rail 2.
Opportunities to improve connectivity or provide supporting infrastructure		Site located close to train station and bus routes – unlikely to require additional connectivity

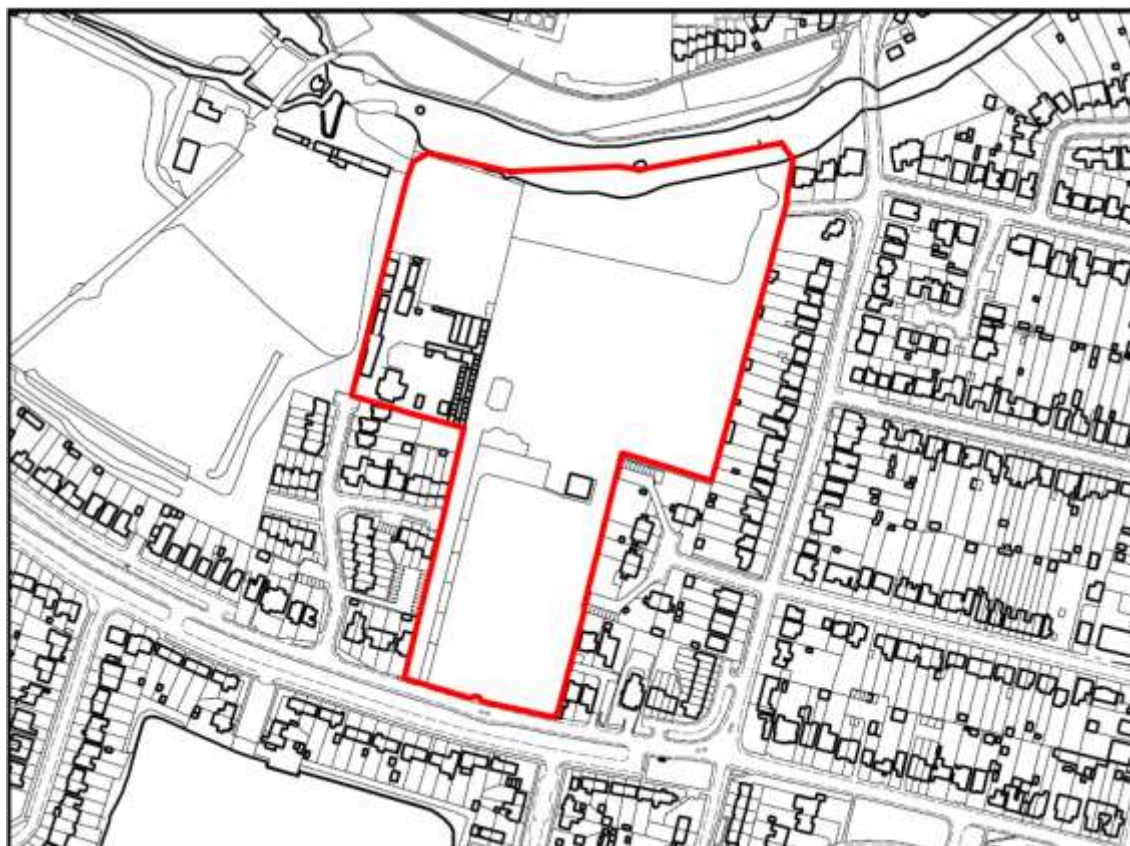
Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site performs well at stage 2 as it contributes to the spatial strategy, however its small size limits the potential benefits. It is also not subject to any major non-absolute constraints and is reasonably sustainably located, with services generally within the preferred maximum walking distance. The existing use does however perform a particular community/recreation role and if lost could negatively impact the local area.
Stage 3 Summary
N/A
SA Summary (note: If poor performance do not consider deliverability)
The site performs well against the housing, health and transport objectives and neutral against environmental objectives due to its existing use as a public house.
Overall conclusions
Whilst the site is considered potentially suitable for redevelopment, it is not considered necessary to allocate through the Local Plan as limited benefits have been identified from a potential allocation. In addition, availability has not been confirmed and it currently performs an important community function. The site could potentially come through the planning system as windfall development, guided by policies in the Local Plan, without allocation. Do not allocate through the Local Plan.

Stage 4b – Deliverability	
Has the site been confirmed as available?	No
Has the owner been contacted?	Letter sent as part of SLAA but no reply
Consideration of development phasing	No
Comments	The site is considered to perform a social/ community role in its current use as a public house. This coupled with the small size of the site is considered unlikely to warrant allocation in the Local Plan. The site has also not been confirmed as available.
Viability comments	

Stage 4c – Site Capacity	
Site size (ha)	0.09
Landowner/promoter preferred use and units (residential or commercial)	Not specified.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Site is not considered suitable and available for development.

LS2/008 Land north of Laleham Road, Shepperton

Site Information	
Proforma Created	27/03/19
Proforma last updated	27/03/19
Site ID	LS2/008
Site name/ address	Land north of Laleham Road, Shepperton, TW17 0JS
Site area (ha)	5.6
Site description & context	The land comprises Littleton Recreation Ground and a former piggery. The recreation ground fronts Laleham Road and extends to the north up to the River Ash. This part of the site includes an access road, parking, pavilion and play equipment but is otherwise grassed and open. The former piggery still has buildings on it of an agricultural nature but does not appear to be operating as a farm at present. The land comprises the buildings, a yard and green, unused space to the rear up to the River Ash.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	In part
Site source	Area recommended for further consideration in Green Belt Assessment Stage 2.



Stage 1 – Absolute constraints (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?	Small area in the north of the site but this does not prohibit development over the remainder of the site.
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

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 most likely to be suitable for housing.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	-	Loss of recreation land, either in part or entirely, would have a negative impact on the health and well-being of the population. Little need to enhance existing facilities, which appear suitable for the size and function of the space.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	Within flood zone, loss of permeable land and introduction of hardstanding. A development 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. Former piggery site does not appear to be in agricultural use any

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		more but does not seem to be derelict or require redevelopment.
5. To reduce air and noise pollution	0	No negative impacts identified.
6. To conserve and enhance biodiversity, habitats and species	-	Not a designated site for biodiversity but likely to be some loss of habitats, especially to the north of the site adjacent to the River Ash, which is also bordered by mature trees.
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 public open space within landscape character area.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	0	Reasonably sustainable site but a housing development is still likely to have a degree of car reliance in this location, resulting in a greater number of vehicular trips 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.	-	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	-	Proposed use would result in additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
efficient use of water		

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	2	Site would lend itself to a residential use but site constraints likely to limit yield to less than 50 dwellings
Meets specific needs	2	None identified but potential to do so
Opportunities for higher density development, where appropriate	2	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 only small amount of 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)	2	None identified. Site could accommodate or retain some of the recreation land and facilities but consideration would need to be given to whether this would outweigh the harm.
Additional factors		

Spatial Strategy Score	
Score	Comments
2	Provision of housing, particularly if it would meet a specified residential need, 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 has been identified as 'open space' for the purposes of the Open Space Assessment and serves a recreation function, the loss of some or all of which would need to be balanced against the benefits.

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	- Majority of the site in Flood Zone 2 - Large area of northern part of site in Flood Zone 3a - River Ash and its banks, forming the northern boundary, is Flood Zone 3b - Small amount of the site at risk of surface water flooding

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
Minerals/waste safeguarding	2	• Within mineral safeguarding zone – Surrey County Council require consultation.
Biodiversity	3	• No impacts identified.
Agricultural Land Classification	3	• No impacts identified.
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	•
Heritage Assets	3	•
Landscape Character and Townscape	2	• River Floodplain. • Potential loss of open green field.

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 part of the site separate from the former piggery is in active use as a recreation ground serving the Littleton and Shepperton Green area. It has a range of facilities, including younger children's play area, basketball court and pavilion. Even if only part of the site were developed, it would significantly reduce the quantum of recreation land remaining and without meaningful potential to enhance the existing facilities to create better provision as it is already well equipped.
What is the nature and quality of its role?	Recreation ground and former agriculture	
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
		1 The loss of good quality, well equipped recreation land would weigh heavily against the benefits of developing the site.

Stage 4**Stage 4a – Overall Performance of sites****Stage 2 summary**

Only assessed up to Stage 2c. Site constrained by flooding, meaning it is likely only the southern part could be developed, which is in Flood Zone 2 rather than 3a or 3b. It is also within a minerals safeguarding area, although this might not rule out development. Whilst developing the site or part of it for housing would contribute to the spatial strategy, the loss of recreation land would be significant and is not

Stage 4
Stage 4a – Overall Performance of sites
considered to be outweighed by the benefits of additional housing. The assessment of the recreation land concludes that it is currently well used with a good level of facilities so it would be difficult to argue that a much smaller site could offer equivalent or better provision.
Stage 3 Summary
Not assessed beyond Stage 2c due to importance of role as recreation land
SA Summary (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 this being an undeveloped Green Belt site in recreation use.
Overall conclusions
Site considered not suitable to take forward due to its important recreation role. It has not been confirmed as available or deliverable by any landowner (including the Council as owner of the recreation ground).

LS3/005 404-412 Staines Road West, Ashford

Site Information	
Proforma Created	02/04/19
Proforma last updated	02/04/19
Site ID	LS3/005
Site name/ address	(Filling Station & Garage) 404-412 Staines Road West, Ashford, TW15 1RZ
Site area (ha)	0.25
Site description & context	The site is currently split into two uses, with a petrol station to the front and a car sales plot to the rear. Residential uses sit adjacent to the property on the west and east flanks with terraced properties and bungalows opposite. A car sales plots is present to the north east. The Staines Reservoirs Aqueduct is located behind the site to the south.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Officer identified – urban area search.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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, although the site has not been promoted by the landowner.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	+	The site is located in the urban area between Ashford and Sunbury with services generally within the preferred maximum walking distance, which could facilitate healthy lifestyles. A bus stop is near to the site. Development would not improve access to community facilities or blue/green infrastructure.
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. Limited to no surface water flood risk but the site is within an area whereby 50-75% is susceptible to groundwater flooding.
4. To reduce land contamination and protect soil quality and quantity	+	The site is occupied by previously developed land in the urban area therefore would avoid developing greenfield land. The site is not in agricultural use. Possible contamination from previous uses on site therefore requires investigation and possible

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		remediation. The site is in a largely urban location so could achieve high density.
5. To reduce air and noise pollution	-	No particular noise or air pollution effects, although the site is adjacent to the A308 which could have negative noise impacts. Noise attenuation may reduce impacts.
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 in the urban area. A bus stop is located to the north with most services generally within the preferred maximum walking distance.
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 current use on site however does contribute to employment which would be lost 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	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	-	Redevelopment would result in additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
quality and promote the efficient use of water		

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 although the landowner has yet to confirm availability.
Meets specific needs	2	The site is small and is unlikely to be able to accommodate specific needs although a portion of affordable could be provided on site.
Opportunities for higher density development, where appropriate	3	The site is within a largely urban area and could potentially accommodate high density flats.
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		

Spatial Strategy Score	
Score	Comments
2	The site is brownfield and located within a largely urban location, with the opportunity for increased densities, in line with the preferred strategy. The site is unlikely to be big enough for infrastructure provision or mixed use. Redevelopment would improve the quality and appearance of the site. Redevelopment for residential use would fit with the character of the wider area, with housing bordering the site. There may be an opportunity for some affordable housing provision however the site is not considered large enough to meet other specific needs.

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	- The site is not within flood risk areas. - Limited to no surface water flood risk but the site is within an area whereby 50-75% is susceptible to groundwater flooding.
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	No biodiversity role on site.
Agricultural Land Classification	3	No constraints identified.
Land and water contamination	2	- Potentially contaminated. - Past site investigation found hydrocarbon contamination and some remediation was carried out. Remediation would only have been to make site suitable to remain as a petrol station and thus further site investigation, assessment and remediation likely for any redevelopment of the site. - If suitable, potential requirement for site investigation prior to application at a level higher than standard criteria.
Heathrow Noise Contours	3	Site outside of 66 Leq noise contour.
Heritage Assets	3	No impact on heritage assets identified.
Landscape Character and Townscape	3	- The site is located within the urban area with limited impact on landscape character expected. - The site is currently in use as a petrol station and garage so redevelopment could improve the quality and appearance of the site. Residential uses borders the site to the west and east therefore if developed, the site could integrate with surrounding uses. - Limited impact on townscape and landscape identified.

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 petrol station and garage.
What is the nature and quality of its role?	Commercial	
Is the site publically accessible?	No	
Would the loss of the site result in	No	

Stage 2c – Open Space and Recreation Value		
Based on Open Space Assessment		
replacement facilities of equivalent or better provision?		
Overall open space score		Qualitative Assessment/ Commentary
	3	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	3	Ashford CofE Primary School
Distance to secondary school	1	The Bishop Wand CofE School Sunbury Manor School
Distance to health centre or GP surgery	2	The Orchard Surgery
Distance to local convenience retail	3	Tesco Express, Staines Road West
Distance to major centres or centres of employment	3	Staines – 25 minutes by bus
Distance to bus stop with good service	3	Stop at Chertsey Road
Distance to train station with good service	2	Upper Halliford Rail Station
Qualitative Assessment		The site is reasonably well connected to local services within the urban area.
Potential impacts of planned infrastructure		The site could potentially benefit from improved connectivity resulting from Crossrail 2 however this is expected to be delivered in the long term.
Opportunities to improve connectivity or provide supporting infrastructure		None identified.

Stage 4	
Stage 4a – Overall Performance of sites	
Stage 2 summary	
Site scores reasonably well at Stage 2 – the site is brownfield in close proximity to existing residential uses and the urban area. The presence of a bus stop within 400m provides regular public transport into Staines. Services are generally within the preferred maximum walking distance. There is potential for high density development on site and there are few non-absolute constraints. The site performs moderately against the spatial strategy. The level of contamination from the existing use is likely to be significant therefore it is unknown if this can be remediated to a suitable level viably.	
Stage 3 Summary	
N/A	
SA Summary	
(note: If poor performance do not consider deliverability)	
The site performs well against social objectives, with positive impacts also expected on land use and transport. Neutral impacts are expected on flooding, biodiversity, heritage, landscape and emissions. Negative impacts are expected on pollution, employment and water however there could be opportunities for mitigation.	
Overall conclusions	
The site is considered to be sustainably located, is previously developed and is within the urban area of Ashford. Residential development neighbours the site to the east and west and the opportunity exists to better integrate the site with existing nearby housing by developing flats on site. The site may however be contaminated therefore investigation and remediation may be necessary however the costs of this are unknown at present. The site is considered to generally perform well against the sustainability assessment objectives whilst negative impacts could be overcome with mitigation measures. Whilst the site is considered suitable for redevelopment, subject to remediation, it is not considered necessary to allocate through the Local Plan as limited benefits have been identified from a potential allocation. The site could potentially come through the planning system, guided by policies in the Local Plan, without allocation.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	No
Has the owner been contacted?	Landowner contacted as part of the 2018 SLAA however no response received.
Consideration of development phasing	Site is fairly small so phasing is not likely to be a consideration.
Comments	The site is split into two landholdings therefore both parties would need to agree to development.
Viability comments	Potential de-contamination works could impact viability.

Stage 4c – Site Capacity	
Site size (ha)	0.25
Landowner/promoter preferred use and units (residential or commercial)	The landowner has been contacted however no response has been received.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	The surrounding area is characterised by houses, some flats and commercial premises. Local densities vary with houses often low density at approximately 30dph whilst flats neighbouring the site are over 100 dph. If developed for flats at 75-100 dph, the site could potentially accommodate 19-25 units. Availability has not been confirmed however and contamination on site may limit development.

LS3/007 Laleham Allotments and Recreation Ground, The Broadway, Laleham

Site Information	
Proforma Created	27/03/19
Proforma last updated	27/03/19
Site ID	LS3/007
Site name/ address	Laleham Allotments and Recreation Ground, The Broadway, Laleham, TW18 1SE
Site area (ha)	3.5 ha
Site description & context	The site is occupied by allotments, playing fields, a village hall and sports pavilion. Residential properties and small scale commercial uses line the site to the west with a church and properties to the north. The Broadway and Shepperton Road run along the periphery to the north and west.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Mixed, predominantly greenfield land.
Site source	Sub area assessed in Green Belt Assessment Stage 2. Recommended for further consideration.



Stage 1 – Absolute constraints (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	0.82 ha occupied by allotments (23%). This area of the site will therefore be discounted from further consideration. Consideration will now only be given to the remainder of the site in the east and south.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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.	-	Site is in a reasonably sustainable location in Laleham however some services are beyond the preferred walking distance. Good access to bus routes to reduce reliance on the car. Loss of public open space likely to negatively impact well-being and reduce access to green infrastructure for the wider area.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	Flood zone 2, therefore a flood risk assessment is required. Potential loss of permeable land and introduction of hardstanding. Moderate risk of surface water flooding however this is beyond the net developable area. Medium risk of ground water flooding (50- 75%). 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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
4. To reduce land contamination and protect soil quality and quantity	-	Part of the site is developed however the majority is not, therefore 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. Potential ground gas contamination would require further investigation.
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.	-	Within Laleham Conservation Area; partly within area of high archaeological potential; Laleham Village Hall is locally listed. Potential negative impacts on historic environment and character.
8. To protect, enhance and manage Borough's open space and landscape character.	-	Loss of open green space with Surrey Landscape Character Area (River Floodplain).
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	0	Reasonably sustainable site but a housing development is still likely to have a degree of car reliance in this location, resulting in a greater number of vehicular trips 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	-	Current use has little/no impact on resources, emissions or carbon use, although could be mitigated through sustainable construction.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
move to a low carbon economy.		
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	Site would lend itself to a residential use. Net developable area would limit yield.
Meets specific needs	2	None identified but potential to do so.
Opportunities for higher density development, where appropriate	2	Surrounding character is semi-urban with the site within the conservation area. Opportunities for higher density development could be limited, although the site is not readily visible.
Opportunities for infrastructure provision	1	Site likely to be too small.
Brownfield land	1	Open Green Belt site with only small amount of 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)	2	None identified. Site could enhance or retain some of the recreation land and facilities but consideration would need to be given to whether this would outweigh the harm.
Additional factors		

Spatial Strategy Score	
Score	Comments
2	Provision of housing, particularly if it would meet a specified residential need, 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 has been identified as 'open space' for the purposes of the Open Space Assessment and serves a recreation function although is privately managed. The loss of some or all of which would need to be balanced against the benefits. The site is however weakly performing Green Belt and its release would not harm the wider strategic Green Belt.

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	- Flood zone 2 - Moderate risk of surface water flooding however this is beyond the net developable area. Medium risk of ground water flooding (50- 75%). - Flood risk assessment required. - Issues likely to be overcome.
Minerals/waste safeguarding	3	No issues identified.
Biodiversity	3	No biodiversity role on site, however development would result in the loss of open green space.
Agricultural Land Classification	3	No issues identified.
Land and water contamination	2	Site adjacent to Home Farm landfill site therefore any development would need to consider the potential impacts from ground gases. 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	No issues identified.
Heritage Assets	1	- Within Laleham Conservation Area - Partly within area of high archaeological potential - Laleham Village Hall is locally listed. - Site survey required.
Landscape Character and Townscape	2	- Within Surrey Landscape Character Assessment area – River Floodplain. - The site is located within Laleham Conservation area, therefore development could potentially have impacts on the townscape - Sensitive design would be required to account for local 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?	Yes	The site is occupied by Laleham Recreation Ground and Lucan Pavilion. The site is occupied by 1x adult football pitch, 2x mini football pitches, 1x cricket pitch.
What is the nature and quality of its role?	Outdoor sports facilities	
Is the site publicly accessible?	No	

Stage 2c – Open Space and Recreation Value		
Based on Open Space Assessment		
Would the loss of the site result in replacement facilities of equivalent or better provision?	No	
Overall open space score		Qualitative Assessment/ Commentary
	1	The site is deemed to perform an important recreation and sports role for Laleham by providing a number of outdoor facilities. Although the site is not publicly accessible and is privately owned, the NPPF states that existing open space, sports and recreation and land, including playing fields, should not be built on unless is surplus to needs. The loss of good quality, well equipped recreation land would weigh heavily against the benefits of developing the site.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Only assessed up to Stage 2c. Site within flood zone 2 and some ground water risk therefore a flood risk assessment is required. The site is somewhat sustainably located but connectivity could be improved to some services. Whilst developing the site or part of it for housing would contribute to the spatial strategy, the loss of recreation land would be significant and is not considered to be outweighed by the benefits of additional housing. The site is however weakly performing Green Belt and its release would not harm the overall integrity of the wider Green Belt, fulfilling this element of the spatial strategy.
Stage 3 Summary
Not assessed beyond Stage 2c due to importance of role as recreation land. Identified as weakly performing Green Belt in the Green Belt Assessment Stage 2, with less important contribution to the wider Green Belt.
SA Summary (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 this being an undeveloped Green Belt site in recreation use.
Overall conclusions
Site considered not suitable to take forward due to its important recreation role. It has not been confirmed as available or deliverable by any landowner.

LS3/008 Laleham Park, Shepperton Road, Laleham

Site Information	
Proforma Created	27/03/19
Proforma last updated	27/03/19
Site ID	LS3/008
Site name/ address	Laleham Park, Shepperton Road, Laleham, TW18 1SS
Site area (ha)	5.6
Site description & context	The site is a large public park which is primarily used by dog walkers, with two children's play areas located within it. The site runs between the Thames on the western boundary and Shepperton Road on the east, with a small number of residential properties to the north.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Predominately greenfield with small areas of hardstanding for children's play areas and car parking
Site source	Sub area assessed in Green Belt Assessment Stage 2. Recommended for further consideration.



Stage 1 – Absolute constraints (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	

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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.	-	Site is in a reasonably sustainable location in Laleham however some services are beyond the preferred walking distance. There is a bus route however this offers limited services. Loss of significant area of public open space likely to negatively impact well-being and reduce access to green infrastructure for the wider area.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	Flood zone 2, therefore a flood risk assessment is required. Loss of substantial amount of permeable land and replacement with hardstanding and other impermeable surfaces. Small areas to the north of the site are vulnerable to surface water flooding. Would need to include permeable surfaces and SuDS but unlikely to fully mitigate compared to undeveloped land.
4. To reduce land contamination and	-	Part of the site has been previously occupied by Council depot and plant nursery. Contamination

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
protect soil quality and quantity		could be cleared as part of redevelopment. The rest of the site is however open parkland which would be lost with development.
5. To reduce air and noise pollution	-	Potential loss of trees and screening.
6. To conserve and enhance biodiversity, habitats and species	-	Loss of open green space/infrastructure. Significant number of trees on the site which could support wildlife. No biodiversity designations.
7. To conserve and enhance the historic environment, heritage assets and their settings.	-	White House & walled Garden/Laleham Abbey are locally listed. Potential negative impacts on historic environment and character.
8. To protect, enhance and manage Borough's open space and landscape character.	-	Loss of open green space with Surrey Landscape Character Area (River Floodplain).
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	0	Reasonably sustainable site but a housing development is still likely to have a degree of car reliance in this location, resulting in a greater number of vehicular trips than the existing use.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	+	Redevelopment of the site would lead to short term employment within the construction of the site.
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 which would rise. Potential mitigation through sustainable construction.
12. To maintain and improve water quality and	-	Proposed use would result in additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
promote the efficient use of water		

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	Site would lend itself to a residential use..
Meets specific needs	3	Size of the site means there is the potential to provide housing to meet specific needs i.e affordable.
Opportunities for higher density development, where appropriate	2	Surrounding character is semi-rural with sparse development. Opportunities for higher density development would be limited and much of the site is highly visible from either the Thames side or Shepperton Road
Opportunities for infrastructure provision	2	Provision of open space to mitigate however this would not be big enough to provide same or enhanced provision
Brownfield land	1	Open Green Belt site
Opportunities for mixed use development	1	Housing needs likely to override other uses
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	2	Provision of children's play areas and other areas of recreation would help to mitigate re-development.
Additional factors		
Weakly performing Green Belt	3	

Spatial Strategy Score	
Score	Comments
1	The site is a publicly accessible area of open space which provides recreation for residents and other users. The size of the site is significant and its loss would be substantial to the area. The site is also Green Belt land on the edge of the urban area, however is weakly performing and less important to the strategic Green Belt. Whilst the site would provide homes, the loss of the current use would be significant.

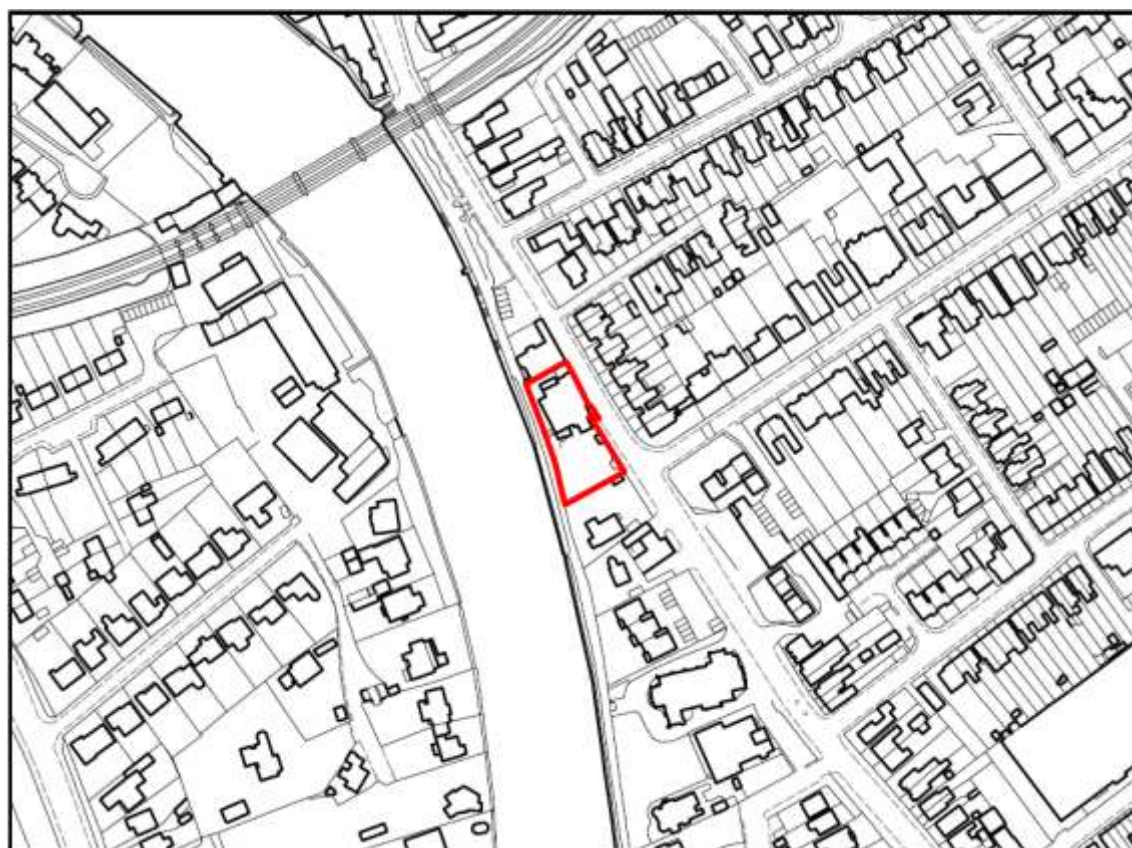
Stage 2b – Non Absolute Constraints		
- Identify significance of impacts, whether they can be overcome and whether enhancement opportunities exist - Set out where any standards have been derived from		
Constraint	Score	Commentary
Flood Risk	2	- Flood zone 2 - Flood risk assessment required. - Issues likely to be overcome.
Minerals/waste safeguarding	3	No issues identified.
Biodiversity	3	No biodiversity role on site, however development would result in the loss of open green space.
Agricultural Land Classification	3	No issues identified.
Land and water contamination	2	Potential land contamination – would require further investigation
Heathrow Noise Contours	3	No issues identified.
Heritage Assets	1	Impact on locally listed buildings.
Landscape Character and Townscape	2	- Within Surrey Landscape Character Assessment area – River Floodplain. - Sensitive design would be required to account for local character-semi –rural location

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 provides a significant area of recreation. There are two children's play areas and the site supports a variety of recreational uses. The space is classed as 'natural space' given its nature
What is the nature and quality of its role?	Natural space/Provision for children and young people	
Is the site publically 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
1		The site is deemed to perform an important recreation and sports role for Laleham and the wider area. The NPPF states that existing open space, sports and recreation and land, including playing fields, should not be built on unless is surplus to needs. The loss of a substantial area of recreation land should therefore be resisted.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Only assessed up to Stage 2c. Site within flood zone 2 and potential surface water flooding issues. The site is not very sustainable, Laleham has limited services with only a single shop and a poor public transport connection. Whilst developing the site or part of it for housing would contribute to the spatial strategy, the loss of recreation land would be significant and is not considered to be outweighed by the benefits of additional housing.
Stage 3 Summary
Not assessed beyond Stage 2c due to importance of role as recreation land. Identified as weakly performing Green Belt in the Green Belt Assessment Stage 2, with less important contribution to the wider Green Belt.
SA Summary (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 this being an undeveloped Green Belt site in recreation use.
Overall conclusions
Site considered not suitable to take forward due to its important recreation role.

RL1/001 Staines Ex-Servicemen Club, Laleham Road, Staines

Site Information	
Proforma Created	02/04/19
Proforma last updated	03/04/19
Site ID	RL1/001
Site name/ address	Staines Ex Servicemen Club, 6 Laleham Road, Staines, TW18 2DX
Site area (ha)	0.13
Site description & context	The site is located on the western side of Laleham Road with the River Thames to the west, across the footpath path. The northern part of the site is occupied by the existing building consisting of a part single storey, part 2 storey clubhouse, with a separate flat. The building directly adjoins the road to the east. It has a terrace overlooking the River Thames on the western elevation. The southern part of the site consists of the car park area, which is accessed from Laleham Road with a barrier across. The surrounding use is predominately residential and the site is on the edge of the town centre.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Review of sites in planning system



Stage 1 – Absolute constraints (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?	Yes – part of the site within flood zone 3b however this is not considered to constrain development.
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 that would rule out development.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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. Landowner's preference identified through previous withdrawn planning application.
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 site is adjacent to the River Thames which could positively impact wellbeing. Due to its small size, development would not improve access to community facilities
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	The site is partly within flood zone 3b, 3a and 2. Limited to no surface water flood risk but the site is within an area whereby 75% is susceptible to groundwater flooding. Dry means of escape likely to be demonstrated.
4. To reduce land contamination and	+	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.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
protect soil quality and quantity		No recorded past uses with contaminative potential, but would still require investigation. 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.
6. To conserve and enhance biodiversity, habitats and species	-	The site is adjacent to the River Thames SNCI Therefore development could result in disturbance of wildlife.
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 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.
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	-	Redevelopment would result in additional water consumption. Development adjacent to the River

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
quality and promote the efficient use of water		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	2	The site could accommodate residential development on site.
Meets specific needs	1	The site is small and is unlikely to be able to accommodate specific needs.
Opportunities for higher density development, where appropriate	3	The site is within a largely urban area and could potentially accommodate high density flats.
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	Potential for residential development and new club house.
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		

Spatial Strategy Score	
Score	Comments
2	The site is brownfield and located within close proximity to Staines Town Centre, with the opportunity for increased densities, in line with the preferred strategy. This is somewhat dependent upon implementing a high quality and sensitive design to overcome past planning issues. The site is unlikely to be big enough for infrastructure provision but may be able to accommodate a replacement clubhouse. Redevelopment would improve the quality and appearance of the site. Redevelopment for residential use would fit with the character of the wider area, with housing bordering 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	- The site is partly within flood zone 3b, 3a and 2. - Limited to no surface water flood risk but the site is within an area whereby 75% is susceptible to groundwater flooding. - Using the Council's flood map, the route of escape along Gresham Road would go into the 1 in 100 year flood zone which is not dry. EA data however shows that the route along Gresham Road would in fact be 1 in 100 year plus climate change zone, meaning that the route would be dry.
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	2	No biodiversity role on site however is adjacent to the River Thames SNCI. This sensitive area may be impacted during construction and with increased activity on site. Impacts likely to be mitigated.
Agricultural Land Classification	3	No constraints identified.
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	Site outside of 66 Leq noise contour.
Heritage Assets	3	No impact on heritage assets identified.
Landscape Character and Townscape	3	- The site is located within the urban area with limited impact on landscape character expected. - The site is currently used as an ex-servicemen's club, situated in between Laleham Road and the River Thames. The existing premises are not considered to be visually attractive. Development may provide the opportunity to improve the overall appearance of the site with better integration with the wider character. - Limited impact on townscape and landscape identified.

Stage 2c – Open Space and Recreation Value		
Based on Open Space Assessment		
Decision aiding questions	Response	Commentary
Does the site perform a recreation role?	Private	The site does not perform an open space or public recreation role as it is currently occupied by an ex-servicemen's club. The use as a club does perform some recreation value however this is private in nature. Development could result in a replacement club of improved quality.
What is the nature and quality of its role?	Club	
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 public recreation or open space function. Redevelopment could comprise a replacement club house in addition to residential use to improve the quality of facilities.

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	Magna Carta School
Distance to health centre or GP surgery	3	Knowle Green Medical
Distance to local convenience retail	2	Co-op, Laleham Road
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, with local services within the urban area largely within desirable walking distances.
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		Where the site joins Laleham Road there is currently no pavement therefore this could be

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	
	developed as part of a scheme to improve safety and access.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores reasonably well at Stage 2 – the site is brownfield in close proximity to existing residential uses and the urban area. The site is on the periphery of Staines Town Centre, therefore high density development of high quality design could be accommodated on site. The site has good connectivity with local services generally within the desired walking distances. The site is however at risk of flooding therefore an adequate flood risk assessment is required. The site performs moderately against the spatial strategy given its location in Staines and small scale.
Stage 3 Summary
N/A
SA Summary (note: If poor performance do not consider deliverability)
The site performs positively against social, transport, land use and economic objectives due to its location in close proximity to Staines Town Centre. Negative impacts are expected on flooding, pollution, biodiversity and water objectives. This is largely due to the site being located adjacent to the River Thames. Neutral impacts are expected on heritage, landscape and emissions objectives.
Overall conclusions
The site is considered to be sustainably located, is previously developed and is within the urban area of Staines. The wider area is largely residential in character, with Staines Town Centre in close proximity. Local services are largely within the desirable walking distance or preferred maximum. The site is currently occupied by a club house and redevelopment of the site would provide the opportunity to improve the quality of the building and provide new residential dwellings. The site is however at risk of flooding therefore an appropriate flood risk assessment and suitable mitigation will be required. The site generally performs well against the Sustainability Appraisal objectives, however several negative impacts have been identified. It is considered that these could likely to be mitigated to a suitable level. The site has previously been the subject of a planning application however was recommended for refusal due to the inadequacy of the flood risk assessment and overdevelopment. A future scheme should therefore be sensitive to the surrounding environment and of high quality design. Whilst the site is considered suitable for redevelopment, subject to flood risk being overcome, it is not considered necessary to allocate through the Local Plan as limited benefits have been identified from a potential allocation. The site could potentially come through the planning system, guided by policies in the Local Plan, without allocation.

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Landowner contacted as part of the 2018 SLAA however no response received. A planning application was submitted in August 2019 therefore the site is considered available.
Consideration of development phasing	Site is fairly small so phasing is not likely to be a consideration.
Comments	A planning application was submitted in August (18/01159/FUL) for demolition of the existing clubhouse and the construction of a new club and 14 apartments. This was recommended for refusal due to the inadequacy of the flood risk assessment and overdevelopment and the subsequent impacts on local character.
Viability comments	No impacts identified that could influence viability.

Stage 4c – Site Capacity	
Site size (ha)	0.13
Landowner/promoter preferred use and units (residential or commercial)	The landowner has been contacted as part of the SLAA 2018 however no response has been received. A planning application was submitted in 2018 for a new club house and 14 residential units.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	The site is surrounded by residential development with the wider character urban. The size mix of units could be guided by that required in the SHMA update. Part of the site is within the functional floodplain therefore the net developable area is considered to be approximately 0.1ha, although a replacement scheme will need to demonstrate that it will have no greater impact in flooding terms than the existing. Planning permission was previously recommended for refusal for 14 units due to overdevelopment. This was at 107 dph. A smaller scheme, potentially of 10 units at 75 dph may be acceptable. This would make an efficient use of land and would maximise the benefits from the sustainability of the location. Suitable design and flood risk will however be key considerations in the assessment of any scheme.

RL1/006 43-44 Thames Side, Staines

Site Information	
Proforma Created	03/04/19
Proforma last updated	03/04/19
Site ID	RL1/006
Site name/ address	43-44 Thames Side, Staines, TW18 2HD
Site area (ha)	0.17
Site description & context	The site is currently occupied by two detached dwellings fronting on to the River Thames. The dwellings have relatively large rear gardens and are accessed via Penton Road & Argosy Gardens. A four storey block of flats adjoins the site on either side. The surrounding character is largely residential.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Officer identified – urban area search.



Stage 1 – Absolute constraints (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?	Yes – very small part of west of site within flood zone 3b.
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 that would rule out development.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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. Landowner's preference yet to be identified.
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 site is adjacent to the River Thames which could positively impact wellbeing. Due to its small size, development would not improve access to community facilities. Redevelopment would add a minor increase in pressure on local health 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 section in flood zone 3b. 0.1% risk of surface water flooding on approximately half of the site. The site is within an area whereby 75% is susceptible to groundwater flooding. Safe access and egress would need to be demonstrated.
4. To reduce land contamination and	+	The site is occupied by previously developed land in the urban area therefore would avoid

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
protect soil quality and quantity		developing greenfield land. The site is not in agricultural use. No recorded past uses with contaminative potential, but would still require investigation. The site is in a largely urban location so could achieve high density.
5. To reduce air and noise pollution	-	No particular noise or air pollution effects identified.
6. To conserve and enhance biodiversity, habitats and species	-	The site is adjacent to the River Thames SNCI Therefore development could result in disturbance of wildlife.
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 in the urban area. Most services generally within the preferred maximum walking distance with Staines Bus Station 1km 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, 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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	2	The site could accommodate residential development on site, although landowner agreement has not yet been agreed.
Meets specific needs	1	The site is small and is unlikely to be able to accommodate specific needs.
Opportunities for higher density development, where appropriate	3	The site is within a largely urban area and could potentially accommodate high density flats given the nature of development neighbouring the site.
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 is just located within walking distance of Staines Town Centre, although this is near the preferred maximum. There is opportunity for high density development on site given the presence of flats neighbouring the site to the north and south. The site is unlikely to be big enough for infrastructure provision or mixed use. Redevelopment for flatted residential use would fit with the character of the wider area, whilst increasing the yield of 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	1/2	• The majority of the site is within flood zone 3a, with a small section in flood zone 3b. • 0.1% risk of surface water flooding on approximately half of the site. • The site is within an area whereby 75% is susceptible to groundwater flooding. • Safe access and egress would need to be demonstrated or an appropriate flood evacuation plan will be required in order for risks to be overcome.
Minerals/waste safeguarding	3	• No constraints identified.
Biodiversity	2	• No biodiversity role on site however is adjacent to the River Thames SNCI. This sensitive area may be impacted during construction and with increased activity on site. Impacts likely to be mitigated.
Agricultural Land Classification	3	• No constraints identified.
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	• Site outside of 66 Leq noise contour.
Heritage Assets	3	• No impact on heritage assets identified.
Landscape Character and Townscape	2	• The site is located within the urban area with limited impact on landscape character expected. • The site is currently occupied by two detached dwelling houses with flats on either side, fronting the River Thames. • Development would increase the built form present in the area but could be of a high quality design to minimise impacts on neighbouring properties and on users of the River Thames and footpath. • Somewhat limited impact on townscape identified.

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 public recreation role as it is currently occupied by housing.
What is the nature and quality of its role?	Housing	
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 recreation or open space 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	Riverbridge Primary School
Distance to secondary school	2	Magna Carta School
Distance to health centre or GP surgery	2	Knowle Green Medical
Distance to local convenience retail	2	Wheatsheaf Lane
Distance to major centres or centres of employment	3	Staines
Distance to bus stop with good service	3	Park Avenue stop
Distance to train station with good service	2	Staines Rail Station
Qualitative Assessment		The site is sustainably located, with local services within the urban area largely within preferred maximum walking distances.
Potential impacts of planned infrastructure		The site could potentially benefit from Surrey CC identified scheme to improve cyclist accessibility between Staines and Laleham however this is anticipated for the medium/long term.
Opportunities to improve connectivity or provide supporting infrastructure		None identified.

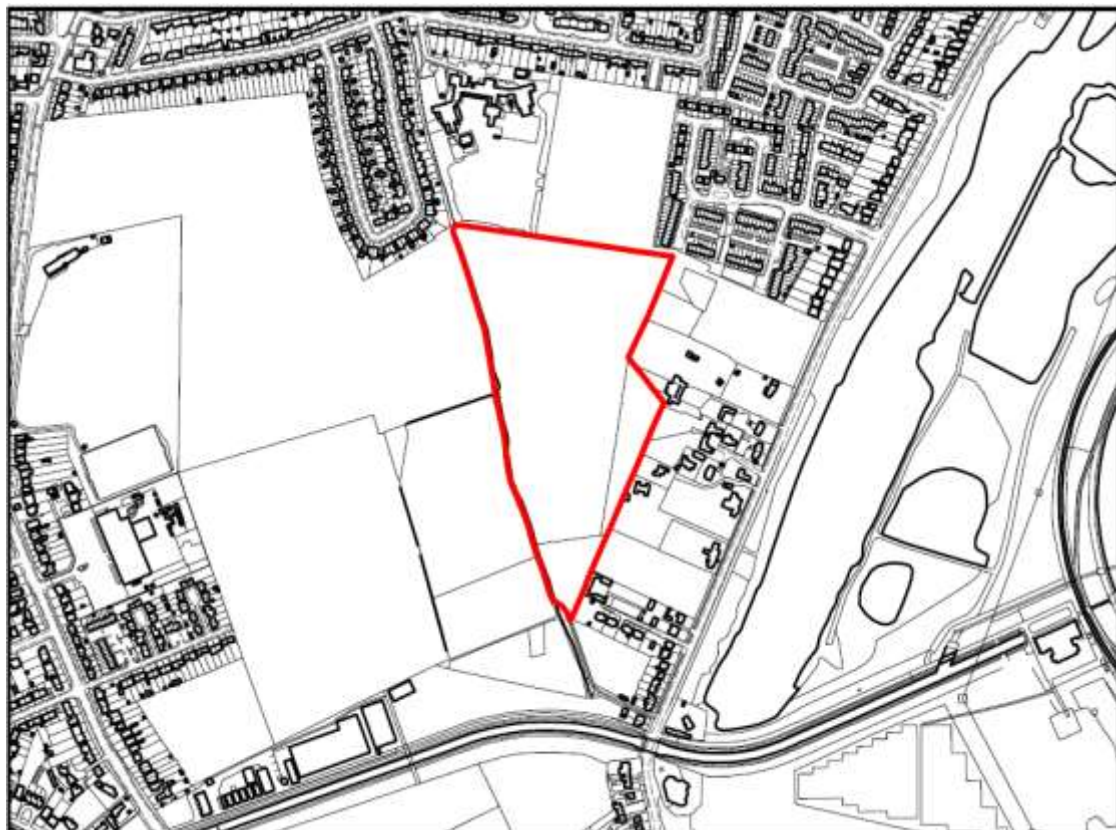
Stage 4	
Stage 4a – Overall Performance of sites	
Stage 2 summary	
Site scores reasonably well at Stage 2 – the site is brownfield in close proximity to existing residential uses and the urban area. The site is 1km from Staines Town Centre with services reasonably close by and a bus stop within close proximity. High density flatted development could potentially be accommodated on site however the site is within flood zone 3a and would need to demonstrate a dry means of escape or provide an adequate evacuation plan. The site performs moderately against the spatial strategy given its location in Staines and reasonably small scale which limits the opportunities provided by the site.	
Stage 3 Summary	
N/A	
SA Summary (note: If poor performance do not consider deliverability)	
When assessed against the Sustainability Framework mixed impacts are identified. Whilst the site generally performs against social, land use, transport and economic objectives, negative impacts are expected on pollution, biodiversity, water and flooding. This is because the site is within flood zone 3a therefore a flood risk assessment would need to be submitted in order to identified if a dry means of escape could be identified.	
Overall conclusions	
The site is considered to be sustainably located, is previously developed and is within the urban area of Staines. The wider area is largely residential in character, with Staines Town Centre 1km to the north. Local services are largely within the preferred maximum walking distance. The site is currently occupied by two detached dwellings with flats present on either side. Redevelopment would improve the yield of units on site and could be designed to remain in keeping with the wider character. Both positive and negative impacts are identified in the Sustainability Appraisal, with potentially adverse impacts on flood risk. At this stage it is unknown if flood risk issues with the identification of a dry means of escape can be overcome. Given the risk of flooding on site it should not be taken forward for further consideration.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	No
Has the owner been contacted?	Landowner contacted as part of the 2018 SLAA however no response received.
Consideration of development phasing	Site is fairly small so phasing is not likely to be a consideration.
Comments	The site is controlled by two landowners which have not confirmed availability. This combined with the risk of flooding and potential inability to demonstrate a dry means of escape, given that the surrounding area is largely also within flood zone 3a, is considered an appropriate basis to discount the site from further consideration.
Viability comments	Potential flood risk assessment and mitigation measures may impact viability.

Stage 4c – Site Capacity	
Site size (ha)	0.17
Landowner/promoter preferred use and units (residential or commercial)	The landowner has been contacted as part of the SLAA 2018 however no response has been received.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Site not taken forward for further consideration.

RL1/008 Land to rear of Ashford Road, Staines

Site Information	
Proforma Created	27/03/19
Proforma last updated	28/03/19
Site ID	RL1/008
Site name/ address	Land to the rear of Ashford Road, Staines, TW18 1SB
Site area (ha)	7.4
Site description & context	The site is triangular in shape and forms part of the active Manor Farm mineral working. Gravel working on site followed by restoration is due to be completed in the next 2-3 years. To the north of the site sits a primary school and a recreation ground with residential development further north and to the north west. There is a small area of housing to the east with gravel pits and Queen Mary Reservoir beyond. The character of the surrounding area is largely urban to the north and west and rural to the east and south.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 is a potential use to meet a variety of community needs. The site promoter has indicated that affordable housing provision could be accommodated.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	-	Some local services are within walking distances which could facilitate active modes of travel, however some are beyond the preferred maximum walking distance so may dissuade healthy and active lifestyles. A recreation ground is located immediately to the north, however this has been identified for development. The site is unlikely to be large enough to accommodate community uses. Loss of open greenfield land may negatively impact the well-being of neighbouring properties.
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 to the north west in flood zone 2. There will be loss of permeable land particularly at the eastern end of the site. SuDS should be incorporated. Medium risk of ground water flooding.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
4. To reduce land contamination and protect soil quality and quantity.	-	No contaminative uses on site but in accordance with the NPPF site investigation for redevelopment would still be required. The site could potentially accommodate higher densities towards the centre. The site is undeveloped Green Belt land which would be lost. Development will have an adverse effect on soil quality.
5. To reduce air and noise pollution	-	The existing use does not generate air or noise pollution therefore development is likely to increase pollution from increased built form and vehicle use.
6. To conserve and enhance biodiversity, habitats and species	0	The site is currently in agricultural use so is likely to perform a limited biodiversity function. The less maintained vegetation lining the site may hold some biodiversity value.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	None identified. No heritage assets near to the site.
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). Development of the site would result in the loss of open greenfield land.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	Access to public transport is limited in and around the site. Some local services are accessible by foot, however the lack of nearby bus stops or train station is likely to increase the use of private vehicles. A
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	+	If site is developed for housing short-term employment and economic benefits from housing construction.
11. To promote the efficient use of resources, to reduce	-	Emissions and carbon use are likely to increase if site is developed.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
greenhouse gas emissions and move to a low carbon economy.		
12. To maintain and improve water quality and promote the efficient use of water	-	Proposed use would likely result in additional water consumption in light of the residential development proposed.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	Affordable housing use identified by site promoter.
Meets specific needs	3	Affordable housing proposed on site. the site could help to meet community needs given its size.
Opportunities for higher density development, where appropriate	2	Surrounding character is suburban but more rural to the west. Stepped higher densities towards the centre of the site could be provided.
Opportunities for infrastructure provision	2	The site may be able to accommodate some small scale provision given its size.
Brownfield land	1	Undeveloped greenfield site.
Opportunities for mixed use development	1	Site put forward for residential use alone.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	2	Potential to jointly re-provide the recreation ground to the north if site is developed.
Additional factors		
Strongly performing Green Belt	1	

Spatial Strategy Score	
Score	Comments
2	The site could provide a notable quantity of affordable housing, however is strongly performing Green Belt and is important to the wider strategic Green Belt which is contrary to the preferred strategy. The site could accommodate some community infrastructure given its size and may offer the opportunity to re-provide the adjacent recreation ground if both sites are developed.

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	- Predominantly Flood Zone 3a with an area to the north west within Flood Zone 2. - Low surface water flooding potential. - Moderate risk of ground water flooding, with a higher potential in the northern part of the site. - Flood risk assessment required.
Minerals/waste safeguarding	1	Within Minerals Safeguarding Area – Surrey County Council consultation required.
Biodiversity	3	None identified.
Agricultural Land Classification	1	Part of the site is identified as Grade 2 agricultural land – further investigation is required.
Land and water contamination	3	No previous uses likely to have led to contamination but investigation still required.
Heathrow Noise Contours	3	Site outside of the 66 Leq noise contour.
Heritage Assets	3	No impacts on heritage assets identified.
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?	No	There is no public access to the site.
What is the nature and quality of its role?	None	
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 currently perform a recreation role. The site could be utilised to re-provide the existing recreation ground use to the north with higher quality facilities in combination with the existing 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	3	Buckland Primary School
Distance to secondary school	2	Matthew Arnold School
Distance to health centre or GP surgery	1	Knowle Green Medical
Distance to local convenience retail	3	Edinburgh Drive shops
Distance to major centres or centres of employment	3	Staines – 25 minutes by bus
Distance to bus stop with good service	1	Kingston Road. Bus stops are located closer to the site along Berryscroft Road and Ashford Road however services are not considered to be good.
Distance to train station with good service	1	Staines Rail Station.
Qualitative Assessment		
Potential impacts of planned infrastructure		No known likely impacts at this stage.
Opportunities to improve connectivity or provide supporting infrastructure		If RL1/010 is also developed to the north, there could be an opportunity for joint re-provision of the recreation ground across both sites.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
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-d – strongly performing and important to the strategic Green Belt
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		At Stage 1, the wider Local Area 27 performed strongly. At Stage 2 parcel 27 was divided into six and this sub-area (27-d) was assessed as meeting the purpose assessment criteria strongly, and making an important contribution to the wider strategic Green Belt. It was not recommended for release. If released this would result in the designation of boundaries of a similar strength. There could be an opportunity to increase access to neighbouring Green Belt for recreation purposes.

Stage 3b – Previously Developed Land	
Total site area	7.4
Amount of PDL (%)	0%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The site does not contain any built form. The site is open but is somewhat enclosed from the wider Green Belt by dense vegetation along its boundaries.
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	The site is currently an open field in agricultural use with vegetation along its boundaries.
Existing valued features, vegetation and infrastructure	Mature trees sit along the boundaries. A public right of way along its western boundary. Towards the centre of the site it is open and flat.
Sense of tranquillity, remoteness and rural character	The site has a largely rural character. The land immediately to the west is open Green Belt and adds to the sense of remoteness on site, as do the dense tree line boundaries. Some properties are situated to the east however the dense trees lining the site create a sense of separation.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	The site is considered to be largely hidden from view as it has dense vegetative boundaries. The site is not immediately adjacent to any roads. Some large properties are present along Ashford Road to the east however these have large gardens and are separated from the site by trees, therefore views are expected to be limited. Greenfield Recreation Ground and Buckland Primary school to the north and Middle Green Park are adjacent to the site however the dense site boundaries limit views.
Sensitivity of site and wider landscape	
Significance of Visual Impacts (qualitative)	
Visual effect of the development - Nature of the proposal - Siting - Size - Design - Position and distance from which it is viewed - Officer judgment where info not all available	Site promoters have indicated that 260 residential units could be accommodated on site. This would significantly alter the character of the area compared to its open rural feel at present. An access road would need to be created, potentially from Ashford Road, which would increase views into the site. Existing boundaries shield the site somewhat from view and if these were to be maintained, the visual impact could be lessened.
Visual receptors	Views from upper floor windows of houses to the east along Ashford Road, however large

Stage 3c – Visual Amenity	
• Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	gardens and dense mature tree lines limit views at present. There are no roads currently immediately adjacent to the site but a public footpath runs along its western edge. Properties along Middle Green and Abbot Close are the closest the site however they are not directly facing the site. The site currently has an enclosed nature due to its strong boundaries so is not considered to provide countryside views at present. The school, park and recreation ground close to the site would be impacted however the sensitivity of these spaces is medium to high.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	Development of the site would be expected to have significant impacts as it is currently open and has a rural character. The site has strong treeline boundaries and if these were to be maintained, there could be an opportunity to largely shield the development from the wider area. The construction of the development and an access road will however cause some disturbance. Visibility of the site is expected to increase with access roads into the site. If the existing treeline boundaries are lost, the visibility of the site would be increased significantly and would have dominant impacts on neighbouring receptors.
Significance of impacts • Refer to Table 8 of methodology	Impacts are largely dependent on whether the existing boundary features are maintained. Overall a major to high impact can be expected due to the significant change in use and character of the site. development by its nature will make the site more urbanised and visually open. The public footpath, school, adjacent properties will be impacted, however the level of significance will be dependent on the boundary features.
Potential mitigation measures	Maintenance of existing mature treeline boundaries. A design that is sensitive to neighbouring uses will help to mitigate some of the impact.
Overall visual amenity score	1/2
Commentary	At present the site is largely enclosed due to strong boundary features so offers a limited visual amenity role. It does however contribute to the rural character of the area and if developed, the area could be expected to become increasingly more urbanised. Loss of the tree boundaries will make the site more open and visual receptors will be more significantly affected. Appropriate mitigation measures could potentially limit the extent of the impact. Development of the site is

Stage 3c – Visual Amenity	
	expected to have a moderate to high impact based on its existing use and it's the proposed use in future.

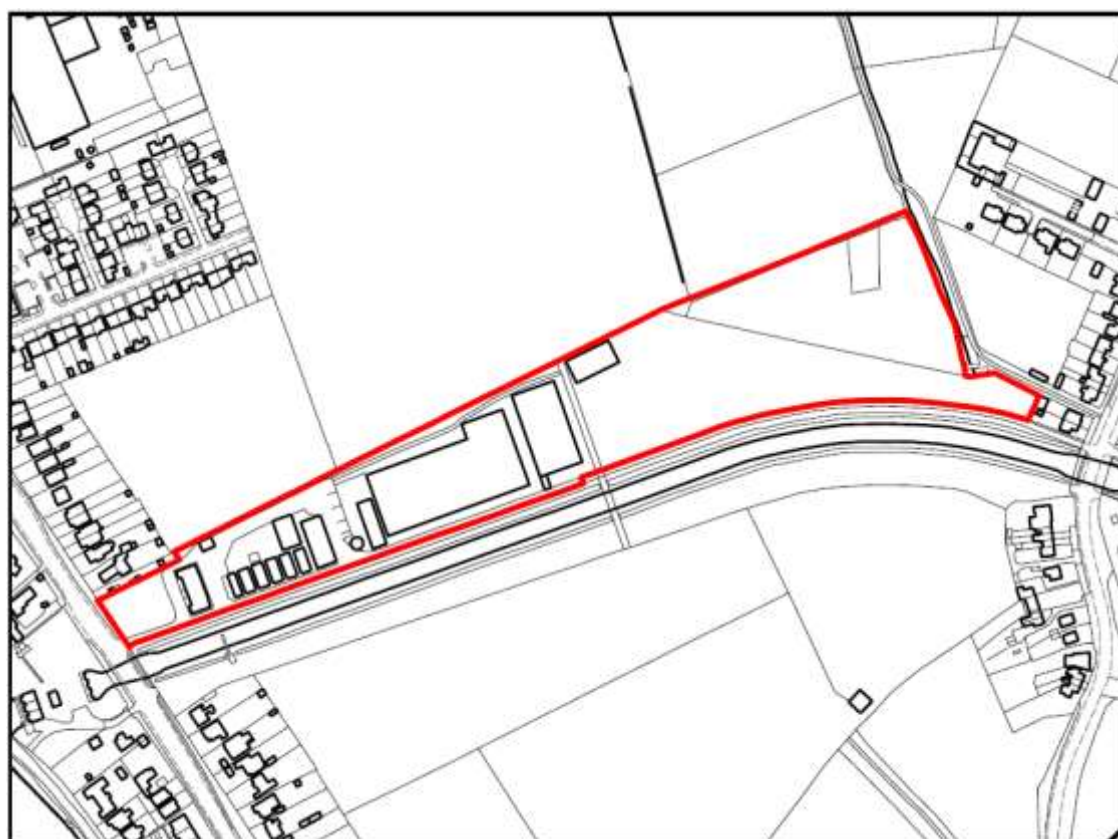
Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The majority of the site is mixed at stage 2. The site performs moderately against the spatial strategy as it would provide a significant number of affordable units and may be able to accommodate some small scale community infrastructure. It is however strongly performing Green Belt that makes an important contribution to the strategic Green Belt so is at odds with this element. There are no overriding constraints on site, however a flood risk assessment would be required and the site is within a minerals safeguarding area therefore the County Council will need to be consulted. The site is also identified as partly grade 2 agricultural land so further investigation is necessary. The site does not perform an open space role, however the recreation ground could potentially be re-provided as part of the scheme if RL1/010 is also developed. The sustainability of the location is mixed as some services are within walking distance, however there are no bus stops or rail stations within the preferred maximum walking distance. This is likely to encourage the use of private vehicles.
Stage 3 Summary
Site is strongly performing at GBA Stage 1 and not recommended for release at Stage 2. The site is important to the wider strategic Green Belt and plays a particularly vital role in safeguarding the countryside from encroachment due to its limited visual links with the wider urban area and enclosed nature. The site currently performs a limited visual amenity role due to this sense of enclosure, however development would significantly alter the character of the area and would likely increase views into the site. Maintenance of the existing boundaries would help to limit impacts.
SA Summary (note: If poor performance do not consider deliverability)
The majority of the SA objectives are negatively impacted as the site is undeveloped greenfield land. The site is not considered to be particularly sustainably located as public transport facilities are beyond preferred maximum walking distances. Development on site will increase the number of properties at risk of flooding and is expected to increase pollution with increased private vehicle use. Benefits are however expected in terms of housing provision and short term employment.
Overall conclusions
Site is not considered appropriate to consider further due to the recommendations of both the Stage 1 and Stage 2 Green Belt Assessment, which concluded it could not be released without harming the integrity of the Green Belt. The site is also at risk of flooding, is a minerals safeguarding area and is partly grade 2 agricultural land, therefore further investigation is required. The site currently has a largely rural unspoilt character and development would significantly alter this. The location of the site is unlikely to encourage a shift away from the use of private vehicles.

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Yes – submitted to call for sites
Consideration of development phasing	Potential to phase.
Comments	
Viability comments	None.

Stage 4c – Site Capacity	
Site size (ha)	7.4
Landowner/promoter preferred use and units (residential or commercial)	The site promoter has indicated that 260 units could be accommodated on site. The site could be developed in combination with the site to the north for affordable housing.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Do not take forward for further consideration.

RL1/009 Waterside Nursery Ltd, Staines Road, Laleham

Site Information	
Proforma Created	27/03/19
Proforma last updated	28/03/19
Site ID	RL1/009
Site name/ address	Waterside Nursery Limited, Staines Road, Laleham, TW18 2ST
Site area (ha)	4.3
Site description & context	Commercial horticultural nursery including the provision of office accommodation, storage, workshop, glasshouses, barns, hard surfacing and roadways and external plant growing areas. The site is bounded by an artificial channel associated with Thames Water infrastructure to the south.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Partly, however the site is in agricultural use which is excluded from the NPPF definition of previously developed land.
Site source	Call for Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework" - Identify likely significant/adverse effects and potential mitigation		
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 is a potential use (along with other uses).
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 bus stop, primary school convenience retail and local centre however train station and health centre are further away. However no change to publically accessible open space, with Laleham park 1km away.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	Within flood zone 2 and 3a and there will be loss of permeable land particularly at the eastern end of the site. SuDS should be incorporated. Medium risk of ground water flooding.
4. To reduce land contamination and protect soil quality and quantity.	0	Potential contamination from previous commercial plant nursery site. In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use. Possible remediation required. The site does

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

Sustainability Appraisal - Based on the SA framework" - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		contain development but this is outside the NPPF definition of PDL (agricultural use). The site is likely to be unable to accommodate high density development.
5. To reduce air and noise pollution	0	No particular noise or air pollution effects. Existing use generates vehicle movements. May be opportunity to improve public transport connectivity.
6. To conserve and enhance biodiversity, habitats and species	0	Some loss of green space (eastern end) but no particular habitat or biodiversity value.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	None identified. Laleham conservation area located approximately 500m south however it is not considered that development would adversely affect the character of the conservation area given the presence of development either side of the site.
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	The site is within walking distance of Laleham village however services are limited with longer journeys expected to larger centres. This could increase car use, however a bus stop is located within 400m therefore the site could promote sustainable modes of travel.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	0	If site is developed for housing short-term employment and economic benefits from housing construction, however jobs could be lost as a result of losing the existing use. If site is developed for economic use there will be longer term employment and economic benefits.
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and	-	Current use has some impact on resources (such as water and heating of glasshouses), therefore emissions and carbon use however these are likely to increase if site is developed.

Sustainability Appraisal		
- Based on the SA framework" - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
move to a low carbon economy.		
12. To maintain and improve water quality and promote the efficient use of water	-	Proposed use would likely result in additional water consumption in light of the residential or economic development.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	2	Housing use identified as potential use.
Meets specific needs	2	Potentially some affordable housing or Gypsy and traveller pitches.
Opportunities for higher density development, where appropriate	1	Surrounding character is suburban and small site size does not lend itself to 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 existing built form (even if not within definition of PDL).
Opportunities for mixed use development	2	Site put forward for residential, employment or other use. Not likely to be large enough for multiple uses.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	1	
Additional factors		
Strongly performing Green Belt	1	

Spatial Strategy Score	
Score	Comments
2	The site could meet some housing need. The site is however strongly performing Green Belt which is against the preferred strategy. It is unlikely to be large enough to deliver any other benefits.

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	• Predominantly Flood Zone 3a with small area within Flood Zone 2. • Surface water: small area of 1% & 0.1% at the entrance to the site on the west. • Ground water: Most of the site is >25%-<50% apart from an area on the west which is >75% • Dry means of escape must be demonstrated.
Minerals/waste safeguarding	1	• Within Minerals Safeguarding Area – Surrey County Council consultation required.
Biodiversity	3	• None identified
Agricultural Land Classification	3	• None identified
Land and water contamination	2	• Potential contamination from previous commercial plant nursery site. Investigation required.
Heathrow Noise Contours	3	• Site outside of the 66 Leq noise contour.
Heritage Assets	3	• Site unlikely to impact historic environment. 500m from Laleham conservation area.
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?	No	There is no public access to the site
What is the nature and quality of its role?	None	
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 currently perform a 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	Laleham C of E Primary School
Distance to secondary school	1	Matthew Arnold School
Distance to health centre or GP surgery	1	Knowle Green Medical
Distance to local convenience retail	3	Laleham local convenience store
Distance to major centres or centres of employment	3	Staines – 6 minutes by bus
Distance to bus stop with good service	3	Waterworks , Staines Road
Distance to train station with good service	1	Staines 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.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
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-f – strongly performing and important to the strategic Green Belt
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		At Stage 1, the wider Local Area 27 performed strongly. At Stage 2 parcel 27 was divided into six and this sub-area (27-f) was assessed as meeting the purpose assessment criteria strongly, and making an important contribution to the wider strategic Green Belt. It was not recommended for release. If released this would result in the designation of weaker boundaries, but could be strengthened.

Stage 3b – Previously Developed Land	
Total site area	4.3
Amount of PDL (%)	27%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The built form is focused at the west side of the site and is made up of glasshouses and other structures associated with the site's horticultural use. As this is associated with horticultural use it may not fall into the NPPF definition of PDL. The eastern side of the site is more open and used for growing plants and paddocks.
Overall PDL Score	2 – whilst the site does include a notable quantity of built form this is excluded from the NPPF definition of PDL.

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	A mixture of glasshouses and other horticultural structures to the east and open fields and paddocks to the west.
Existing valued features, vegetation and infrastructure	The site is bounded to the south by an artificial channel associated with Thames Water infrastructure to the south. The northern boundary of the site is a belt of trees and hedges. Staines Road forms the west boundary.
Sense of tranquillity, remoteness and rural character	The site has the appearance of a working horticultural nursery. It is fairly developed to the east but more open to the west which is more tranquil and rural. There are open fields to the north and south giving an overall rural sense.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Views from upper floor windows of houses to the west along Ashford Road and New Farm Close. Also views from the homes along Northfield Road and Staines Road. There are views of the site from along Staines Road, near the site entrance but these will be mainly from those driving.
Sensitivity of site and wider landscape	Limited. Site has a particularly well-defined boundary to the south. The eastern end of site is attractive from a visual perspective but the more built-up less so.
Significance of Visual Impacts (qualitative)	
Visual effect of the development - Nature of the proposal - Siting - Size - Design	Site promoters have put the site forward for residential, economic or other uses. The type, nature and density of the development would determine the impact however it is likely to be a significant decline from the open east end of the site. The impact on change from the west end will depend on individual perspectives.

Stage 3c – Visual Amenity	
• Position and distance from which it is viewed • Officer judgment where info not all available	
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	Views from upper floor windows of houses to the west along Ashford Road and New Farm Close. Also views from the homes along Northfield Road and Staines Road. There are views of the site from along Staines Road, near the site entrance but these will be mainly from those driving.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would be significant and permanent for those that can view the eastern part of the site which is currently undeveloped and open. The change in view would be less significant to the west as there is already some built form, however the current horticultural use has a more rural feel than either residential or an economic use is likely to have.
Significance of impacts • Refer to Table 8 of methodology	Considered to be Moderate/High depending on the position of the receptor. Some of the homes are some distance from the site.
Potential mitigation measures	Mitigation other than enhanced planting is limited.
Overall visual amenity score	2
Commentary	At present the site performs a limited visual amenity role given the existing uses on site, although the eastern part is more open and has visual connections to the north. Impacts will be most severe for neighbouring properties along Staines Road but existing vegetation and the reservoir intake channel adjacent perform a screening/separation role.

Stage 4	
Stage 4a – Overall Performance of sites	
Stage 2 summary	
Site scores fairly well at Stage 2 – Close to other residential use, no non-absolute constraints (subject to flood risk mitigation and demonstration of a dry means of escape), and no loss of publicly accessible open space. Whilst there are good bus links adjacent, services within walking distance in Laleham are limited. Contributes to spatial strategy due to housing or economic floorspace use proposed but is important to the strategic Green Belt so does not fulfil this element.	
Stage 3 Summary	
Site is strongly performing at GBA Stage 1 and not recommended for release at Stage 2. It was the strongest performing of the six parcels that made up parcel 27 and is important to the wider strategic Green Belt.	
SA Summary (note: If poor performance do not consider deliverability)	
The site performs well against the housing objectives and could perform well against economic objective, depending on what is delivered on site, but poorly or neutrally against environmental objectives due to the majority of the land being an undeveloped Green Belt site and limited services within walking distance in Laleham.	
Overall conclusions	
Site is not considered appropriate to consider further due to the recommendations of both the Stage 1 and Stage 2 GBA, which concluded it could not be released without harming the integrity of the Green Belt. The site is also at risk of flooding and an exceptions test is required. A dry means of escape will need to be demonstrated, although the majority of Staines Road is within flood zone 3a.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Yes – submitted to call for sites
Consideration of development phasing	N/A due to site size
Comments	
Viability comments	None.

Stage 4c – Site Capacity	
Site size (ha)	4.3
Landowner/promoter preferred use and units (residential or commercial)	The site promoter has not suggested capacity
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Do not take forward for further consideration.

SC1/006 Tesco Extra, Escot Road, Sunbury

Site Information	
Proforma Created	02/04/19
Proforma last updated	02/04/19
Site ID	SC1/006
Site name/ address	Tesco Extra, Escot Road, Sunbury, TW16 7BB
Site area (ha)	3.6
Site description & context	The site is formed by a Tesco Extra supermarket with associated servicing area, a petrol filling station and large surface car park. The northern boundary of the site is formed by Staines Reservoir Aqueduct, beyond which is Sunbury Cross Shopping Centre and existing residential properties at Spelthorne Grove and Forest Drive. The M3 runs to the south of the site with various industrial uses to the west.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Call For Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 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.	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.
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 potentially contaminated due to existing petrol filling station, therefore development may enable

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 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 any reduction in retail floorspace 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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
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 retail offer as a mixed development.
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	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		

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 the existing retail facilities or as part of a comprehensive development.

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	- The site is not within flood risk areas. - Some surface and groundwater flooding issues but not significant
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	No biodiversity role on site.
Agricultural Land Classification	3	No constraints identified.
Land and water contamination	2	- Site includes active petrol filling station, operational for 23-30 years. - Investigation of contamination will be required and some remediation anticipated to make site suitable for residential use.
Heathrow Noise Contours	3	Site outside of 66 Leq noise contour.
Heritage Assets	2	Within area of archaeological potential but previous development likely to have revealed if any artefacts found
Landscape Character and Townscape	3	- No landscape character issues identified. - The surrounding area is in a mix of uses, including industrial, offices and residential - Site is well contained and visible within the context of the wider Sunbury Cross/Windmill Road area. It is a triangular site formed by its position between two major road networks – the A308 and the M3. This is not considered to be an area of townscape sensitivity and the existing site is typical of an out/edge of town retail centre that does not make particularly efficient use of land with a single storey supermarket, including mezzanine, and large surface car park. As such, any increases in height and density are likely to be acceptable, subject to good design and layout.

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 large supermarket, car park and petrol filling station. There is unlikely to be any opportunity to provide substantial open space on site.
What is the nature and quality of its role?	Retail	
Is the site publicly accessible?	No	

Stage 2c – Open Space and Recreation Value		
Based on Open Space Assessment		
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.

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	Springfield Primary School (via Brooklands Close)
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	Within the site of a large supermarket 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	The existing Tesco site has its own bus stop and is well served by a variety of routes (Staines, Kingston, Heathrow, Walton, Woking etc)
Distance to train station with good service	2	11 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.

Stage 4	
Stage 4a – Overall Performance of sites	
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 mixed retail/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 if the retail offer from the supermarket were reduced, 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 (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 retail floorspace), water consumption and noise/air quality (due to M3), although this could be mitigated by design.	
Overall conclusions	
The site is located within the urban area and its current layout and scale for retail purposes is not considered to make efficient use land, due to the large swathe of surface car parking and a relatively low density supermarket building, 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. This would be contingent on retaining the existing quantum of retail floorspace as this is one of the few larger supermarkets serving the local area and supports a number of jobs. Whilst the site is considered suitable for redevelopment, it is not considered necessary to allocate through the Local Plan as limited benefits have been identified from a potential allocation. The site could potentially come through the planning system, guided by policies in the Local Plan, without allocation. Any development would need to resist the loss of the existing retail use.	

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	Would depend on the nature of development, i.e. additional built form or comprehensive redevelopment
Comments	Further discussions would be required with the landowner to establish the most suitable form of development that maximises the efficiency of the site and delivers housing whilst retaining the existing retail provision, which could be done in a number of ways. A mixed use scheme could be suitable on site but would need to be configured to resist the loss of the existing retail function.
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)	3.6
Landowner/promoter preferred use and units (residential or commercial)	Partial or comprehensive residential and/or economic development redevelopment
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Little detail has been provided by the site promoter on the type of development that could come forward. There are a number of options for ways to develop the site, mindful that the existing retail offer should be retained to serve the community and support employment. The surface car park could be rationalised to provide underground or multi-level parking, which would free up land for housing development. Or the whole site could be comprehensively developed to provide a new supermarket with flats above and underground or multi storey car parking. The existing building is fairly low in an area of high-rise development so the site could take a substantially taller building of a high quality design. SLAA assumption is 50 net dwellings but this is only a rough estimate and the site could potentially take many more, depending on the way the site is developed.

SC1/009 Land to the north of M3 J1, Sunbury

Site Information	
Proforma Created	03/04/19
Proforma last updated	04/04/19
Site ID	SC1/009
Site name/ address	Land to the North of M3 J1, Sunbury, TW16 5LN
Site area (ha)	6.3
Site description & context	The site is currently open greenfield land. Trees and vegetation occupy and line the site. The site is a former reservoir and filter bed site which was filled in during the 1990s. A small area of lorry parking is situated to the south west of the site, with Costco store to the west, the M3 to the south and Aquifer to the east. The character of the wider area is largely urban to the west of the site and more rural to the east. Commercial uses neighbour the site immediately to the west, with residential development to the north west. Kempton Park is situated further south of the site past the A316.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call For Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 of approx. 150 dwellings on GB site, close to urban area.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	Site on the edge of the urban area, close to a bus stop, train station and employment site. Site is 20-35 min walk from schools, GP and convenience store. Not particularly well served by open space and some potential to provide amenity space within the site as part of redevelopment Concern over air quality issues due to close proximity to A316 and near 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	-	The site is greenfield land however is a historic landfill site. Remediation work required for

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
protect soil quality and quantity		development is likely to reduce land contamination. The site is not in agricultural use.
5. To reduce air and noise pollution	-	Noise and air quality impact from A316/M3 would need to be mitigated as it would affect the quality of life for future residents. Car movements from site increase from current greenfield use 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.	-	No positive or negative impacts identified on the Borough's landscape character or open space. Site is currently well screened from the road but does contribute to the gap between Spelthorne and Hounslow and holds some landscape value.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	+	The site is located within close proximity to 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	-	The current use uses no resources so development will cause a significant increase. Some mitigation will be possible through sustainable construction and incorporation of renewable and low carbon energy.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
move to a low carbon economy.		
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	Site could contribute 150 dwellings including some affordable
Meets specific needs	2	Potential to meet some affordable housing need as large site in green belt. Site promoter not putting site forward meet specialised needs.
Opportunities for higher density development, where appropriate	2	The site is being put forward for 33 dph. Potential opportunity for higher densities.
Opportunities for infrastructure provision	2	Site would be expected to make some provision for example play space.
Brownfield land	1	Green field Green Belt site.
Opportunities for mixed use development	1	Site promoted for residential 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		
Green Belt site important so strategic Green Belt	1	

Spatial Strategy Score	
Score	Comments
2	The site is greenfield and within the Green Belt, making an important contribution to the strategic Green Belt, at odds with the preferred strategy. The site would however provide needed housing but is unlikely to be large enough to accommodate supporting infrastructure. The provision of housing must be weighed up against loss of strategic Green Belt.

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	3	- Surface water: two small areas of 1% and 0.1% in the middle of the site. >75% Ground water flooding. - Outside flood risk area.
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	No biodiversity role on site.
Agricultural Land Classification	3	No constraints identified.
Land and water contamination	3	- Site is historic landfill site. Likely contamination from previous uses. - Remediation likely to be required.
Heathrow Noise Contours	3	Site outside of 66 Leq noise contour.
Heritage Assets	3	Site unlikely to affect heritage assets.
Landscape Character and Townscape	3	- No landscape character issues identified. - The surrounding area is in a mix of uses, including wholesale retail, industrial, and further away residential and depot - Site is bounded by A316, Staines Reservoirs Aquaduct, and Costco.

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 open space but is not believed to perform an open space 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	The site does not perform a recreation role and is not publicly accessible.

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	Kenyngton Manor Primary School via Snakey Road
Distance to secondary school	2	Sunbury Manor School
Distance to health centre or GP surgery	2	Sunbury Health Centre
Distance to local convenience retail	2	Tesco Sunbury
Distance to major centres or centres of employment	2/3	Hanworth Road industrial area/ 20 minutes to Feltham
Distance to bus stop with good service	3	Park Road bus stop (subject to new access being created)
Distance to train station with good service	2	Sunbury Railway Station.
Qualitative Assessment		The walking distances identified are from the edges of site rather than centre. As the surrounding roads are so busy the walk is likely to be unpleasant for pedestrians along busy roads.
Potential impacts of planned infrastructure		None identified.
Opportunities to improve connectivity or provide supporting infrastructure		None identified.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 16 – strongly performing
Green Belt Assessment Stage 2 score	1	Sub area 16-c – moderately performing/ Important contribution to wider strategic Green Belt
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		At stage 2 the site was considered as part of the parcel 19-a and meets the purpose assessment criteria moderately but makes an important contribution to the wider strategic Green Belt. Existing inner boundaries are not readily recognisable in the west therefore release would strengthen them.

Stage 3b – Previously Developed Land	
Total site area	6.3
Amount of PDL (%)	0%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The site is a field with some trees and is not previously developed land. There are no prominent features on site.
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Site is open field and trees with no prominent features.
Existing valued features, vegetation and infrastructure	Trees all around the site boundaries and into the centre of the site.
Sense of tranquillity, remoteness and rural character	The site is bounded to the west by the built edge of Sunbury-on-Thames, which comprises the edge of an industrial estate. It is also bounded to the south by Country Way (A316), reservoir aqueduct to the north and Felthamhill Brook to the north. The site has a very urban feel.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Trees all around the site boundaries. The southern/eastern edge along the A316 also has metal railings. Views into the site are limited.
Sensitivity of site and wider landscape	The site is a field and trees however is surrounded adjacent to a commercial unit to the west. The site has a largely rural character given links with the wider Green Belt.
Significance of Visual Impacts (qualitative)	
Visual effect of the development - Nature of the proposal - Siting - Size - Design - Position and distance from which it is viewed - Officer judgment where info not all available	Views into the site are limited by the trees however if they were removed there would be a permanent and significant change from field residential or commercial. Development of 150 units would likely be of a notable size but may be designed sensitively to reduce impacts.
Visual receptors - Location and context of viewpoint - Expectations and occupation or activity of receptor - Importance of view	Those travelling along the A316 will have views of the site but impacts will be temporary. Some homes along Ashridge Road can view the site from gardens and first floor windows.

Stage 3c – Visual Amenity	
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change in view would be significant, particularly if tree were lost however the receptors are limited and the mains view are from those travelling along the A316. Homes to the north west would also have views from the first floor windows but may be screened by vegetation.
Significance of impacts • Refer to Table 8 of methodology	Impacts would be moderate/low given the existing uses surrounding the site, with the A316 to the east and commercial uses to the west. There may be a greater impact on properties along Ashridge Way but if existing mature trees are maintained this could be minimised.
Potential mitigation measures	Retaining trees around boundaries to screen the site.
Overall visual amenity score	2
Commentary	

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores well at Stage 2 – the site is in a fairly sustainable location (although the walk would be unpleasant), with employment bus and train station. There are few non-absolute constraints. The site contributes moderately to the spatial strategy as could accommodate residential development (promoted by site owner) or employment use. Benefits of development need to be weighed against the loss of strategic Green Belt site.
Stage 3 Summary
The site is strongly performing Green Belt at stage 1 of the GBA and moderately performing at stage 2, although it is deemed to make an important contribution to the wider strategy Green Belt. The site does not contain any PDL but the wider commercial character of the area means visual impacts are limited.
SA Summary (note: If poor performance do not consider deliverability)
The site performs well against the housing, employment and sustainable transport objectives. Neutral impacts are identified for health, biodiversity, heritage and flooding objectives. The site performs negatively against water consumption and noise/air quality (due to proximity to A316 and Sunbury Cross M3), although some of these issues could be mitigated by design.
Overall conclusions
The site is located on the edge of the urban area and close to a bus stop and within easy walking distance of a train station. It is 20-35 mins walk from other

Stage 4	
Stage 4a – Overall Performance of sites	
facilities and the walk is likely to be unpleasant along busy roads. If the site were to be released it would be considered more suitable for employment use rather than residential development which is promoted, however given its performance against the Green Belt Assessment it is not considered suitable for release. The site is deemed to perform an important role in terms of the strategic function of the Green Belt.	
Site is not suitable for release.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Promoted through the call for sites.
Consideration of development phasing	
Comments	
Viability comments	Potential access route into site required.

Stage 4c – Site Capacity	
Site size (ha)	6.3
Landowner/promoter preferred use and units (residential or commercial)	
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Site not considered suitable for development.

SC1/010 Land east of Groveley Road & Vicarage Road, Sunbury

Site Information	
Proforma Created	15/04/19
Proforma last updated	15/04/19
Site ID	SC1/010
Site name/ address	Land east of Groveley Road and Vicarage Road, Sunbury, TW16 7QQ
Site area (ha)	10.6
Site description & context	The site is located to the east of Groveley Road and comprises an open field within the Green Belt. The site is generally flat and bound by Felthamhill Brook to the south. The site is located on the border of Spelthorne and Hounslow local authority areas. The site is currently used for agriculture. The site is an historic landfill site worked between 1945 and 1955. A public house is situated immediately west of the site with Staines Rugby Football club located north of the site along with recreational fields that surround the site on the east side. A school sits to the south. Residential development and a parade of shops are located to the west of the site along with allotments that run along Groveley Road. The character of the wider area is largely rural to the north and east and urban further west.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Submitted to the Call for Sites.



Stage 1 – Absolute constraints (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. High pressure pipeline consultation area

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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.	++	There is scope for housing to be provided on the site.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	Fairly well-located site on edge of urban area, close to local services. This is likely to encourage healthy lifestyles. Recreation ground to the west. Development would likely increase car use.
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 risk of groundwater flooding. Site is currently grassed and replacement of this with hardstanding would increase risk of surface water flooding. Permeable surfaces could help to mitigate this. However the change in use from open fields to residential will significantly increase the carbon emissions from the site.
4. To reduce land contamination and	-	The site is greenfield with no existing development however the site is a former landfill and is likely to require remediation work. The

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Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
protect soil quality and quantity		site does not facilitate the efficient use of land and prioritise brownfield.
5. To reduce air and noise pollution	-	The change in use from open fields to residential will significantly increase the carbon emissions from the site and increase vehicle movements to and from it.
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.	-	The site is open green area located next to a recreation ground. The space is in a prominent area visible from Groveley Road and Vicarage Road. It provides a an area of green space which breaks up the built development adjacent
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	+	The site is located within close proximity to 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. There is limited current employment associated with the agricultural use of the site.
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.	-	The current use does not have any impact on resources or emissions. Re-development will lead to increased pressure on resources and will likely increase emissions from the residential use and through additional vehicle movements.
12. To maintain and improve water	-	Introduction of a residential use will result in additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
quality and promote the efficient use of water		

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	The site is in an area of existing residential development. It could make a contribution to housing needs however the land is greenfield.
Meets specific needs	2	The site may be able to contribute towards to meeting specific needs given its size.
Opportunities for higher density development, where appropriate	2	The site is within a suburban location and is likely to be developed at medium density.
Opportunities for infrastructure provision	2	Site may be able to provide some new infrastructure given its size.
Brownfield land	1	The site is greenfield.
Opportunities for mixed use development	1	May be able to accommodate some small scale provision.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	2	Could be scope for the adjoining recreation ground to be enhanced and made publicly accessible.
Additional factors		
Strongly performing Green Belt	1	

Spatial Strategy Score	
Score	Comments
2	The site would provide the opportunity to accommodate a notable quantity of new homes and may be large enough to accommodate small scale infrastructure or mixed use. The site is however strongly performing Green Belt and makes an important contribution to the wider strategic Green Belt, so is at odds in this respect.

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	- Surface water: areas of all three - mainly to the west of the site. - Ground water: West part of site >25%-<50%; the rest of the site is >75% - The site is not within a flood risk area.
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	No biodiversity role on site.
Agricultural Land Classification	3	Site in agricultural use but not best and most agricultural land.
Land and water contamination	1	- Site is part of a historic landfill site. Site filled between 1940s and 1960s, i.e. prior to introduction of national waste management legislation. - Investigation and remediation likely to be required to make site suitable for use.
Heathrow Noise Contours	3	Site outside of 66 Leq noise contour.
Heritage Assets	3	Would not affect heritage assets.
Landscape Character and Townscape	2	The site is not within a landscape character area but is an open green field and makes some contribution to the landscape of the area.

Stage 2c – Open Space and Recreation Value		
Based on the Open Space Assessment		
Decision aiding questions	Response	Commentary
Does the site perform a recreation role?	No	The site is in agricultural use and does not perform a recreation role.
What is the nature and quality of its role?	-	
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 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	Kenyngton Manor Primary School.
Distance to secondary school	2	St Paul's Catholic College or Sunbury Manor School (non-denomination).
Distance to health centre or GP surgery	1	Sunbury Health Centre.
Distance to local convenience retail	3	Groveley Road parade.
Distance to major centres or centres of employment	3	BP Business Park
Distance to bus stop with good service	3	Kinross Drive bus stop
Distance to train station with good service	2	Sunbury Railway Station
Qualitative Assessment		The walking distances identified are from The Running Horse pub.
Potential impacts of planned infrastructure		None identified.
Opportunities to improve connectivity or provide supporting infrastructure		None identified.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 16 – strongly performing
Green Belt Assessment Stage 2 score	1	Sub area 16-a – Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended for further consideration.
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		The site considered at Stage 1 as land of Sub Area 16. At stage 2 it was considered as part of sub area 16-a. This parcel meets the purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended for further consideration. If released, the sub-area would therefore result in the designation of a Green Belt boundary of similar strength to the existing inner Green Belt boundary.

Stage 3b – Previously Developed Land	
Total site area	10.6ha
Amount of PDL (%)	0%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The site is a field with some trees and does not contain any built form.
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Site is open field and trees.
Existing valued features, vegetation and infrastructure	Trees all around most of the eastern and southern edge of the site boundaries.
Sense of tranquillity, remoteness and rural character	The site is bounded to the west by Groveley Road and Vicarage Road and a public house is situated inset to the site. Staines Rugby Football club located north of the site along with recreational fields that surround the site on the east side. A school sits to the south. Residential development and a parade of shops are located to the west of the site along with allotments that run along Groveley Road. The character of the wider area is largely rural to the north and east and urban further west. The road and housing adjacent limits the sense of tranquility and remoteness, as do the sports fields to the north.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Trees all around most of the eastern and southern site boundaries however the site is visible from Groveley and Vicarage Roads and the residential homes and allotments. Site is visible from the public house, the recreation ground and Rugby Club.
Sensitivity of site and wider landscape	The site is a field and trees. The west and southern sides have a more urban feel but the north and east as more sensitive.
Significance of Visual Impacts (qualitative)	
Visual effect of the development - Nature of the proposal - Siting - Size - Design - Position and distance from which it is viewed - Officer judgment where info not all available	Views into the site are limited to some extent by the trees to the south and east however if they were removed there would be a permanent and significant change from field to residential. There are currently more open areas along Groveley Road. Development of the site would have a substantial impact on the area given its likely large scale.

Stage 3c – Visual Amenity	
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	Those living and travelling along Groveley and Vicarage Roads will be impacted, although this will be temporary. Allotments on the opposite side of Groveley Road will also have views into the site and may create a more urban feel for the area. Recreation ground and Staines Rugby Footballs Club have views into the site but is considered to be a medium receptor. Properties along Groveley Road are likely to have some views and will lose their existing green aspects.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change in view would be significant and permanent. For the majority of neighbouring uses such as the public house, sports fields and road users impacts will be less significant given the temporary experience of views. For properties opposite along Groveley Road, who are high visual receptors, impacts will be dominant given the substantial change in view from the existing. There may however be opportunities for screening to reduce the impact.
Significance of impacts • Refer to Table 8 of methodology	Major/High impact expected given neighbouring visual receptors.
Potential mitigation measures	Retaining trees around eastern and southern boundaries.
Overall visual amenity score	1
Commentary	

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores well at Stage 2 – the site is in a reasonably sustainable location, with a primary school, convenience store, employment site and bus stop fairly close. A secondary school and GP are however further away. The site makes a contribution to the spatial strategy and may be able to provide some one site supporting facilities, however is strongly performing Green Belt and this is at odds with the preferred strategy. There are few non-absolute constraints, although land remediation is likely to be required.
Stage 3 Summary
The site is strongly performing Green Belt and makes an important contribution to the strategic Green Belt. The site does not contain any PDL as is open undeveloped Green Belt, and as such, performs an important visual amenity role for nearby properties. Visual impacts are expected to be less severe for neighbouring commercial and recreational uses, although impacts would be reduced with screening.

Stage 4	
Stage 4a – Overall Performance of sites	
SA Summary (note: If poor performance do not consider deliverability)	
The site performs well against housing, economic and transport objectives as would provide the opportunity to deliver a notable quantity of homes in a reasonably sustainable location. It does however perform negatively against land quality, pollution, landscape, water and emissions objectives as is open undeveloped greenfield land.	
Overall conclusions	
The site is within Green Belt sub area 1-6a which meets Green Belt purposes strongly, and makes an important contribution to the wider strategic Green Belt. The site would however deliver a significant quantity of homes, however this is not considered to outweigh the harm to the wider Green Belt.	
It is not recommended for further consideration.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Yes – submitted to call for sites.
Consideration of development phasing	N/A
Comments	
Viability comments	

Stage 4c – Site Capacity	
Site size (ha)	10.6
Landowner/promoter preferred use and units (residential or commercial)	Residential
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Site is within a parcel of strongly performing green belt. Not suitable for development.

SC1/012 Sunbury One, Brooklands Close, Sunbury

Site Information	
Proforma Created	04/04/19
Proforma last updated	16/04/19
Site ID	SC1/012
Site name/ address	Sunbury One, Brooklands Close, Sunbury, TW16 7DX
Site area (ha)	0.41
Site description & context	The site is situated in the south west corner of Sunbury International Business centre - an industrial / commercial estate off the eastern side of Windmill Road and a designated Employment Area. The surrounding properties to the north and west comprise further industrial / commercial units, with the Tesco superstore to the east and the M3 motorway to the south.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Search of sites in the planning system - expired



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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	Site is proposed for commercial use
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	Well-located site within urban area, part of Sunbury International Business centre - an industrial / commercial estate off the eastern side of Windmill Road and a designated Employment Area. Close to Upper Halliford and Sunbury Stations.
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 >50%-<75%. Surface water: 0.1% across most of the site. 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 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 higher density.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	0	Site currently in commercial use so no change.
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 Upper Halliford and Sunbury train stations to encourage sustainable travel. A number of bus services make use of the stop as Tesco Sunbury which is close by
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	0/+	Site in existing business/commercial use to significant change unlikely however positive that it is retained for employment.
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.	0	Site in existing business/commercial use to significant change unlikely.
12. To maintain and improve water quality and promote the efficient use of water	0	Site in existing business/commercial use to significant change unlikely.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	1	Proposed to retain the site in commercial/business use
Meets specific needs	1	Proposed to retain the site in commercial/business use
Opportunities for higher density development, where appropriate	2	The site is within an urban, sustainable location and has potential for redevelopment 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	Proposed to retain the site in commercial/business use
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	1	Retention of site in commercial/business use.
Additional factors		

Spatial Strategy Score	
Score	Comments
2/3	The site is brownfield and located within the urban area in a sustainable location close to transport facilities, to be retained in commercial/business use.

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	2/3	Some surface and groundwater flooding issues but not significant
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	No biodiversity role on site.
Agricultural Land Classification	3	No constraints identified.
Land and water contamination	3	Light industrial unit developed on site. Site includes an electricity sub-station. Site investigation nearby in 2012 found elevated levels of carbon dioxide requiring basic ground gas protection. In accordance with NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use.

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 66 Leq noise contour.
Heritage Assets	3	Would not affect heritage asset
Landscape Character and Townscape	3	- No landscape character issues identified. - The immediate surrounding area is business park - Site is well contained and visible from the M3 as part of wider site.

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 commercial uses.
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.

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	Springfield Primary School (non-denomination)
Distance to secondary school	2	Sunbury Manor School
Distance to health centre or GP surgery	2	Upper Halliford Medical Centre
Distance to local convenience retail	3	Tesco Extra Sunbury
Distance to major centres or centres of employment	3	Within Sunbury International Business centre - an industrial / commercial estate
Distance to bus stop with good service	3	Bus stop at Tesco Extra

Distance to train station with good service	3	Upper Halliford Railway Station
Qualitative Assessment	The site is considered to be well connected as an employment site and well-located next to bus and train services.	
Potential impacts of planned infrastructure	None identified.	
Opportunities to improve connectivity or provide supporting infrastructure	None identified.	

Stage 4

Stage 4a – Overall Performance of sites

Stage 2 summary

Site scores well at Stage 2 – the site is in a sustainable location, within and existing business centre and close to bus and train stations. There are few non-absolute constraints.

The site contributes moderately to the spatial strategy as it is not providing homes however retaining the employment use within within the defined Employment Area is will support provision of jobs.

Stage 3 Summary

N/A

SA Summary

(note: If poor performance do not consider deliverability)

The site performs well against the employment and transport objectives. Neutral impacts are identified for many other objectives because the site is to be retained as business/commercial use.

Overall conclusions

The site is located within the urban area and in a sustainable site in close proximity to public transport. The site is considered suitable for redevelopment as long as it retains employment use. This would however unlikely result in a significant net gain in employment floorspace.

Whilst the site is considered suitable for redevelopment, it is not considered necessary to allocate through the Local Plan as limited benefits have been identified from a potential allocation. The site could potentially come through the planning system as windfall development, guided by policies in the Local Plan, without allocation. Any development would need to resist the loss of the existing employment use.

Stage 4b – Deliverability

Has the site been confirmed as available?	No
Has the owner been contacted?	No
Consideration of development phasing	No appropriate as small site
Comments	Further discussions would be required with the landowner to establish if they would like to redevelop it. Consideration needed as to why previous planning permission expired.
Viability comments	Remediation for any contaminated land unlikely to be needed for continued business use.

Stage 4c – Site Capacity	
Site size (ha)	0.41
Landowner/promoter preferred use and units (residential or commercial)	Economic redevelopment.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	

SC1/014 Land at r/o 2-32 Escot Road/Spelthorne Grove, Sunbury

Site Information	
Proforma Created	09/04/19
Proforma last updated	09/04/19
Site ID	SC1/014
Site name/ address	Land at r/o 2-32 Escot Road/Spelthorne Grove, Sunbury, TW16 7BZ
Site area (ha)	0.23
Site description & context	The site is currently occupied by open space with several mature trees in the southern part of the site. Trees also line the west of the site. The site is located at the corner of Escot Road and Staines Road West and accessed via Escot Road. The site adjoins a play area to the south, with flatted development immediately to the east along Spelthorne Grove.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Officer site search in urban area



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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.	+	There is scope for housing to be provided on the 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. Open space/recreation ground adjoins the site. Significant noise and air pollution issues due to close proximity to Staines Road West (A308) and the turning for Tesco which is often extremely busy.
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 risk of groundwater flooding. Site is currently grassed and replacement of this with hardstanding would increase risk of surface water flooding. Permeable surfaces could help to mitigate this.
4. To reduce land contamination and protect soil quality and quantity	-	The site is greenfield with no existing development. There are no recorded contamination uses. Development could impact negatively on soil quality and quantity.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	-	The site is already subject to a significant amount of noise and air pollution due to the proximity to the A308. There is potential for this to be mitigated to an extent through construction however it is unlikely to be fully mitigated due to the number of vehicle 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.	-	The site is open green area located next to a recreation ground. The space is in a prominent area at the junction of Staines Road West and Escot Road. It provides a an area of green space which breaks up the built development adjacent
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. There are no current employment uses on or associated with, the site
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.	-	The current use does not have any impact on resources or emissions. Re-development will lead to increased pressure on resources and will likely increase emissions through additional vehicle movements.
12. To maintain and improve water	-	Introduction of a residential use would likely result in additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
quality and promote the efficient use of water		

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	2	The site is in an area of existing residential development. It could make a contribution to housing needs however the land is greenfield.
Meets specific needs	2	The site may be too small to contribute towards this.
Opportunities for higher density development, where appropriate	3	The site is within an urban, sustainable location and could come forward at higher densities.
Opportunities for infrastructure provision	1	Site likely to be too small – new access would be required.
Brownfield land	1	The site is greenfield adjacent to an existing recreation ground.
Opportunities for mixed use development	1	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	Could be scope for the adjoining recreation ground to be enhanced.
Additional factors		

Spatial Strategy Score	
Score	Comments
1	The site is greenfield within an urban area and adjoins an area of recreation. Given its small size housing provision would be limited.

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	2/3	- No flood risk - Some groundwater flooding issues but not significant
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	No biodiversity role on 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
Agricultural Land Classification	3	No constraints identified.
Land and water contamination	3	No formal recorded uses for this land that could give rise to contamination. In accordance with NPPF would require site investigation.
Heathrow Noise Contours	3	Site outside of 66 Leq noise contour.
Heritage Assets	3	Would not affect heritage asset
Landscape Character and Townscape	2	The site is within the urban area and breaks up the high density development nearby. The wider area is not considered to be particularly sensitive.

Stage 2c – Open Space and Recreation Value		
Use Open Space Assessment		
Decision aiding questions	Response	Commentary
Does the site perform a recreation role?	Yes	The site performs a recreation role. The play area to the south is Public Urban Open Space. The north of the site is open space which offers informal recreation and an area for dog walkers. The land is subject to a section 52 agreement associated with the Tesco superstore. The play area was transferred to SBC, however the land to the north is owned by Tesco.
What is the nature and quality of its role?	Formal and informal	
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
		1 Performing an important recreation role

Stage 4
Stage 4a – Overall Performance of sites
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 provides an area of recreation for use by local residents both with formal and informal provision.
Stage 3 Summary
N/A
SA Summary (note: If poor performance do not consider deliverability)
Given the site's sustainable location it performs well against transport objectives, as well as housing and employment. The site is however open recreation space

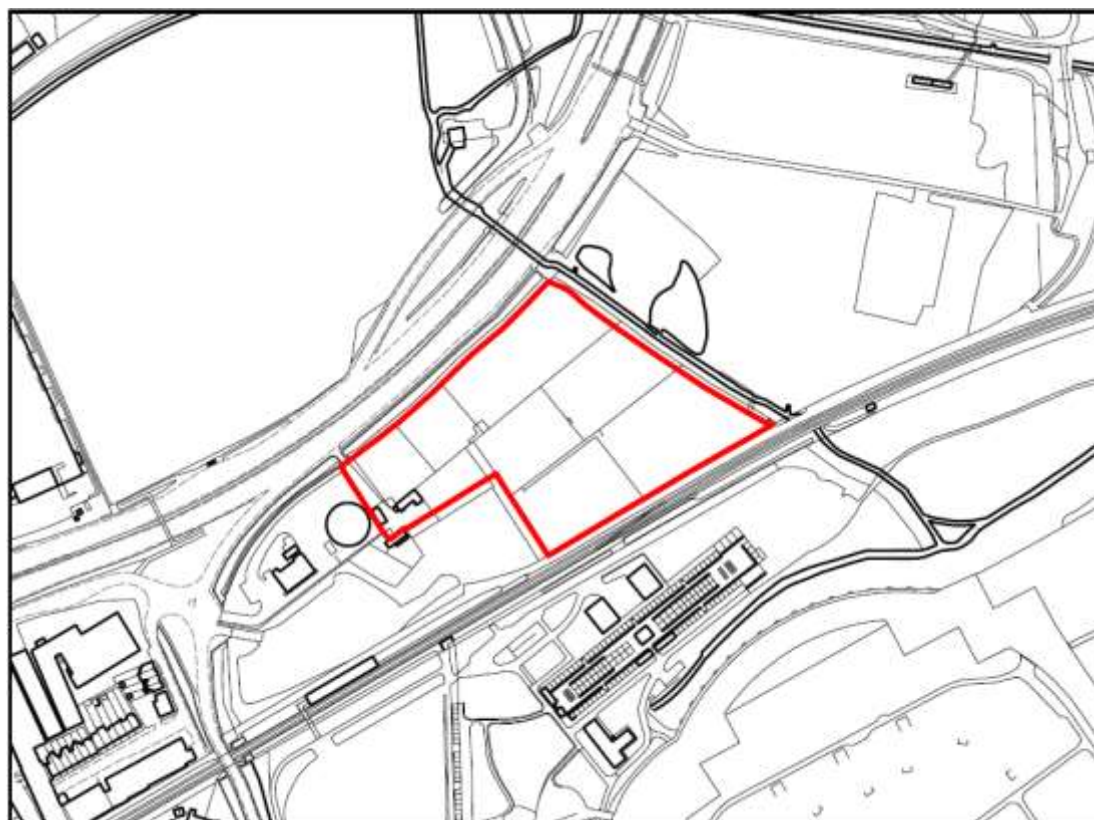
and results in negative impacts on landscape, land quality, pollution, emissions and water use.
Overall conclusions
The site performs an important recreation role.
Discount from consideration.

Stage 4b – Deliverability	
Has the site been confirmed as available?	No
Has the owner been contacted?	Yes – no response
Consideration of development phasing	N/A
Comments	
Viability comments	

Stage 4c – Site Capacity	
Site size (ha)	0.30
Landowner/promoter preferred use and units (residential or commercial)	Not promoted
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Site is in recreation use and plays an important role DISCOUNT

SE1/014 Land to SE of Hanworth Road, Sunbury

Site Information	
Proforma Created	16/04/19
Proforma last updated	25/04/19
Site ID	SE1/014
Site name/ address	Land to SE of Hanworth Road, Sunbury, TW16
Site area (ha)	2.31
Site description & context	The land is located between the Shepperton to Waterloo railway line and the A316 Hanworth Road and is adjacent to Kempton Park Works. The land is broadly flat is set below, but has access onto, the A316. It comprises stables, exercise yard and grazing as an established equestrian use but built development is limited to a small area and the overall site is largely open and undeveloped.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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.	+	There is scope for housing to be provided on the site and promoters have also stated it may be suitable for other residential uses (traveller site, student accommodation, accommodation for older people, self-build).
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	Good access to bus stop, Kempton Park train station and Hanworth Road employment area but access to other schools and shops is more limited, providing fewer opportunities for walking. Noise and air pollution issues due to close proximity to Hanworth Road (A316).
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 risk of groundwater flooding. Site is currently grassed and replacement of this with hardstanding would increase risk of surface water flooding. Permeable surfaces could help to mitigate this.
4. To reduce land contamination and protect soil quality and quantity	-	The site is greenfield with no existing development. There are no recorded contamination uses. Development could impact negatively on soil quality and quantity.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	-	The site is subject to some noise and air pollution due to the proximity to the A316. It is unlikely to be fully mitigated due to the number of vehicle 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.	-	The site is open green area located between the A316 and the railway line.
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. There are no current employment uses on or associated with, the site
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.	-	The current use does not have any impact on resources or emissions. Re-development will lead to increased pressure on resources and will likely increase emissions through additional vehicle movements.
12. To maintain and improve water quality and promote the	-	Introduction of a residential use would result in additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
efficient use of water		

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	Site could make a contribution to housing needs.
Meets specific needs	3	The site promoter putting site forward for 60 units. Would be able to accommodate affordable and possible other specific uses.
Opportunities for higher density development, where appropriate	2	The site is within a suburban/rural part of the borough so not suitable for high density development.
Opportunities for infrastructure provision	1	Site likely to be too small – new access would be required
Brownfield land	1	The site in equestrian use but is greenfield
Opportunities for mixed use development	1	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	
Additional factors		

Spatial Strategy Score	
Score	Comments
2	The site is greenfield and makes an important contribution to the wider strategic Green Belt, at odds with the spatial strategy. The site would however provide the opportunity to meet housing needs, potentially of specific groups of the community.

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	- Some groundwater flooding issues >75% - Surface water: Small areas of 0.1% within site with one small area of 1% in the middle. - Not within flood risk area.
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	No biodiversity role on 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
Agricultural Land Classification	3	No constraints identified.
Land and water contamination	3	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.
Heathrow Noise Contours	3	Site outside of 66 Leq noise contour.
Heritage Assets	3	Would not affect heritage asset
Landscape Character and Townscape	3	The site is not within a landscape character area but does contribute to the openness of the countryside due to its use as an open equestrian field.

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 (but not public)	The site is in equestrian use and therefore in a form of recreation use but is not publicly accessible.
What is the nature and quality of its role?	Formal	
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 Equestrian use to a certain extent performs a recreation role, however the site is not publicly accessible.

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	Chennestone Primary School
Distance to secondary school	2	Sunbury Manor School

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 health centre or GP surgery	2	Sunbury health Centre
Distance to local convenience retail	2	Costcutter, The Parade, Sunbury
Distance to major centres or centres of employment	2 3	Staines – 40 minutes Sunbury employment area – 11 minutes
Distance to bus stop with good service	2	Park Road
Distance to train station with good service	2	13 mins to Kempton Park 20 mins to Sunbury rail station
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. An access route into the site would be required.
Opportunities to improve connectivity or provide supporting infrastructure		

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 19 – strongly performing
Green Belt Assessment Stage 2 score	2/3	Sub area 19-a – moderately performing/ Important contribution to wider strategic Green Belt
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		At stage 2 the site was considered as part of the parcel 19-a and meets the purpose assessment criteria moderately but makes an important contribution to the wider strategic Green Belt. Existing inner boundaries are not readily recognisable in the west therefore release would strengthen them.

Stage 3b – Previously Developed Land	
Total site area	2.31
Amount of PDL (%)	2.5%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The site is a paddock field with some small built structures at the western end of the site.
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Site is open field used for horse grazing and trees border the paddocks.
Existing valued features, vegetation and infrastructure	Small built shed-like sits at the western end with trees lining the boundaries.
Sense of tranquillity, remoteness and rural character	The site is bounded to the west by the built edge of Sunbury-on-Thames, which comprises the edge of an industrial estate. It is also bounded to the north by Country Way (A316), to the east by the Port Lane Brook, and to the south by the Shepperton branch railway line. The site has a very urban feel.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Trees all around the site boundaries. The southern/eastern edge along the A316 also has metal railings. Views into the site are limited.
Sensitivity of site and wider landscape	The site is a field and trees however is surrounded adjacent to a commercial unit to the west. The site has a largely rural character to the east given links with the wider Green Belt with more urbanising influences to the west.
Significance of Visual Impacts (qualitative)	
Visual effect of the development - Nature of the proposal - Siting - Size - Design - Position and distance from which it is viewed - Officer judgment where info not all available	Views into the site are limited by the trees however if they were removed there would be a permanent and significant change from field residential or commercial. Development of 60 units would likely be of a notable size but may be designed sensitively to reduce impacts.
Visual receptors - Location and context of viewpoint - Expectations and occupation or activity of receptor - Importance of view	Those travelling along the A316 will have views of the site but impacts will be temporary. There are no homes adjacent to the site with receptors largely of a commercial nature. The

Stage 3c – Visual Amenity	
	view is therefore considered to be of limited importance.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change in view would be significant, particularly if trees were lost however the receptors are limited and the main views are from those travelling along the A316 and for commercial uses adjacent.
Significance of impacts • Refer to Table 8 of methodology	Impacts would be moderate/low given the existing uses surrounding the site, with the A316 to the north and commercial uses to the west.
Potential mitigation measures	Retaining trees around boundaries to screen the site.
Overall visual amenity score	2
Commentary	The eastern part of the area has a sense of visual containment, due to dense planted buffers along the eastern and northern whilst the A316 to the north is a significant urbanising influence. Noting the stronger contribution of the eastern area to maintaining the openness of the countryside, overall the sub-area has a semi urban character but plays a limited visual amenity role.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores fairly 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 provides an area of recreation for use by local residents both with formal and informal provision.
Stage 3 Summary
The site is moderately performing Green Belt but plays an important role in maintaining the strategic Green Belt. The site contains very little built form and plays a limited visual amenity role largely due to the nature of neighbouring uses. The open field does however perform a role in maintaining the openness of the countryside.
SA Summary (note: If poor performance do not consider deliverability)
The site performs positively against housing, transport and employment uses due to its sustainable location and options for development, however it performs

Stage 4
Stage 4a – Overall Performance of sites
negatively against land quality, pollution, landscape, emissions and water as it is currently open greenfield land.
Overall conclusions
The site is located on the edge of the urban area with services generally within the preferred maximum walking distance, although the walk is likely to be unpleasant along busy roads. A new access road into the site would be required whilst it is not subject to any non-absolute constraints that can't be overcome. Given the site's performance against the Green Belt Assessment it is not considered suitable for release. The site is deemed to perform an important role in terms of the strategic function of the Green Belt.
Site is not suitable for release.

Stage 4b – Deliverability	
Has the site been confirmed as available?	No
Has the owner been contacted?	Submitted to call for sites.
Consideration of development phasing	N/A
Comments	
Viability comments	Access road into site required.

Stage 4c – Site Capacity	
Site size (ha)	2.31
Landowner/promoter preferred use and units (residential or commercial)	60 units of residential promoted
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Site not considered suitable for development.

SE1/015 Kempton Park, Staines Road East, Sunbury

Site Information	
Proforma Created	16/04/19
Proforma last updated	14/08/19
Site ID	SE1/015
Site name/ address	Kempton Park, Staines Road East, Sunbury on Thames, TW15 5AQ
Site area (ha)	94
Site description & context	The site is located to the south of the A316 and east of Staines Road East and currently occupied by Kempton Park Racecourse and the associated ancillary facilities. Non-operational land included within the site is located to the east of the operational area. The land is predominantly open in character aside from the Grandstands, offices and associated buildings used for the operation of the racecourse. The site has been previously worked for minerals in to the 1970s. The site is in private ownership and is inaccessible to the general public, with the exception of a small 'permissive access area' set aside for dog walking, which is adjacent to Upper Sunbury Road (A308). The site is accessed via the A308 which runs along the southern and western boundary of the site. There are currently five access points into the site, although one is through a car sales lot. The surrounding area is mixed in character, with the area to the north and east of the site rural, whilst commercial and residential uses are located to the west. Kempton Park Water Treatment Works is located to the north of the site beyond the railway line.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Mixed
Site source	Call for Sites



Stage 1 – Absolute constraints (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 (Kempton Reservoir is a SSSI, SPA and Ramsar site adjacent to but outside the site boundary)
Is the site an SNCI?	No (Kempton Reservoir, Kempton Lake and Half Moon Covert are SNCIs adjacent to but outside the site boundary)
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.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 presents the opportunity to deliver a significant quantity of homes (approximately 3,000). The development has the potential to increase affordable housing provision and provide a mix of housing which will meet the current and future needs of the community. The scale and scope of a garden village development, which is anticipated with a site of this size, is considered to have positive effects on affordable and adaptable housing through the provision of a range of house types, sizes and tenures with a strong emphasis on older people accommodation and student accommodation. Given the large size of the site, there could be potential to provide starter homes, extra-care housing and self-build. Long term benefits are expected in this respect. Development of this site would not however reduce the number of unfit homes. Impacts are likely to become more positive in the future as more homes are completed.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	+	Development of the site would have several positive impacts on health and well-being, namely through the proposed new country park which will open up privately owned, currently inaccessible land to the public for recreation use. Enhancement of the existing landscape and increased planting will positively impact well-being for new residents, however loss of the view for existing nearby residents could result in negative impacts on well-being. Development will also provide the opportunity to upgrade local walking, cycling and public transport infrastructure to enable and encourage more active modes of travel. Given the large scale of development, new health care, education, community, and open spaces facilities will be provided to meet the needs of the growing population. Increase in pressure on access to existing facilities as a result of new development at the site will need to be mitigated. Increased noise, light and air pollution during construction have the potential to cause short term negative effects on human health for nearby residents. In addition, the location of the site, approximately 750m from Sunbury Cross Roundabout, means an increase in car use as a result of the scheme would increase noise, light

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		and air pollution in this area. Suitable mitigation measures are therefore expected.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	The site is partly within flood zone 2 and indicative plans show that this area will be developed. As such, development will increase the number of properties at risk of flooding. There is very minor surface water flood risk on site but the site is within an area whereby more than 75% is susceptible to groundwater flooding. The majority of the site is currently open and grassed therefore development would result in the loss of permeable surfaces. Replacement of this with hardstanding would increase risk of surface water flooding. Would need to include permeable surfaces and SUDs but unlikely to fully mitigate compared to undeveloped land. There is potential to replace the existing hardstanding in the west with permeable surfaces as well.
4. To reduce land contamination and protect soil quality and quantity	-	The site was subject to previous mineral extraction and subsequent landfilling therefore site investigation of potential contamination and remediation anticipated to make the site suitable for use. The historic mineral working falls outside the NPPF definition of PDL. Redevelopment of the site would result in the use of previously developed land, however this is only a portion of the site. The site is approximately 94 hectares and would result in the permanent loss of a substantial area of open greenfield. This would not avoid the development of greenfield land over the redevelopment of PDL. Given the scale of the site, there is likely to be opportunity for higher density development through the use of a master plan, with the potential to tap into sustainable transport locations near Kempton Park Railway Station. The site is not in agricultural use so would avoid the best and most versatile land.
5. To reduce air and noise pollution	-	The overall rise in population is expected to negatively impact air and noise pollution however it is acknowledged that there is some uncertainty. Development of the site would result in a significant increase in private vehicle use and the large scale concentration of development will exacerbate pollution, particularly around Sunbury Cross which has high concentrations of vehicle pollution.

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		However, the scale and scope of a new garden village can enable sustainable transport to be implemented from an early stage with the potential for car clubs and opportunities for local services to be integrated within the development to reduce the need to travel. The site is also in close proximity to Kempton Park Railway Station which would facilitate more sustainable modes of travel.
6. To conserve and enhance biodiversity, habitats and species	0	Development would result in the loss of a large area of open Green Belt, particularly to the south and east of the site. This is likely to result in the loss of habitats as well as potential to damage retained habitats through construction or operational activities. There could be direct physical damage during construction, pollution of waterbodies, indirect lighting effects for species and the disturbance of wildlife. The proposed country park would offer the opportunity for enhancements, however the anticipated significant level of pressure from new residents from recreation use could negatively impact biodiversity and the designated conservation sites. The proposed development avoids developing the designated environmental sites which are outside the site boundary but within the same ownership. There are opportunities to enhance the adjacent SSSI/SPA/Ramsar and SNCIs. There is also potential to improve the overall biodiversity role of the site with the planned country park. The landscape strategy should seek to create new areas of habitat and enhance the existing. There are opportunities with development to link the site up with the wider areas through a network of green infrastructure to improve connectivity for wildlife.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0/?	Part of the site is an area of high archaeological potential therefore further investigation is required to determine the level of impact. There are two locally listed buildings in close proximity of the site with the potential to impact their setting. Lower Sunbury Conservation Area is approximately 500m south of the site but due to the flat topography, views of the site are limited. As such, the impact on the conservation area is considered to be limited. There is however the potential to alter the townscape and character of the local area given the anticipated

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		scale of development. As the design of the scheme is largely unknown at this stage, the effects on the townscape and how development is related to this is uncertain.
8. To protect, enhance and manage Borough's open space and landscape character.	--	Development of Kempton Park would result in a substantial amount of land take and significant alteration of the landscape character. The site heavily contributes to the gap between London and Surrey given its large scale and development would decrease the actual and perceived sense of openness, with a drastically more urbanised character anticipated as a result of the 3,000 new homes proposed. This would offer limited opportunity to enhance the overall landscape character, with high density development expected across parts of the site. The proposed country park would help to preserve some of the site's openness and character in the east, however the increased recreation use may lead to it becoming more managed. The site is also identified as a significant greenspace with the urban area in the Surrey Landscape Character Assessment. The site was considered to provide visual relief from surrounding built up areas. Although not readily accessible physically to the residents of the surrounding urban area, long open views across the site are available from the southern frontage along Staines Road East. As such, development would significantly alter this and negatively impact the landscape character area.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	Development of the site would result in a significant increase in population and private vehicle use. This is likely to result in negative impacts on congestion in the local area, particularly around Sunbury Cross roundabout and towards Hampton Court. The increased travel in this area may have negative impacts for the safety of pedestrians and cyclists if not properly managed. Strategic and local highway improvements would therefore be required alongside any development. The site is however in a reasonably sustainable location at the periphery of the urban area. A site of this scale would be expected to provide its own services to reduce the need to travel, and improve local transport links to facilitate sustainable modes of travel. The site is also

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		adjacent to Kempton Park Railway station so could encourage the use of public transport, provided that services are regularised.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	-/?	The site has the potential to accommodate mixed use development and would provide small scale employment opportunities as a result of the ancillary services required on site. In addition, the large scale construction would provide a boost to the housebuilding industry and would offer opportunities to associated training/ apprenticeships. Development of the site would also preserve existing employment areas, with space for an outdoor market proposed in the preliminary plans for the site. There are still unknowns associated with the employment impacts that would result from development. The development of the site would however result in the loss of the racecourse which is a significant component of the local leisure economy. This is likely to also have secondary impacts on local business and trade that taps into trade associated with the horseracing. The antiques market would also be lost from the 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.	-/?	The impacts on resources are unclear at this stage as it is unknown how a scheme of this size will be implemented and what measures will be taken to reduce emissions. Development is likely to have negative impacts on greenhouse gas emissions in the short to medium term through construction activities and increased traffic. With mixed use development proposed, there is potential for an on-site decentralised energy system given its large scale. This could result in central CHP plant, biomass energy production or ground source heat pumps. Impacts will be more positive in the long term as a result. There are also opportunities for other energy efficiency measures and renewable energy to be incorporated. The viability of these options will need to be further considered during the detailed design stage. Overall there is expected to be an increased use in resources as a result of the scale of development proposed and the significant increase in population.

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
12. To maintain and improve water quality and promote the efficient use of water	-/?	Development will substantially increase the amount of water used, however there will be opportunities to promote the efficient use of water and greywater recycling however this level of detail is not yet known. The site is within an area of high groundwater aquifer vulnerability.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	The site would make a significant contribution to housing need.
Meets specific needs	3	A scheme of the size promoted would be able to accommodate affordable and other residential units to meet specific need, including gypsy and traveller pitches. The site promoter makes reference to potential for incorporating an element of older people and student accommodation.
Opportunities for higher density development, where appropriate	3	The site is within reasonable proximity of Sunbury Cross, where high density and high rise development is prevalent. Furthermore, a site of this size would create its own settlement where density and design could be considered within the context of a new character. There are opportunities to increase densities near Kempton Park Station where sustainable travel is within easy access.
Opportunities for infrastructure provision	3	The site is large enough (and would be expected) to accommodate its own infrastructure requirements, such as for schools, healthcare, social and community facilities and new bus routes and stops. There is opportunity to facilitate sustainable and active travel.
Brownfield land	1	The whole site lies within the Green Belt. Parts of the site to the western boundary are previously developed, comprising the grandstand and associated buildings, hardstanding for car parking and commercial

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
		buildings. The majority of the site is open and undeveloped.
Opportunities for mixed use development	3	The site is large enough to accommodate a range of uses alongside a predominantly residential scheme.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	1	Given the size of the site, there is potential for a development scheme to deliver other benefits. There is land outside the site boundary but within the landowner's control that could provide access to public open space, which is subject to environmental designations, but there could be opportunities for enhancement whilst maintaining protection. Other benefits have not been referenced specifically by the site promoter but there are likely to be many for a scheme of this size. However, the harm to the Green Belt would be significant and a development of 3,000 houses is likely to result in other identified harm to be considered elsewhere in this assessment.
Additional factors		
		Loss of racecourse and non-racing events held on site would have economic and employment impacts, although there is likely to be significant benefit in these areas as a result of a large, mixed use scheme. The racecourse is a historic and established asset in the area and it should be explored whether its loss is inevitable on viability grounds or if a large housing scheme is simply more economically appealing to the landowner.
		The site is identified as strongly performing Green Belt and is important to the wider strategic Green Belt. As such, this is contrary to the preferred spatial strategy.

Spatial Strategy Score	
Score	Comments
2	The site is greenfield and makes an important contribution to the wider strategic Green Belt, at odds with the spatial strategy. The site would however provide the opportunity to meet a significant quantum of the Borough's housing need, including potential to meet need for specific groups of the community, such as gypsies and travellers, older people and bespoke specialist accommodation; affordable housing and a range of housing mix. Development of the site would represent a strategic option that would reduce the need to release other, smaller Green Belt sites dispersed across the Borough. Whilst this may be more palatable to those communities concerned about loss of Green Belt in their local areas outside of Sunbury, concern is raised over the significant concentration of housing and associated development on one site that is not within a town centre. There could potentially be significant impacts on traffic movements in an area already congested at peak times. The development of Kempton Park as a strategic option (without the release of other Green Belt) is being modelled by County engineers in order to give a full picture on what impact this strategic option would have on the road network. There are opportunities to improve public transport, facilitate active travel and reduce car ownership. The site is not however in such a sustainable location that a car-free development would be feasible. Only limited information has been provided by the landowner's agent, despite being asked if there were any other studies, assessments or information, particularly transport, relating to the site that they wished officers to consider when assessing the site. Overall, the site offers the opportunity to deliver a sizeable quantity of housing and as such is directed to the same objective of the Plan and is within the geographic scope of the Plan, meaning as an option it presents a reasonable alternative to the strategy being taken forward for the Local Plan and warrants consideration. At present however limited information is available on the detail of the proposed development and it is not possible to fully assess the impacts arising from a scheme of this magnitude. Until then, the spatial strategy that includes releasing some weakly performing Green Belt sites, dispersed across the Borough, would seem to weigh against allocation of this 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	• Parts of the site within Flood Zone 2. • Surface water: Small areas of mainly 0.1% within the site, with a few smaller areas of 1% • The majority of the site is within an area (1km squared) whereby 75% is susceptible to

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
		groundwater flooding. The remainder is within an area whereby 50-75% is susceptible. • A flood risk assessment is required to further assess the risks of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. Risk of groundwater and surface water flooding is indicative therefore further detailed assessment is needed.
Minerals/waste safeguarding	3	• No constraints identified.
Biodiversity	2	• Kempton Reservoir is a SSSI, SPA and Ramsar site adjacent to, but outside the site boundary. • Kempton Reservoir, Kempton Lake and Half Moon Covert are SNCIs adjacent to, but outside the site boundary. • There are opportunities for the enhancement of the biodiversity sites within the landowner's control but outside the site boundary. • Indicative layout submitted as supplementary information suggests large area of site could be laid out as a 'country park', which could improve biodiversity, although additional recreation use would need to be directed away from sensitive areas.
Agricultural Land Classification	3	• No constraints identified. • The site is not in agricultural use.
Land and water contamination	2	• All land inside the race course was subject to mineral extraction and subsequent landfilling in the 1970s. Two site investigations were carried out in the early 2000s and found some contamination hotspots. • Likely contamination on site associated with the previous landfill use. • Investigation of contamination will be required and some remediation anticipated to make site suitable for use.
Heathrow Noise Contours	3	• Site outside of 66 Leq noise contour.

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	2	• Part of the site is identified as an area of high archaeological potential (Bronze Age features). • Some locally listed buildings beyond the southern site boundary on Staines Road East (The George Inn). • Given the scale of the proposed development, it is anticipated that there could be impacts on wider views. Although Sunbury Conservation area is approximately 500m south, a development of this scale could impact the wider setting and character of the area.
Landscape Character and Townscape	2	• The site is identified as a significant greenspace with the urban area in the Surrey Landscape Character Assessment. The site was considered to provide visual relief from surrounding built up areas but is a private landscape. Although not readily accessible physically to the residents of the surrounding urban area, long open views across the site are available from the southern frontage along Staines Road East. • Although there are glimpses of the grandstand buildings, perimeter vegetation and buildings filter views into the racecourse. Elsewhere the grounds are ringed by a variety of fencing and walls. • Development of a site this size will have an impact on townscape and will be visible from multiple vantage points. • On this scale, development can be well-planned, designed to a high standard and include large areas of open space and landscape. A development of 3,000 homes plus supporting development would likely be delivered as its own settlement and could develop its own character but would need to be sensitive to the wider surrounding townscape.

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 (but not public)	The site is in use primarily as a racecourse, which is a form of recreation use but is not publicly accessible outside of race days. The racecourse itself, grandstand and car parking do not occupy the entirety of the site and the remainder is laid out as green, open space but it is not open to the public and previous 'permissible paths' have ceased use. An area to the far south of the site is marked on maps for 'dog walking', which the landowner's agent describes as a 'permissive access area'. The development proposal from the landowner indicates that the land to the eastern part of the site would be laid out as a public country park, which would increase the recreation and open space opportunities beyond the current site.
What is the nature and quality of its role?	See commentary	
Is the site publicly accessible?	No	
Would the loss of the site result in replacement facilities of equivalent or better provision?	See commentary	
Overall open space score		Qualitative Assessment/ Commentary
		2 Equestrian use to a certain extent performs a recreation role, however the site is not publicly accessible.

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	n/a	See commentary. Chennestone Primary School is currently the closest (11 minute walk).
Distance to secondary school	2	20 minute walk to Sunbury Manor School (distance assumed from existing racecourse entrance on Staines Road East to nearest non-denomination secondary school).
Distance to health centre or GP surgery	n/a	See commentary. Sunbury Health Centre is currently the closest (22 minute walk).
Distance to local convenience retail	n/a	See commentary. Sunbury Cross shopping centre is a 15 minute walk.
Distance to major centres or centres of employment	2	Within easy reach of Sunbury Cross, Windmill Road industrial estate. Kingston upon Thames is 22 minutes by train although services do not run in peak AM hours. The journey is 40 minutes by bus. Staines is 45 minutes away.

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		
		Journey times to Heathrow Airport are approximately 1 hour by public transport.
Distance to bus stop with good service	n/a	See commentary. Several bus stops along Staines Road East at present.
Distance to train station with good service	2/3	5 mins walk to Kempton Park (distance assumed from existing entrance to racecourse site from Staines Road East), services are however limited during peak hours at present. Sunbury Station is a 10 minute walk from the entrance to the site but distances would be increased if measured from the centre.
Qualitative Assessment		
Commentary		A development scheme of this size, circa 3,000 homes plus other uses, would be expected to include on-site provision for primary education, GP surgeries, local convenience retail, community facilities and bus stops. These would serve the development itself but are likely to be accessed by the wider community. The site promoters have also indicated that a new country park and green infrastructure network could be accommodated on the wider site. Improved pedestrian and cycle connections would be expected.
Potential impacts of planned infrastructure		Proposals would include enhancement of Kempton Park railway station to bring it into regular use (not just the existing race day service). This is the Shepperton to Waterloo line that would also be served by Crossrail2 if this transport scheme comes to fruition.
Opportunities to improve connectivity or provide supporting infrastructure		Further sustainable and public transport infrastructure would be expected to be delivered by a scheme of this size. Given its scale, the development would be expected to shift travel movements away from the private vehicle and towards more sustainable modes of transport. Secondary school provision would need to be assessed and possibly enhanced. Sunbury is served by three secondary schools but two have preferential admissions criteria for non-secular pupils (Catholic and Church of England) so it is anticipated that much of the catchment would fall to Sunbury Manor School, which is unlikely to have capacity for the number

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	
	of additional pupils a development of this size would generate. Given the scale of development proposed, the site would be expected to accommodate new community facilities and could provide for a range of community needs and amenities.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 28 – strongly performing
Green Belt Assessment Stage 2 score	1	Sub area 28-a – meets Purpose assessment criteria strongly and makes an important contribution to the wider strategic Green Belt. Not recommended for release.
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		The site occupies almost the entirety of Local Area 28 at Stage 1. At Stage 2, only a small section to the east could be subdivided from the main site using the defensible boundary formed by Portlane Brook. At both stages, the site was considered to perform strongly against the Green Belt purposes and have a particularly important role in this strategic area of Green Belt along the north east boundary of the Borough extending into neighbouring boroughs. The site also contributes to the narrow gap that prevents the immediate sprawl of Greater London. No other internal defensible, permanent boundaries were apparent. Release of the entire sub-area would result in the designation of a Green Belt boundary of similar strength and permanence as the existing inner Green Belt boundary. Full details are set out in the Green Belt Assessment Stages 1 & 2. There could be opportunities to enhance the remainder of the site owned by the landowner and offer compensatory improvements. This could include new

Stage 3 Applies to sites located within the Green Belt only	
Stage 3a – Green Belt	
	green infrastructure, landscape enhancements, improvements to the designated biodiversity sites to the north east, new walking/cycling routes and recreation provision.

Stage 3b – Previously Developed Land	
Total site area	94ha
Amount of PDL (%)	See Qualitative Assessment. The Green Belt Assessment Stage 2 identifies that 8% of the sub-area is covered by built form.
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The land to the west of the site includes built form that comprises the grandstand, hardstanding for parking and buildings ancillary to the horseracing use. There is also further built form along Staines Road East to the south west of the site. An antiques market operates on the site on a bi-monthly basis. The racecourse itself includes an all-weather track and fencing but the majority of the course is open and free of development. Beyond the racecourse itself, the land is not 'previously developed', having been restored following mineral extraction. Much of this land would be laid out as a 'country park' under the promoter's proposals, with the majority of the built form focused towards the more developed areas of the site in the west.
Overall PDL Score	2 - Based on the definition of PDL set out in the NPPF, 10-25% is considered to be previously developed. Consideration should however be given to the qualitative assessment.

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	The site is mainly open and grassed. It comprises the racecourse, grandstand and ancillary uses to the west. The stable buildings are located to the north of the site adjacent to the railway line. The racecourse has inner and outer courses for flat and fenced racing. In addition to a turf track, a floodlit all-weather (polytrack) synthetic track opened in 2006. The track is oval in shape. To the east, the land is not in a defined use and has a more informal landscape, with

Stage 3c – Visual Amenity	
	paths and trees dispersed through this area. The three waterbodies and associated woodland are outside the site boundary but within the landowner's control and are currently indistinguishable from the site, therefore contributing to the overall setting.
Existing valued features, vegetation and infrastructure	The racecourse and grandstand are iconic features relating to the site's heritage as a nationally recognisable horseracing venue. Several structures and hardstanding associated with the racing use are also located on site, primarily in the west. The land beyond the racecourse to the east is an attractive, more rural landscape that serves as a setting for the three waterbodies: Kempton Lake, Kempton Reservoir and Half Moon Covert, plus Portlane Brook that runs across the north and east of the site. The eastern part of the site contains open grassed areas and tracks.
Sense of tranquillity, remoteness and rural character	The racecourse area has a more urban, purposeful character towards the west with some links to the built form along Staines Road East and Park Road. The eastern part of the site has more of a rural and open character due to the large scale of the site and its unmanaged nature. There are long, open views across the site and little perception of built form beyond the buildings ancillary to the horseracing use, in part due to planted buffers and bunds. There is a feeling of remoteness and tranquillity further to the east.
Existing visibility of site • Consider current screening • Truncated/no view • Partial view • Open view	Whilst within the site there are multiple open, unrestricted views across the land, there are limited views of the site from outside. To the southeast of the site alongside the A308/Staines Road East, the roadside boundary is formed of vegetation and fencing. The density of vegetation varies along the boundary, although generally there is little perception of the open land within, other than occasional glimpses through the vegetation but there are more open views at the various gates into the site. When vegetation is less dense in winter months views into the site are slightly more open. This boundary treatment does however contribute to the rural feel of this part of the road and provides a sense of transition and separation from Sunbury to Hampton, even without being able to see into the site.

Stage 3c – Visual Amenity	
	Some properties south of the A308 may have views of the site from upper floor windows. Towards the west, the site boundary becomes more formal, with railings, walls and more limited planting where the main access into the racecourse is situated. Views into the site at this point are more open beyond the southern boundary, affording long reaching aspects across the racecourse, with features such as the distinctive white rails and grandstand associated with the racing function. The festival enclosure is visible from the road due to its size and close proximity to the fence. These views are readily apparent to properties south of the A308, drivers and pedestrians along this stretch of the road. As the road bends towards the north adjacent to Park Road, views become more limited again with dense vegetation along the boundary. Along the western boundary, the site can be glimpsed from the road beyond the car sales business and where the boundary treatment is lower in height. The ancillary horseracing structures and grandstand come into view, which obscure the wider site from beyond the boundary, ending with the large area of hardstanding for the car park in the north west corner of the site. Across the northern boundary, some of the site can be viewed from the train line and the A316 beyond, particularly where the road is elevated. Taller buildings in the area, some of which are a considerable distance away, have views of the site.
Sensitivity of site and wider landscape	Due to its size, its iconic character as a racecourse, the open and rural character of the land to the east and the multiple views of and into the site, Kempton Park is considered to make a positive contribution to the wider landscape and is sensitive to change, depending on the extent to which is developed
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design	A residential-led scheme of some 3000 homes with associated uses is proposed. Little detail has been provided but indicative plans show the site laid out with the built form towards the west of the site, where the racecourse, grandstand and associated development is sited currently. The east of

Stage 3c – Visual Amenity	
• Position and distance from which it is viewed • Officer judgment where info not all available	the site would be laid out as a public park, retaining (one presumes) its existing rural character and landscape. From the amount of land proposed within the site to be developed for housing (discounting indicative areas for the park, non-residential uses and roadways) and the quantum of homes proposed, a high average density scheme can be assumed. This is likely to be a mix of taller, apartment buildings and lower density family homes in order to provide the mix of housing types and size that would be expected. A design that is sympathetic to the wider area would be expected and there could be opportunities to integrate this with the character of nearby development. More development is likely to be concentrated to the west and centre of the site as this is the area least constrained and most connected to the existing urban area. It is these areas that are most visible to the public. A development of this scale, character and height would have a significant visual impact on nearby and more distant views of the site and from multiple vantage points.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	The quantity of receptors likely to be affected by development of the site will be extensive due to its large scale. Houses extending along Staines Road East, including but limited to Kenton Avenue, Bramwell Close, Sunbury Court Road, French Street, Kempton Avenue, Kempton Court, Park Road and Barnard Close will be impacted, with views from ground floor and upper floor windows. Many of these existing properties are located on the southern side of Staines Road East and either back onto or front Kempton Park. Existing planted buffers mean that views into the site are partial in places. Nonetheless, views of the site still make up a large proportion of their outlook. The site possesses a largely rural character and provides visual relief from the urban area. Residential properties experience continuous views of the site as they are occupied on a permanent basis. The large quantity of properties with views of the site means that the importance of the view is significant and the sensitivity of this receptor is high. The racecourse is an iconic feature of the local landscape and possesses a largely rural character in part due to its large scale. This

Stage 3c – Visual Amenity	
	creates a sense of remoteness and increases the visual perception of distance between the built up areas of Spelthorne and London. As such, the expectations of neighbours would be for the visual sense of openness to be maintained. There are also several commercial uses along Staines Road East with a car sales garage, fuel station and public house in close proximity to the site. These receptors are considered to be less sensitive due to the non-continuous use of these premises. Road users will experience temporary impacts but due to the scale of the site, with its alignment with Staines Road East, views into the site will be extended. The site is visible from the platform of Kempton Park Railway Station therefore users will experience a notable change in view. By its nature the station is predominantly experienced in a temporary manner, with passengers alighting and boarding trains. As such, the sensitivity of the receptor is medium to low and whilst the view is not central to the use, it does contribute to the amenity of the space, particularly as the views into the site are so open.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	If developed, the site would undergo a significant change in character with a completely different use and nature. As the site is some 94 hectares, the scale of change in view would be substantial with a largely open and rural site becoming much more urbanised and developed. The site extends over 2km along Park Road in the north to Staines Road East in the south. This means that a high proportion of nearby residents would experience a change in view. The existing grandstand, track and ancillary buildings would be lost and new residential development would extend across the site. The composition of the site would be altered, with additional built form expected in the south and west. At present the southern part of the site is largely open, with the exception of the racetrack but this is absent of built form currently. New development would spread across the existing racetrack and create a more urban character. The proposed new country park in the east would soften the impacts, with the opportunity to enhance the

Stage 3c – Visual Amenity

rural character and tranquillity of this part of the site through additional planting, however visual receptors are located in the west, where the majority of development is proposed.

The site promoter has indicated that taller buildings will be located in the north west in close proximity to Kempton Park Station and this is the area in which most development is currently concentrated on site. Much of this area is however currently in operation as a carpark so the level of development would substantially increase, with larger flatted buildings expected. Views into the site from Kempton Park Station are very open therefore there would be a considerable change in view.

The site sits on the edge of the urban area with existing development on site concentrated towards the north west. There could be an opportunity to integrate development with the existing built up area to the west but given the large scale of the site, the actual and perceived sense of openness will be drastically reduced. Impacts will be noticeable given the large quantum of development proposed and it is expected that any vegetative boundaries will only go so far to offset the impact given that the proposal is for 3,000 new homes and associated community uses.

The duration of impacts will be significant, with a long construction period expected and then the operation of what will be a new garden village settlement. There would be increased activity on site permanently and a substantial increase in population and movement. This would be a significant contrast to the existing use of the site which is largely limited to race days and markets, with visitors concentrated in the north west of the site.

Existing planting does screen a notable portion of the site from view at ground level and the largely flat topography means that more distance views into the site are limited. However more open views into the site exist from immediately adjacent houses and the upper floors of nearby properties. The level of buffer planting varies across the site with

Stage 3c – Visual Amenity	
	more open views into the site present in some areas, particularly in the south and north. Receptors in these areas particularly will experience a significant change in outlook with the site immediately opposite a significant number of properties along Staines Road East, with a direct view into the site. Given the permanent nature of the proposed development, immediate impact for a significant quantity of nearby properties and the substantial change in view and character of the area, the magnitude of impact is expected to be dominant.
Significance of impacts • Refer to Table 8 of methodology	The site is adjacent to the urban area and whilst this will provide the opportunity for integration with nearby features, development would result in a significant change in character of the site and would substantially alter the visual amenity role of the site. At present, there are views into the site for a significant quantity of nearby properties at both ground level and from upper floors. Their experience of the site is permanent and direct, with many properties directly opposite the site. It is however acknowledged that vegetative boundaries do obscure views into the site in some areas and that parts of the site do have a more urban feel due to the level of built form present and the close proximity to the urban area. The experience of road users, Kempton Park Station and commercial premises will be temporary therefore the sensitivity of these receptors is medium to low. The magnitude of impact for these receptors will be dominant to considerable due to the significant impact on views expected with a major level of change, meaning that impacts will be moderate to high for these users. Overall, the impact is expected to be major due to the large quantum of receptors impacted, with many of them extremely sensitive, and the substantial degree of change in view expected from the 3,000 home scheme.
Potential mitigation measures	Retaining existing planting and vegetative buffers on site will restrict views into the site and limit impacts. Additional planting in the areas most intensively developed will also help to alleviate impacts. Effectively

Stage 3c – Visual Amenity	
	enhancing the proposed country park will help to maintain the rural character of this part of the site. The site should be laid out in a manner that integrates the site with nearby development and helps to reduce the impacts on sensitive areas of the wider environment. A master planning approach to design will help to ensure that a vision/concept can be effectively planned to enable high quality development and delivery.
Overall visual amenity score	1
Commentary	The site is considered to perform a significant role in terms of visual amenity due to its large scale and iconic nature within the wider landscape. Although existing boundary features limit views into some areas of the site, a substantial number of nearby properties are immediately opposite the site and experience views on a daily basis, with Kempton Park making up a significant part of their outlook. Development of the site would substantially alter its character, nature and visual amenity role. Mitigation measures could alleviate some of the impacts by screening development and laying out the site in a sensitive manner to reduce impacts for nearby receptors. However, developing a scheme of 3,000 homes across some 94 hectares would result in a significant level of change with a dominant change in view, meaning overall impacts are expected to be high.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site is considered to moderately fulfil the spatial strategy. The delivery of 3,000 new homes would make a significant contribution to the Council's ability to meet its housing need, with the opportunity to meet a variety of specialised community needs. This would be delivered with a number of ancillary benefits for the community. A new country park would open up the site to the public and encourage recreation use across a significant area. Given the large scale of the site there would be opportunities for higher density development and this could be maximised near transport hubs, such as Kempton Park Station. The site is large enough to provide mixed use development and could link with nearby employment uses in Sunbury Cross. The site is however located within an area of strongly performing Green Belt and is considered to play an important role in preventing neighbouring towns from merging. The site makes an important contribution to the wider strategic Green Belt and helps to separate London from Surrey. If lost, this would harm the

Stage 4
Stage 4a – Overall Performance of sites
integrity of the wider Green Belt. This is against the preferred spatial strategy which prioritises the urban area and weakly performing Green Belt. Loss of the site from the Green Belt would harm the openness and will significantly alter the character of the area, contrary to the preferred spatial strategy. There are no overriding non-absolute constraints on site that would prohibit development. Further investigation into flood risk, the impact on local biodiversity and potential contamination is necessary but early assessment shows that constraints can be overcome. The site does perform somewhat of a recreation role through its operation as a racecourse, with a small dog walking areas also located in the south of the site. The site is however privately owned and is not publicly accessible. Development offers the opportunity to increase access into the site through the creation of a new country park. This would positively enhance its open space and recreation value. The site is in a reasonably sustainable location, however given the scale of the site and the proposed level of development, local services would be expected to be provided on site as part of a wider scheme. Improved public transport infrastructure and better services at Kempton Park Railway Station would be expected.
Stage 3 Summary
The site was identified as strongly performing Green Belt at Stage 1 of the Green Belt Assessment. At Stage 2 the sub area, of which the site makes up a significant proportion, also performed strongly. The site was deemed to play an important role in preventing neighbouring towns from merging with it forming almost all of the essential gap between Surrey and Greater London. The site makes an important contribution to the wider strategic Green Belt and its removal would harm its performance and integrity. Development would however provide compensatory improvements to the environmental quality and accessibility of the remaining Green Belt through the creation of a new country park. Approximately 10-25% of the site is previously development land with most of this concentrated in the north west of the site. The grandstand, market and ancillary buildings are located in this area, with a significant area also occupied by hardstanding for car parking. The site is considered to perform a significant role in terms of visual amenity due to its large scale and iconic nature within the wider landscape. Although existing boundary features limit views into some areas of the site, a substantial number of nearby properties are immediately opposite the site and experience views on a daily basis, with Kempton Park making up a significant part of their outlook. Development of the site would substantially alter its character, nature and visual amenity role. Mitigation measures could alleviate some of the impacts by screening development and laying out the site in a sensitive manner to reduce impacts for nearby receptors. However, developing a scheme of 3,000 homes across some 94 hectares would result in a significant level of change with a dominant change in view, meaning overall impacts are expected to be high.
SA Summary
(note: If poor performance do not consider deliverability)
The SA performance of the site was mixed. Positive impacts are expected against housing and health objectives due to the high level of development proposed and the opportunity to meet a range of local needs. The ancillary community services will also positively impact health and well-being. However, the substantial amount of land take associated with the scheme means that negative impacts are expected on landscape and land objectives. In addition, development would result

Stage 4	
Stage 4a – Overall Performance of sites	
in the loss of open permeable greenfield land, although it is anticipated that flood risk can be overcome. The 3,000 homes proposed are expected to substantially increase movements in and out of the site. Whilst a scheme of this scale has the potential to integrate sustainable modes of travel in its design, there will be a large increase in private car use with negative impacts are expected on congestion in areas that are already constrained. This has the potential to exacerbate noise and air pollution too. The proposed country park has the potential to enhance local biodiversity and increase the quality of existing habitats, with opportunities to also create new ones. The proposed amount of development could potentially disrupt existing habitats however and the increase in recreation use and pressure on the land could also disrupt local biodiversity. The loss of the racecourse and antiques market could have negative implications for the local economy if an alternative location is not identified. Negative secondary impacts may also be experienced for local business that tap into this trade. The development of 3,000 homes will however provide construction jobs and opportunities for training.	
Overall conclusions	
Overall the large scale of development is considered to make a positive contribution to parts of the preferred spatial strategy as it will enable the Council to deliver a significant quantum of homes in a reasonably sustainable location. A development of this size, through a master plan approach, will enable a holistic schemes to be designed with the opportunity to integrate it with the wider environment. Benefits have been identified from the proposed country park and provision of new community infrastructure. This means that positive outcomes are expected for social SA objectives. The site is however some 94 hectares and has been identified as strongly performing Green Belt that also plays an integral role in the wider Strategic Green Belt. The loss of this site from the Green Belt would risk the merging of Spelthorne with Greater London and this would also significantly alter the character of the area. As such, development of the site is considered contrary to the spatial strategy. Negative SA impacts have been identified for landscape, land and transport particularly, given the expected rise in congestion and substantial amount of land take. The benefits of the proposed scheme have been weighed up against the negative impacts identified and it has been concluded that the harm to the Green Belt is not outweighed by the proposed development. Discount from consideration. Do not take forward.	

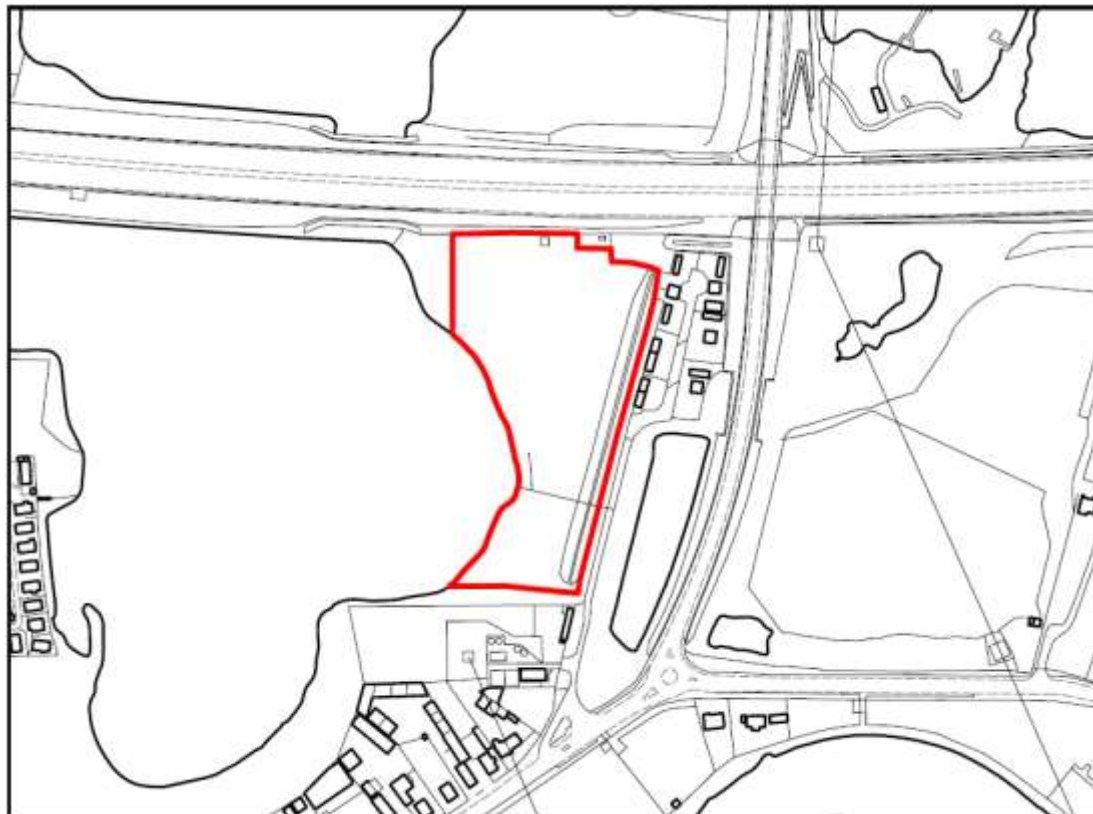
Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Submitted to call for sites.
Consideration of development phasing	A development of this size would be expected to be phased.
Comments	The site promoter has indicated that the non-operational part of the site is available now whilst the operational area would be available once the existing activities have been relocated. The site will be deliverable within the next 5 years. It is anticipated that 200 new homes will be delivered each year from 2022.
Viability comments	Possible contaminated land that could require remediation to ensure suitability for residential development. Costs of including

Stage 4b – Deliverability	
	infrastructure, facilities, public open space and mitigation within the site itself and improving wider transport infrastructure beyond the site, such as Kempton Park railway station and Sunbury Cross road junction.

Stage 4c – Site Capacity	
Site size (ha)	94
Landowner/promoter preferred use and units (residential or commercial)	Residential-led development comprising 3000 homes plus other facilities to support a scheme of this size, such as education and healthcare.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Site not considered suitable for development.

SH1/003 Land off Littleton Lane B, Littleton Lane, Shepperton

Site Information	
Proforma Created	22/03/19
Proforma last updated	22/03/19
Site ID	SH1/003
Site name/ address	Lane off Littleton Lane B, Littleton Lane, Shepperton, TW17 0NF
Site area (ha)	1.8
Site description & context	The site is currently open with some vegetation present. Trees line the east of the site with Littleton Road further east. Littleton Sailing Club is located across Littleton Road. The site adjoins the southern lake at Leyland Farm to the west with commercial uses to the south.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for Sites



Stage 1 – Absolute constraints (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?	Yes entirely
Is the site located within a SPA, SAC, Ramsar site, SSSI?	No
Is the site an SNCI?	Yes – Land West of Littleton lane SNCI
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 entirely located within Flood Zone 3b and a residential use has been promoted for a gypsy and traveller site. It would be inappropriate to introduce vulnerable development within such a high flood risk zone. DISCOUNT

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

SH1/004 Land off Thameside, Staines

Site Information	
Proforma Created	22/03/19
Proforma last updated	22/03/19
Site ID	SH1/004
Site name/ address	Land off Thames Side, Shepperton, TW17
Site area (ha)	1.8
Site description & context	The site is currently open land. The River Thames runs to the west of the site, whilst a small area of residential and commercial development lies to the south on Chertsey Bridge Road. A static caravan site lies adjacent (Abbeyfields) and a small lake to the north, beyond which runs the M3 motorway.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for Sites



Stage 1 – Absolute constraints (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?	Yes, almost entirely
Is the site located within a SPA, SAC, Ramsar site, SSSI?	No
Is the site an SNCI?	Yes
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 almost entirely located within Flood Zone 3b and a residential use has been promoted for a static caravan site. There is an existing static caravan park to the north. It would be inappropriate to introduce further vulnerable development within such a high flood risk zone. DISCOUNT

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

SH1/016 Land north of Renfree Way, Shepperton

Site Information	
Proforma Created	22/03/19
Proforma last updated	24/06/19
Site ID	SH1/016
Site name/ address	Land north of Renfree Way, Shepperton, TW17 0AN
Site area (ha)	1.7
Site description & context	The site is currently open land situated to the north of Renfree Way with a fishing lake further south. The M3 is situated further north with Shepperton further east. There are no definable boundaries on site.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for Sites



Stage 1 – Absolute constraints (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?	Yes, approximately 61% of the site (central area) is located within flood zone 3b with the remainder of the site largely within flood zone 3a.
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	A large proportion of the site is located within Flood Zone 3b with a significant portion of the remainder within 3a. It would be inappropriate to introduce more vulnerable development within such a high flood risk zone. DISCOUNT.

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

SH3/004 Shepperton Autoway, Walton Bridge Road, Shepperton

Site Information	
Proforma Created	09/04/2019
Proforma last updated	09/04/2019
Site ID	SH3/004
Site name/ address	Shepperton Autoway, Walton Bridge Road, Shepperton, TW17 8NE
Site area (ha)	0.20
Site description & context	The site is in use as a car showroom with associated workshop. The site is adjacent to the petrol filling station on Marshalls roundabout to the east and open land to the west. The surrounding area is mixed, with some residential as well as some undeveloped land with residential the dominant use.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Review of sites in planning system.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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	The site is within an urban area. The site is close to bus routes with a greater range of public transport options located in Shepperton which is within preferred maximum walking distances from the site as well as local services.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	The site is within flood risk zone 3a. There is already a large area of hardstanding on the site and the redevelopment of this with permeable surfaces and SuDs could help to alleviate flooding on-site. Development could increase those at 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. There may be contamination from existing uses on and adjacent to the site which would

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		require further investigation. This could be remediated
5. To reduce air and noise pollution	0	The site is close to a busy route which is heavily used during peak travel times in the morning and evening. There already exists fairly high levels of noise and air pollution as a result.
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	The site is on the boundary of the Lower Halliford Conservation Area but with sensitive design impacts could be mitigated.
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 close to bus routes to Staines, Kingston and Walton. The roundabout does have congestion issues and additional vehicles could exacerbate this. The current use generates a number of vehicle movements which could be comparable to those generated by re-development.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	-	The existing use has a number of employees. It is likely that these jobs would be lost should the use cease. There would be construction jobs from the re-development however these would be short term
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 methods. The site could potentially incorporate renewable and low carbon energy.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
12. To maintain and improve water quality and promote the efficient use of water	-	Re-development of the site for housing would increase water consumption and therefore pressure on resources.

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. The site is previously developed land.
Meets specific needs	2	Could provide for a small number of affordable units
Opportunities for higher density development, where appropriate	2	The character of the area suggest that high density would be unsuitable as part of the site falls within a conservation area and most development is relatively low 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	Unlikely to retain existing use; refused application does not show inclusion of proposed mixed use element.
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 which is fairly sustainable with some access to services and public transport. Much of this provision is within Shepperton which is circa 15 minutes' walk from 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	• The site is within flood risk zone 3a but existing development on site already. • Some groundwater flooding issues
Minerals/waste safeguarding	3	• No constraints identified.
Biodiversity	3	• No biodiversity role on site.
Agricultural Land Classification	3	• No constraints identified
Land and water contamination	2	• Possible contamination from existing use. • Historic petrol spill on the site.
Heathrow Noise Contours	3	• Site outside of 66 Leq noise contour.
Heritage Assets	2	• The site is on the boundary of the Lower Halliford Conservation Area.
Landscape Character and Townscape	3	• 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?	No	No loss of open space or recreation land.
What is the nature and quality of its role?	-	
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 recreation value

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	St Nicholas primary school
Distance to secondary school	3	Thamesmead Secondary School
Distance to health centre or GP surgery	2	Shepperton Medical Practice

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		
Distance to local convenience retail	2	Shepperton High Street
Distance to major centres or centres of employment	2	36 mins travel time by bus to Staines 39 mins travel time to Kingston by train
Distance to bus stop with good service	3	2 mins walk to bus stop on Walton Bridge Road serving a variety of routes (Staines, Walton, Kingston etc)
Distance to train station with good service	2	15 mins walk to Shepperton Railway Station
Qualitative Assessment		The site is within an urban area with access to services in Shepperton high street. The train and bus routes however are noted as having a lower level of service than those to the north of the borough
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 however the prospects of this remain uncertain.
Opportunities to improve connectivity or provide supporting infrastructure		None identified.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores well at Stage 2 – the site is in a sustainable location with local services and public transport options within walking distance. There are few non-absolute constraints. The site is within flood zone 3a, whilst land to the rear of the site is within Upper Halliford Conservation Area. The site contributes moderately to the spatial strategy as it could accommodate residential development on a brownfield site however this would require flooding and noise mitigation. Safe access and egress would need to be demonstrated to overcome flood risk issues.
Stage 3 Summary
N/A
SA Summary (note: If poor performance do not consider deliverability)
The site performs well against housing and land use, has neutral impacts on health, pollution, biodiversity, heritage, open space and transport. Negative impacts are expected on flood risk, employment and water use.
Overall conclusions
The site is located within the urban area in a sustainable location in close proximity to local services and public transport on Shepperton high street. The site is considered suitable for redevelopment and could accommodate lower density development. A previous application (04/00443/FUL) was refused for 14 dwellings on the basis that its height and bulk would represent over-development of the site which would be out of character. As such a reduced scheme could be

achievable on the site taking into account the character and conservation area. This was upheld at a subsequent appeal.

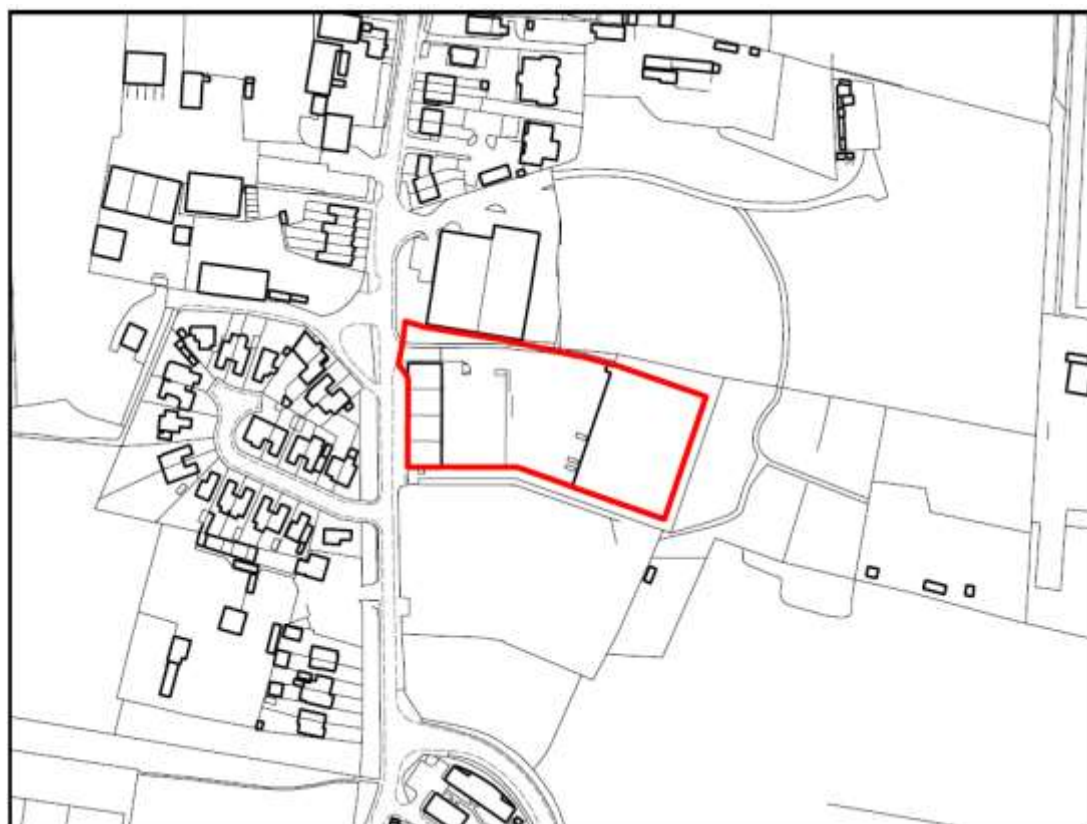
Whilst the site is considered suitable for redevelopment, subject to overcoming flood risk, it is not considered necessary to allocate through the Local Plan as limited benefits have been identified from a potential allocation. The site could potentially come through the planning system, guided by policies in the Local Plan, without allocation.

Stage 4b – Deliverability	
Has the site been confirmed as available?	No
Has the owner been contacted?	Yes (for SLAA)
Consideration of development phasing	Not required due to site size
Comments	Awaiting confirmation from the landowner that the site is available – included in SLAA for years 11-15.
Viability comments	

Stage 4c – Site Capacity	
Site size (ha)	0.20
Landowner/promoter preferred use and units (residential or commercial)	Previous application was for residential use only.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Site could accommodate a well-designed scheme of scale which is sympathetic to the prevailing character of the surrounding area and the conservation area. A previous application for 14 units was considered too large however a revised scheme for 10 units could be considered more suitable taking into account the above issues. . The application also involved land from the property at the rear (no.50 Walton Bridge Road), would need to clarify if this land is also available.

SN1/002 Camgate Centre, Long Lane, Stanwell

Site Information	
Proforma Created	02/04/19
Proforma last updated	02/04/19
Site ID	SN1/002
Site name/ address	Camgate Centre, Long Lane, Stanwell, TW19 7AX
Site area (ha)	0.73
Site description & context	The site is located to the south of Heathrow Airport on the eastern side of Long Lane. It comprises a multi-let industrial estate constructed in 1996 and lies within a designated Employment Area, together with a building to the north but not within the same promoted site. It is surrounded to the south, east and partly to the north by undeveloped Green Belt but is not within this designation itself. The area comprises a mix of uses, including storage and distribution, commercial and residential as well as the undeveloped open land surrounding the site and a nearby recreation ground.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Call for Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 for housing provision on site at a reasonable quantum. The landowner has not specified a preferred use at present.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	-	Due to lack of public transport facilities, it is likely that whatever development comes forward it will be reliant on use of the car for travelling, which would not promote healthy lifestyles. Individual impacts will depend on the proposed use.
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 reasonably high density.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
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 unlikely to result in additional HGV movements as it is already in commercial use
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	0	The site is not well served by public transport but impact of new use will depend on whether it is different to the existing volume of movements and types of vehicle.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	0	Site already in employment use so unless it were intensified it is unlikely to improve levels of employment or economic growth, whereas a non-employment use would have a negative impact
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 if the existing building is not particularly energy efficient. The site could potentially incorporate renewable and low carbon energy.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
12. To maintain and improve water quality and promote the efficient use of water	-	Introduction of a residential or other alternative use or intensification 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	A reasonably sized residential development could be delivered on the site
Meets specific needs	2	Site promoter suggests it could be suitable for a care home or student accommodation as well as general residential
Opportunities for higher density development, where appropriate	2	A development of flats could be achieved at a fairly high density but within height limitations of the character of residential dwellings in the area
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	Site promoter open to a range of development possibilities but some uses would not be compatible with residential development on a fairly small site
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 but the loss of employment land if an alternative use came forward could have a negative impact on the strategy.

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	- The site is not within flood risk areas. - Some surface and groundwater flooding issues but not significant
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	No biodiversity role on site.
Agricultural Land Classification	3	No constraints identified
Land and water contamination	2	Site investigated for land contamination when existing buildings were constructed. Fuel oil contamination was discovered but standard of remediation is unknown and further investigation would be 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 - The surrounding area is a mix of commercial uses, mainly airport related freight, with residential some residential nearby and undeveloped open space. - The existing buildings are utilitarian, warehouse-style units separated into individual light industrial units. Whilst not particularly attractive and with a lack of active road frontage, they appear as expected within the context of the local area in close proximity to Heathrow where there are many similar if not larger warehouse buildings. Redevelopment of the site would not necessarily benefit the local townscape but is unlikely to detract from it either.

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?	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 No loss

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	Stanwell Fields Primary School
Distance to secondary school	2	Thomas Knyvett Secondary School
Distance to health centre or GP surgery	2	St David's Medical Practice
Distance to local convenience retail	3	convenience store on Long Lane
Distance to major centres or centres of employment	3	Within close proximity of Heathrow Airport
Distance to bus stop with good service	1	17 mins walk to bus stop on Cordelia Avenue, served by a number of routes. Only one route serving Long Lane.
Distance to train station with good service	1	33 mins walk to Ashford Railway Station (slightly less to Terminal 4 station)
Qualitative Assessment		The site is not considered to be highly sustainable, particularly in terms of public transport
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		Some bus routes nearby but many are reported to offer poor access to Heathrow Airport – would require additional connectivity as part of expansion proposals

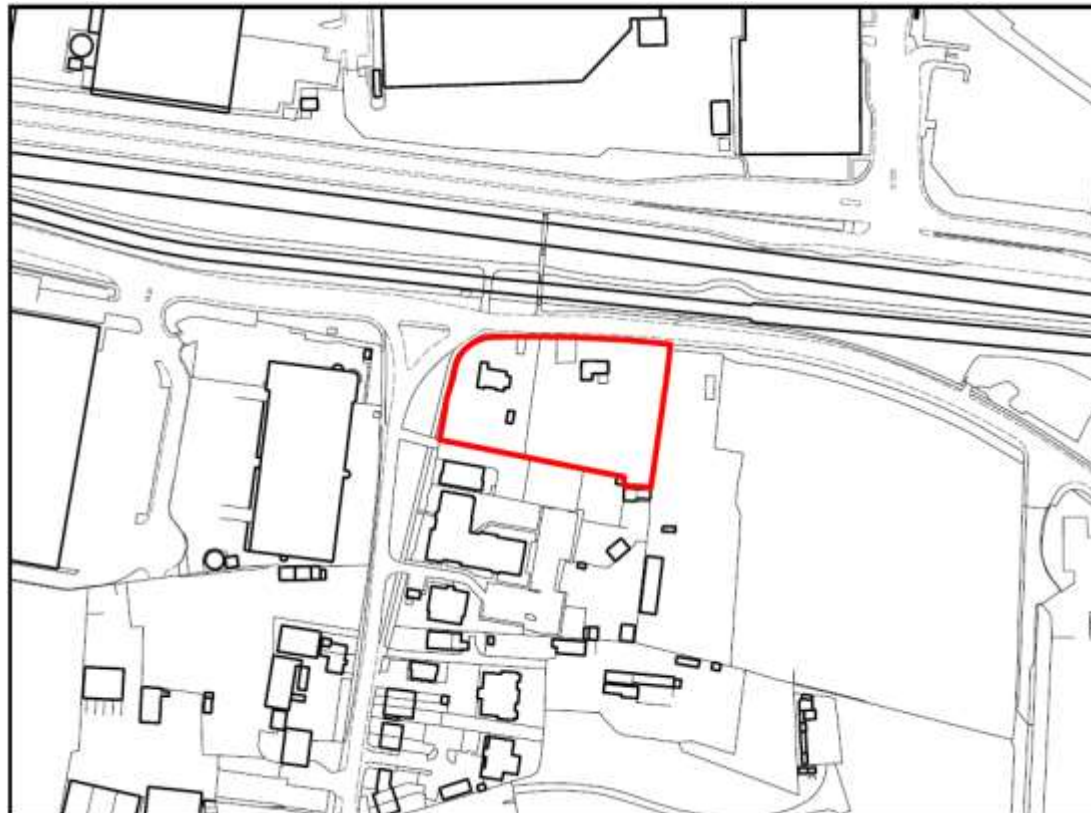
Stage 4	
Stage 4a – Overall Performance of sites	
Stage 2 summary	
Site scores moderately at Stage 2 – the site is not in a highly sustainable location, despite its proximity to Heathrow Airport. There are few non-absolute constraints and the site contributes somewhat to the spatial strategy as it is brownfield land but much would depend on the nature of development that came forward and whether it would result in the loss of employment land as this is a designated Employment Area within the existing Local Plan.	
Stage 3 Summary	
N/A	
SA Summary (note: If poor performance do not consider deliverability)	
The site performs well against the housing (if residential scheme came forward) and land quality objectives. Neutral impacts are identified for biodiversity, heritage, employment (depending on use), open space, flooding and emissions objectives. The site performs negatively against health, noise/air quality, travel and water consumption objectives.	
Overall conclusions	
The site is located within the urban area but not a particularly sustainable location and not well served by local services and public transport. Whether the site is suitable for development depends on the nature of the proposed use and the site promoter is open to a range of uses. The site appears to be in fully let, active use for light industrial use within a designated Employment Area. A non-employment use is unlikely to be considered acceptable. In particular, whilst there are pockets of residential development nearby, a housing scheme is not considered to be appropriate in such close proximity to other commercial uses and in view of the loss of employment land. 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 if it falls within their proposed boundary. Not considered reasonable to take forward at this stage but will review as Heathrow Airport progresses its expansion plans.	

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	Not required due to site size
Comments	
Viability comments	Land may require further remediation for potential contamination

Stage 4c – Site Capacity	
Site size (ha)	0.73
Landowner/promoter preferred use and units (residential or commercial)	A range of different uses, including residential, employment, hotel, retail or leisure. Preference for a flexible use
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward.

SN1/003 Land at Stanwell Farmhouse, Bedfont Road, Stanwell

Site Information	
Proforma Created	26/03/19
Proforma last updated	26/03/19
Site ID	SN1/003
Site name/ address	Land at Stanwell Farmhouse, Bedfont Road, Stanwell, TW19 7LY
Site area (ha)	0.52
Site description & context	The site is located on a corner plot off Bedfont Road. It was the site of the listed Stanwell farmhouse which is no longer in place. The land is currently used predominately for commercial purposes and airport car parking which is unlawful and subject to an enforcement notice. The surrounding uses are a mix of commercial and residential and the local area is characterised by predominately commercial uses with some residential development. Heathrow airport is to the north of the site and there is a large tract of commercial land to the east.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Yes
Site source	Call for Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 included in uses put forward but 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	Development is not likely to improve access to community facilities or blue/green infrastructure. Unlikely to address existing deprivation. The site is in a moderately sustainable location although some links could be improved.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	0	Not within flood zone and site is already largely covered with hardstanding so permeation is limited. Low surface water flood risk but potentially high ground water flood risk (over 75%). Opportunity to include SuDS and permeable surfaces as part of any proposal.
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). The site is previously developed so would avoid the development of greenfield land.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
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. Likely to be affected by air pollution too.
6. To conserve and enhance biodiversity, habitats and species	0	Neutral impacts expected on biodiversity.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	Grade II listed building Stanwell Farmhouse previously on site however was demolished following the granting of listed building consent in 2012. No positive or negative impacts identified on historic environment.
8. To protect, enhance and manage Borough's open space and landscape character.	0	Loss of open space and landscape character but not public.
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.	0	The site has lawful use for commercial storage and associated uses, however the site is currently occupied by unlawful airport parking. Development would create short term employment from housing construction but would result in the loss of employment uses on site. Employment being generated on site at present is unlawful however and no employment is being generated from the lawful use.
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.	-	Likely increase in emissions from more intensive use of the site.
12. To maintain and improve water quality and	-	Proposed use would result in additional water consumption, although groundwater may be

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
promote the efficient use of water		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	2	Housing included as the preferred use by the site promoter but unlikely to be suitable due to predominantly commercial location.
Meets specific needs	2	The landowner has ruled out meeting specific needs such as self-build, older people etc. Potential to provide affordable housing on site.
Opportunities for higher density development, where appropriate	2	Potential opportunity but dependent on nature of use.
Opportunities for infrastructure provision	1	Limited on site due to site size
Brownfield land	3	The site is previously developed, however the current airport parking on site is unlawful. The site has lawful use for storage and ancillary uses.
Opportunities for mixed use development	1	Limited on site due to size.
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 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 given the wider character of the area and proximity to Heathrow Airport, however the landowner has not confirmed that the site is available for this use and the site has lawful use for storage and associated uses. Whilst the site is previously developed, the site is identified as making an important contribution to the wider Green Belt, therefore is at odds with this element of the strategy.

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	- Not within flood zone. - Low surface water flood risk but potentially high ground water flood risk (over 75%). - Opportunity to include SuDS and permeable surfaces as part of any proposal.
Minerals/waste safeguarding	1	Minerals safeguarding area.
Biodiversity	3	No constraints identified.
Agricultural Land Classification	3	No constraints identified.
Land and water contamination	2	- Site has been in use as a contractor's yard and vehicle maintenance/ haulage depot. - Potentially affected by adjacent historic landfill, Mentone Farm, with respect of ground gases and soil contamination at Green Acre Farm. - 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	2	- Within noise contours (57-60, 16 hour LAEQ) – impact depends on use. - Noise impacts could potentially increase as a result of the expansion of Heathrow Airport.
Heritage Assets	3	A grade II listed building used to be present on site however listed building consent was granted for its demolition in 2010.
Landscape Character and Townscape	3	Limited impact on townscape or landscape expected given the wider area's largely commercial 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 currently occupied by unlawful airport parking which is subject to an enforcement notice. The site has lawful use for storage and ancillary uses, with no recreation or open space value.
What is the nature and quality of its role?	Storage (unlawful use as airport parking)	
Is the site publically accessible?	No	

Stage 2c – Open Space and Recreation Value		
Based on Open Space Assessment		
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	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	Stanwell Fields Primary School.
Distance to secondary school	1	St Thomas Knyvett College.
Distance to health centre or GP surgery	2	St David's Health Centre.
Distance to local convenience retail	3	Budgens, Clare Road.
Distance to major centres or centres of employment	3	Close proximity to Heathrow Airport as a major employment site but subject to improved access. 20 minutes by bus to Staines centre.
Distance to bus stop with good service	3	Bus stops on Bedfont Road with regular services to Staines and Hounslow.
Distance to train station with good service	1	36 minutes (2.9km) to Ashford Rail 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.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 6 – strongly performing
Green Belt Assessment Stage 2 score	1	Sub-Area 6-d – strongly performing

Stage 3	
Applies to sites located within the Green Belt only	
Stage 3a – Green Belt	
Qualitative Assessment	
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt	Site performed a strong role against Green Belt purposes at both stages of assessment. Stage 2 concludes the sub-area provides an important barrier to sprawl and plays a fundamental role with respect to the wider GB Local Area. Its release would harm the performance and integrity of the Green Belt, particularly by harming the integrity of the gap between Ashford/Sunbury/Stanwell and Greater London. Not recommended in GBA and officer agrees with conclusion on promoted site. The site alone is split from the existing Green Belt by fencing and some overgrown vegetation to the east, with wooden fencing to the south. As such there may not be permanent and readily recognisable boundaries if released in isolation.

Stage 3b – Previously Developed Land	
Total site area	0.52
Amount of PDL (%)	94% (0.49ha)*
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	Some buildings are present on site and the majority of the site is covered by hardstanding, although the current use is unlawful and the site only has authorised use for storage and ancillary uses which may limit the extent of PDL on site. Further investigation required. *Site subject to enforcement notice and existing use not lawful.
Overall PDL Score	3

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Predominantly commercial area and the site forms part of this landscape with a commercial yard and two structures on site.
Existing valued features, vegetation and infrastructure	Stanwell Farm, low quality commercial building, hardstanding. The site is subject to an enforcement notice due to unlawful airport car parking use on site.
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. The lawful

Stage 3c – Visual Amenity	
	commercial use on site creates a somewhat urban character and reduces the rural nature of the area.
Existing visibility of site • Consider current screening • Truncated/no view • Partial view • Open view	Visible from some vantage points, particularly along Bedfont Road to the north but fencing present along the road and brambles/vegetation along Long lane limits views into the site. Flats to the south of the site have some views into the site, particularly from upper floor windows but the site is not appealing from a visual amenity perspective due to the hardstanding and built form present.
Sensitivity of site and wider landscape	The sensitivity of the site is limited given the commercial character of the wider area, particularly to the north and west. The land to the east of the site is more open, with a more open landscape further south beyond the commercial development present, therefore sensitivity may be greater in these areas.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	A development for housing use would be expected to follow a similar pattern of development to the flats present to the south of the site. The site promoter has provided illustrative drawings for a four storey development of a similar height to nearby buildings, with trees screening the site. The site is in close proximity to some residential and commercial uses and development would appear in context with the wider area.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	The vantage points are limited to adjacent residential properties, commercial businesses nearby and along Bedfont Road. The residential properties to the south would not lose any green or open aspect from their properties as the site is occupied by commercial uses at present, which extends to the unlawful airport parking. Given the lawful use for storage and current unlawful parking, road users would experience the site temporarily in the context of the wider industrial/ employment buildings in the Stanwell/ Heathrow area. The site does not contribute to visual amenity due to current uses and the importance of the view is minimal.
Magnitude of impacts • Scale of change in view	The change of view would be noticeable given the increase in built form, however would be viewed in the context of neighbouring residential and commercial

Stage 3c – Visual Amenity	
• Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	premises. Whilst housing development could potentially offer a sensitive design, the acceptability of this use is likely to be limited given the noise and potential compatibility factors in this location. There could be a degree of integration with existing flatted residential schemes to the south. Flats immediately located to the south would experience a direct change in view and are within a reasonably close proximity.
Significance of impacts • Refer to Table 8 of methodology	Considered to be moderate due to the existing wider commercial character of the area and lack of visual appeal of the site.
Potential mitigation measures	Additional screening to boundaries to shield the site from view, particularly where it borders existing residential development and where it is viewed from Bedford Road to the north.
Overall visual amenity score	1
Commentary	

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores well at Stage 2 – reasonably sustainable, close to other similar employment uses, few to none non-absolute constraints, no loss of open. Limited contribution to strategy as housing not likely to be suitable but depends on the type of employment use and whether there is a need in the borough. Contribution to the strategy is moderate as the site is previously developed and could provide some housing but is in a largely commercial area and is important to the wider Green Belt.
Stage 3 Summary
Site is strongly performing at both GBA Stage 1 and 2. Not recommended for release as plays a fundamental role in the wider Green Belt area and its loss would harm the integrity and performance of the Green Belt. Visual impact limited given the site's commercial character, particularly when viewed within the wider context of other industrial buildings.
SA Summary (note: If poor performance do not consider deliverability)
Only scores well against housing (though may not be appropriate) and efficient land use, although land may be contaminate. All other scores were neutral or negative.
Overall conclusions
The strong Green Belt performance means that release could potentially harm the overall strategic Green Belt. The site is however previously developed and performs little to no visual amenity function. More information is awaited from the Heathrow expansion process to determine if the site could form part of proposals but Heathrow Airport Ltd would need to make the case for the site being

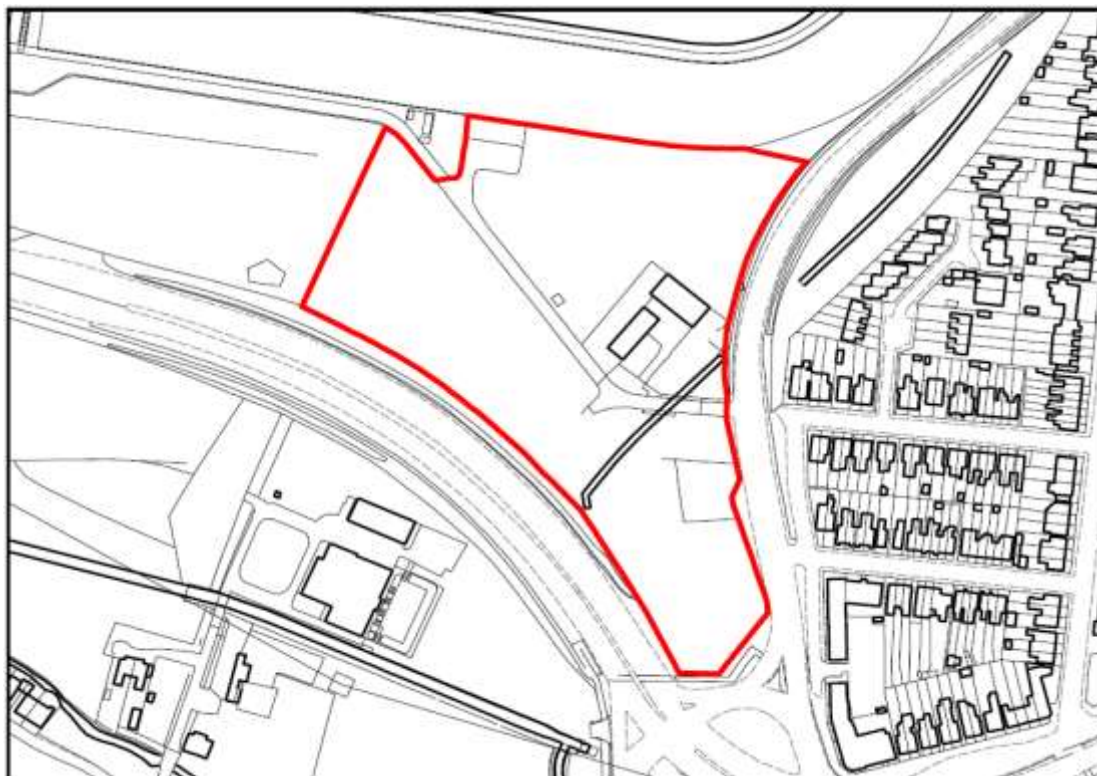
Stage 4
Stage 4a – Overall Performance of sites
developed as part of the DCO process and arguing that Very Special Circumstances exist that would outweigh the harm.

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	Possible decontamination costs

Stage 4c – Site Capacity	
Site size (ha)	0.52
Landowner/promoter preferred use and units (residential or commercial)	Residential, economic development, mixed and other uses but none specified. Noise issues from airport and proximity of employment uses likely to rule out housing use.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward for consideration.

SN1/004 Land at Birch Green/Staines Pumping Station (Site A), Stanwell Moor Road, Staines

Site Information	
Proforma Created	27/03/19
Proforma last updated	27/03/19
Site ID	SN1/004
Site name/ address	Land at Birch Green/Staines Pumping Station (Site A), Stanwell Moor Road, Staines, TW19 6AF
Site area (ha)	3
Site description & context	The site consists of grass fields, limited hardstanding area and a couple of storage buildings. The site is currently used as grazing and contractors' material storage. It is retained as operational land by Thames Water and a section of aqueduct cuts through the south-eastern tip of the site. The vehicular existing access is via Stanwell Moor Road and continues through the site to access the King George VI Reservoir. The King George VI Reservoir lies immediately to the north of the site and there are fields to the west. To the east on the other side of Stanwell Moor Road is a residential area and Crooked Billet Roundabout and the Staines Bypass is due south.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Partly
Site source	Call for Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 by landowner.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	-	Loss of green space (not public). In a reasonably sustainable location but concern over air quality from Crooked Billet roundabout. This may also act as a barrier to healthy lifestyles as there is currently no public crossing from the site towards Staines town centre, with the public underpass present. This may add to fear of crime.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	Within Flood Zone 2 plus potential loss of permeable land and introduction of hardstanding. Within an area susceptible to surface water flooding.
4. To reduce land contamination and protect soil quality and quantity	-	Development of site would not avoid development of greenfield over brownfield land.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	- -	The introduction of further residential property in close proximity to the Crooked Billet roundabout and A30 is likely to expose residents to noise and air pollution.
6. To conserve and enhance biodiversity, habitats and species	-	Loss of green space. No habitats or biodiversity designations could be some loss of habitats as adjacent to large waterbody.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	No impacts on heritage assets.
8. To protect, enhance and manage Borough's open space and landscape character.	-	Loss of open space and landscape character but not public.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	0	Site located near Staines town centre but proposed use would increase need to travel more than existing use and adjacent to busy and frequently congested junction.
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.
12. To maintain and improve water quality and	-	Proposed use would result in additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
promote the efficient use of water		

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	Housing use promoted
Meets specific needs	1	None specified. Other residential uses such as traveller sites and specialist accommodation not promoted.
Opportunities for higher density development, where appropriate	2	Newer buildings on nearby site on Crooked Billet roundabout suggest higher density could be appropriate
Opportunities for infrastructure provision	1	Limited on site due to site size
Brownfield land	1	Open Green Belt site with only small proportion of PDL
Opportunities for mixed use development	1	Only promoted for residential
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 only promoted for housing development and landowner has not included other residential uses that might meet identified needs. Only contributes to strategy on delivery of housing, although some could be at higher density.

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	- Most of site within Flood Zone 2 - Risk of surface water flooding - Very small area at risk of groundwater flooding
Minerals/waste safeguarding	3	The site is not within a minerals/waste safeguarded area

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	The site performs a limited biodiversity role and is not within close proximity to environmentally sensitive areas
Agricultural Land Classification	3	None
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	Not impacted.
Heritage Assets	3	No impacts identified.
Landscape Character and Townscape	2	Within Surrey Landscape Character - 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?	No	Site is operational land used by Thames Water for storage but much of it is open space and grazing land. It is not publicly accessible and does not serve any recreation or amenity purpose.
What is the nature and quality of its role?	Open space, operational land and 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 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	Riverbridge Primary School
Distance to secondary school	2	Magna Carta Secondary School (outside borough in Egham)
Distance to health centre or GP surgery	2	Staines Health Centre
Distance to local convenience retail	2	Reasonable walking distance to Staines town centre but not particularly well-served by local convenience stores. 4 mins walk to Shell petrol station shop.
Distance to major centres or centres of employment	3	Close proximity to Staines town centre and Heathrow Airport
Distance to bus stop with good service	3	Bus stops on London Road serving a variety of destinations (8, 216, 400, 442, 570 – Sunbury, Staines, Ashford, Walton, Heathrow, Kingston etc)
Distance to train station with good service	3	10 mins walk to Staines 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. Further enhancement of Staines town centre and transport infrastructure would also be positive.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	2	Local Area 3 – moderately performing
Green Belt Assessment Stage 2 score	1	Sub-Area 3-a – moderately performing but important and not recommended for consideration
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		Site performed a moderate role against Green Belt purposes at both stages of assessment. Stage 2 concludes the sub-area provides an important barrier to sprawl and plays a fundamental role with respect to the wider GB Local Area. Its release would harm

Stage 3 Applies to sites located within the Green Belt only	
Stage 3a – Green Belt	
	the performance and integrity of the wider strategic Green Belt, resulting in the further sprawl of Staines to the north of the A30 and reducing the performance of the wider Green Belt immediately to the south. Not recommended in GBA and officer agrees with conclusion on promoted site, which does not form the whole extent of the sub-area but there are no defensible boundaries to subdivide further.

Stage 3b – Previously Developed Land	
Total site area	3
Amount of PDL (%)	Appx 10%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	Some buildings, hardstanding and uses on site in connection with the storage/grazing use of the land. Mainly nearer the road with remainder of the site open and undeveloped
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Open grazing land, mainly flat, framed by the reservoir embankment and trees to roadside boundaries, with some built development near Stanwell Moor Road.
Existing valued features, vegetation and infrastructure	Mainly grass with some trees/hedging to boundaries. Tree coverage more dense towards the southern part of the site adjacent to the Crooked Billet roundabout. Grassed embankment to the reservoir contributes to the sense of enclosure.
Sense of tranquillity, remoteness and rural character	Tranquillity significantly affected by noise from Heathrow Airport, the A30 and the Crooked Billet roundabout. Despite this, the land itself is relatively rural in character as a result of the grazing use and low-key storage/agricultural buildings.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Not readily visible due to tree screening to boundaries. Some visibility from Stanwell Moor Road, where the access is taken from and the screening is sparser, and from residential property on the opposite side of the road. These views are only partial or oblique and truncated by the road itself and the trees. There are limited views for drivers on the A30 on the approach to Crooked Billet but mainly screened by trees.

Stage 3c – Visual Amenity	
Sensitivity of site and wider landscape	The site is not particularly sensitive due to its location close to a busy road junction and without many receptors. Parts of the site are attractive but the dominant views are of the built development closest to Stanwell Moor Road.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	A housing scheme is likely to face onto the Crooked Billet junction, similar to the relatively recent scheme on the former Crooked Billet pub and restaurant, potentially extending up Stanwell Moor Road. It is unlikely that residential development would front the A30 due to noise, outlook and air pollution issues (although these would also be factors in any development of the site). Development would be seen in the context of nearby residential development to the east of Stanwell Moor Road. The most noticeable change would be for drivers on the A30 on the approach to the Crooked Billet, where currently the full extent of the bypass is green, open or vegetated on that side of the road and there would then be a significant shift in character to built urban form.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	The vantage points are limited to users of the public highway and a small number of residential properties. The immediate area is a mix of open, undeveloped land and fairly intensive urban uses, mainly residential but also trunk roads and the busy Crooked Billet roundabout. A development of this site would not appear significantly out of place, although the view would change considerably.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would be significant and permanent but limited by the context of the site in proximity to residential property and the road junction. The change of view will depend on the extent to which tree screening around the boundaries can be retained, particularly along the A30.
Significance of impacts • Refer to Table 8 of methodology	Considered to be High on the basis that most of the views are from highway users and the magnitude of visual impact would be considerable, assuming the tree coverage to boundaries would be significantly reduced.

Stage 3c – Visual Amenity	
Potential mitigation measures	Retention of tree screening where possible and sensitive design
Overall visual amenity score	2
Commentary	

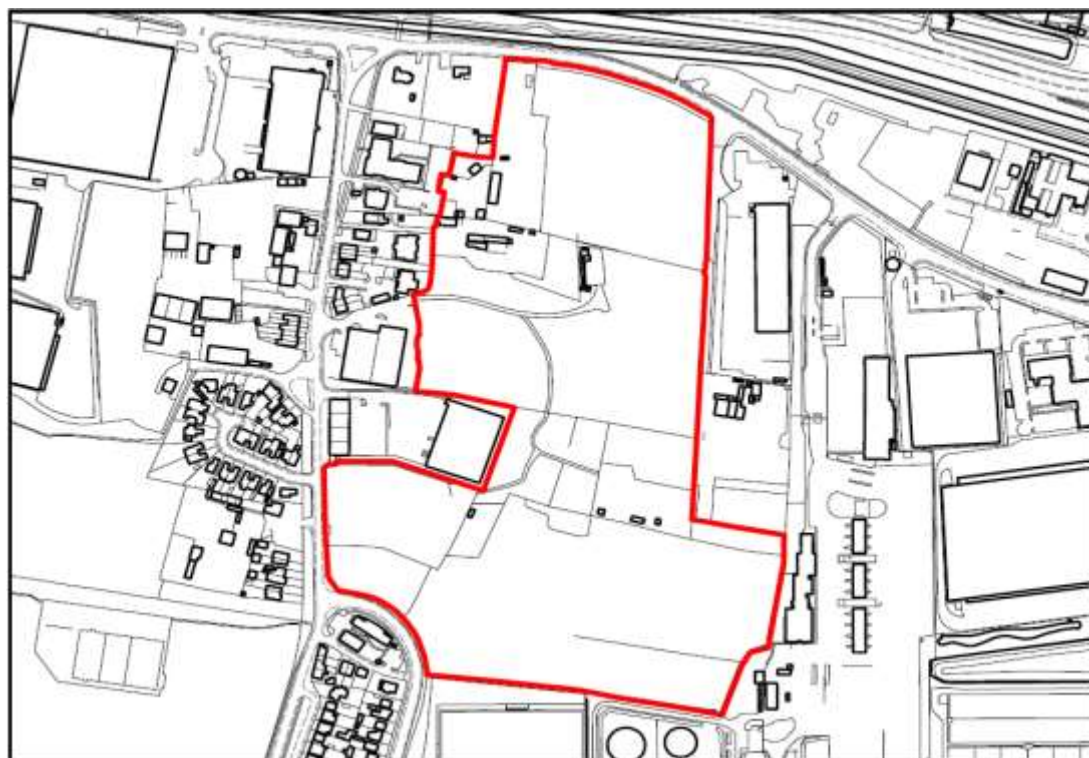
Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Reasonably sustainable, close to Staines town centre and local transport, few to none non-absolute constraints, loss of open space limited to views rather than recreation value. Contribution to strategy with housing promoted. Significant concern over the potential health, noise and air pollution effects on a residential development surrounded by busy and frequently congested roads and junctions.
Stage 3 Summary
Site is moderately performing at both GBA Stage 1 and 2, and plays an important role for strategic Green Belt. Not recommended for release as plays a fundamental role in the wider Green Belt area and its loss would harm the integrity and performance of the Green Belt. Visual impact noticeable but not significantly negative.
SA Summary (note: If poor performance do not consider deliverability)
Only scores well against housing and employment/economic benefits. All other scores were neutral or negative. Double negative on noise and air pollution due to the known air quality issues relating to the Crooked Billet junction and the noise from that junction, Stanwell Moor Road and the A30 Staines Bypass, all of which experience idling vehicles during periods of congestion. There may also be negative health implications of developing in close proximity to the Crooked Billet Roundabout.
Overall conclusions
Site not considered appropriate to take forward due to performance against Green Belt purposes and taking account of noise and air quality concerns for future occupants.

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	

Stage 4c – Site Capacity	
Site size (ha)	3
Landowner/promoter preferred use and units (residential or commercial)	Residential – 90 units
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward for consideration.

SN1/007 Land at Green Acre Farm, Bedfont Road/Crane Road, Stanwell

Site Information	
Proforma Created	14/03/19
Proforma last updated	15/03/19
Site ID	SN1/007
Site name/ address	Land at Green Acre Farm, Bedfont Road/Crane Road, Stanwell, TW19
Site area (ha)	11.6
Site description & context	The site is undeveloped open land covered mostly by scrubland vegetation and some trees. A few small scale structures occupy the site. The site is not open to the public but can be accessed via Long Lane. The surrounding area is somewhat urban in character, with various commercial uses located to the east and west of the site. The site lies to the south of Bedfont Road adjacent to an airport parking site. Crane Road forms the eastern boundary where a number of commercial uses lie, including a truck storage facility. Further west and south of the site lies residential development comprising both flats and family dwellings. The southern boundary of the site is shared with Ashford Town Football Club. The site is bounded to the south east by the Esso West London Oil Terminal.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Submitted to Call for Sites.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 included in uses put forward but 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 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.
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.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
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. Likely to be affected by air pollution too, which would affect not just residents but employees.
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	In an area of high archaeological potential but can be surveyed prior to construction.
8. To protect, enhance and manage Borough's open space and landscape character.	-	Loss of open space and landscape character but not public.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	Site located near bus routes but proposed use would increase need to travel more than existing use. Improved connectivity would likely be required.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	++	Employment use promoted, 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	-	Proposed use would result in additional water consumption, although groundwater may be

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
promote the efficient use of water		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	2	Housing included as a possible use by the site promoter but unlikely to be suitable due to location
Meets specific needs	2	Any residential or commercial use could be proposed, including specialist accommodation for particular needs, although unlikely to be suitable for residential
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
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 mixed use but unlikely to be suitable for residential or retail
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 we have a need for it

Spatial Strategy Score	
Score	Comments
2	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 the loss of strongly performing Green Belt to justify release, i.e. exceptional circumstances. All other uses open to consideration by site promoter, including mix of uses.

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	3	- Not within flood risk area. - Potential ground water flooding on site. - Low surface water flood risk.
Minerals/waste safeguarding	3	Not within safeguarding area.
Biodiversity	3	Limited biodiversity role.
Agricultural Land Classification	2	Small area to the south of the site is potentially Grade 1 – further investigation required.
Land and water contamination	2	Site has an extensive planning and enforcement history that suggests there is likely to be contamination present that would need to be remediated.
Heathrow Noise Contours	2	Within 57-60 Leq noise contours – impact depends on use.
Heritage Assets	2	Part of site is Area of High Archaeological Potential.
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 non-public open space but does not serve any recreation or amenity purpose and is largely overgrown and scrub. Area to the south used for grazing.
What is the nature and quality of its role?	Open space	
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.

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	Stanwell Fields C of E Primary School
Distance to secondary school	1	Matthew Arnold Secondary School or 50 mins walk to Rivers Academy West London in Feltham (outside the Borough)
Distance to health centre or GP surgery	2	St David's Health Centre
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
Distance to bus stop with good service	3	Bus stops on Long Lane and Short Lane 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 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.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 6 – strongly performing
Green Belt Assessment Stage 2 score	1	Sub-Area 6-d – strongly performing
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		Site performed a strong role against Green Belt purposes at both stages of assessment. Stage 2 concludes the sub-area provides an important barrier to sprawl and plays a fundamental role with respect to the wider GB Local Area. Its release would harm the performance and integrity of the Green Belt, particularly by harming the integrity of the gap between Ashford/Sunbury/Stamwell and Greater London. Not recommended in GBA

Stage 3 Applies to sites located within the Green Belt only	
Stage 3a – Green Belt	
	and officer agrees with conclusion on promoted site.

Stage 3b – Previously Developed Land	
Total site area	11.6
Amount of PDL (%)	9%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	Some buildings, hardstanding and uses on site, although some may not be lawful and appear to be as a result of unauthorised expansion into the site from neighbouring businesses. This should be investigated further.
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Open land, much of which appears overgrown and unmanaged. The landscape aspect improves in the southern portion of the site used for grazing, which is more attractive and used for a defined purpose.
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 to the north is more overgrown and unkempt than the southern part, which also has less boundary screening that offers more visibility of the site in this location.
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. The southern, wider part of the site has a more rural feel but still within the context of nearby built form, including the oil terminal.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Visible from some vantage points but mainly screened to boundaries with trees, hedging and brambles that limit longer reaching views. Some views from upper floor windows of houses on periphery of the site but those with the most appealing aspect are those in Short Lane that overlook grazing land, which is more open and attractive than the land towards the north of the site and has less screening along the boundary.
Sensitivity of site and wider landscape	The sensitivity of the site varies across its whole area, with less sensitivity towards the north than the south

Stage 3c – Visual Amenity	
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	A development for employment use (as more likely to be suitable than other proposed uses) 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 site is not well screened to the south, although additional planting to the boundaries could be introduced. The northern part of the site in proximity to cargo businesses would be less negatively affected as development would appear in context with the wider area.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	The vantage points are limited to adjacent residential properties, businesses, football club and the public highway. The residential properties particularly at the top of Short Lane would lose the green, open aspect across the road from their properties and would be negatively affected. Properties to the north would be less affected as the view is not as attractive. 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.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	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 utilitarian form of a development for employment purposes would exacerbate the change of view compared to a more sensitive design that a housing scheme could offer but residential use is unlikely to be acceptable due to noise and compatibility factors in this location.
Significance of impacts • Refer to Table 8 of methodology	Considered to be moderate to the north but High to Major/High towards the south and the Short Lane boundary due to the difference in outlook, landscape and context across the whole site area
Potential mitigation measures	Additional screening to boundaries and consideration as to whether the more sensitive southern part of the site is not developed
Overall visual amenity score	2
Commentary	

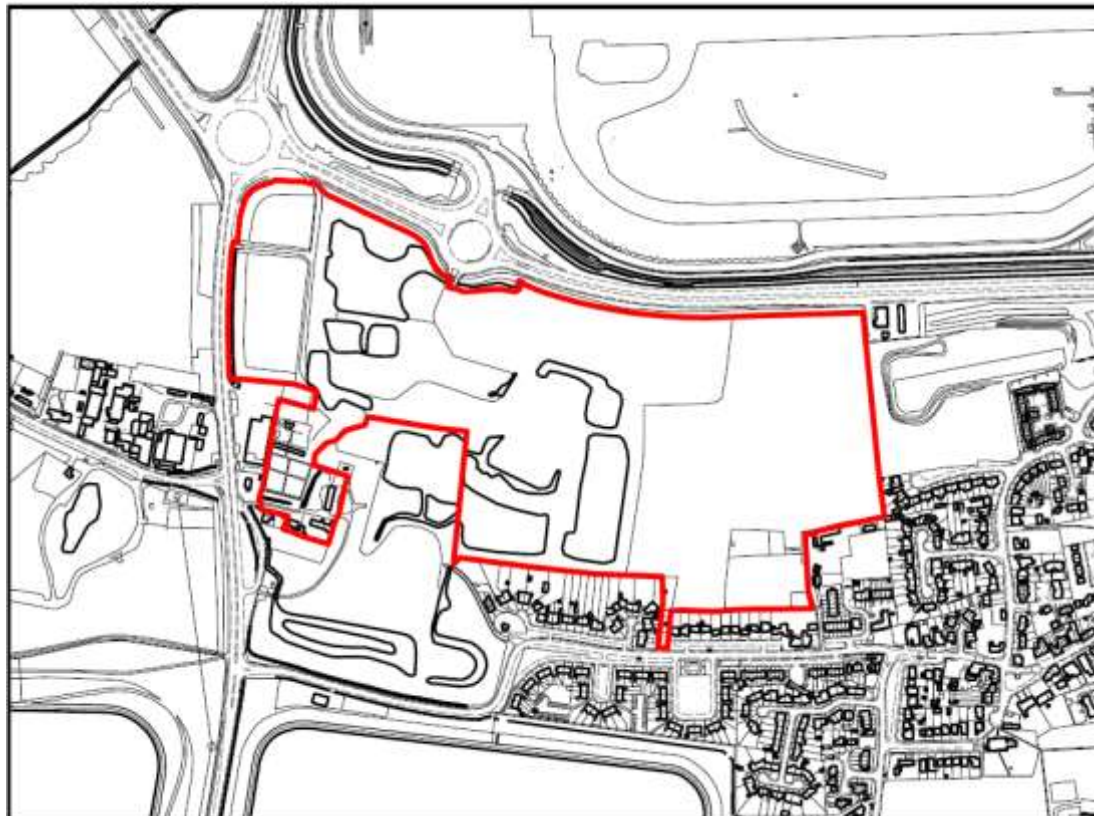
Stage 4	
Stage 4a – Overall Performance of sites	
Stage 2 summary	
Site scores well at Stage 2 – reasonably sustainable, close to other similar employment uses, few to none non-absolute constraints, loss of open space limited to views rather than recreation value. Limited contribution to strategy as housing not 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 is strongly performing at both GBA Stage 1 and 2. Not recommended for release as plays a fundamental role in the wider Green Belt area and its loss would harm the integrity and performance of the Green Belt. Visual impact significant towards the south but limited within wider context of other industrial buildings and condition of the land to the north.	
SA Summary (note: If poor performance do not consider deliverability)	
Only scores well against housing (though not likely to be suitable) and employment/economic benefits. All other scores were neutral or negative.	
Overall conclusions	
Site not considered appropriate to take forward due to performance against Green Belt purposes and taking account of limited contribution to spatial strategy. 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 arguing that Very Special Circumstances exist that would outweigh the harm.	

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	Possible decontamination costs

Stage 4c – Site Capacity	
Site size (ha)	11.6
Landowner/promoter preferred use and units (residential or commercial)	Residential, economic development, mixed and other uses but none specified. Noise issues from airport and proximity of employment uses likely to rule out housing use.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward for consideration.

SN1/008 Land south of Southern Perimeter Road, Stanwell

Site Information	
Proforma Created	20/03/19
Proforma last updated	20/03/19
Site ID	SN1/008
Site name/ address	Land south of Sothern Perimeter Road, Stanwell
Site area (ha)	22.6
Site description & context	The site is occupied by mineral workings and agricultural land and is situated south of Southern Perimeter Road and east of Stanwell Moor Road. The site is lined by trees and smaller shrubs. The character of the wider area is mixed, with Heathrow Airport located north of the site and the settlement of Stanwell located south east. In 2017, permission was granted for retention of an existing recycling operation on part of the site for the processing of construction and demolition waste for the production of restoration minerals for use in the former Stanwell Quarry and recycled aggregates for export for a period of 10 years.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Submitted to Call for Sites



Stage 1 – Absolute constraints (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?	Small part to the west.
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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 not included in uses put forward and unlikely to be acceptable anyway due to proximity to Heathrow Airport.
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.
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.
4. To reduce land contamination and protect soil quality and quantity	-	Site likely to be contaminated due to landfill history of the site (would require decontamination, which could be considered a benefit) and loss of non-PDL.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
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. Likely to be affected by air pollution too, which could affect employees.
6. To conserve and enhance biodiversity, habitats and species	-	Loss of green space that would be restored once the mineral operations are complete. 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	Partly in AHAP but can be surveyed prior to construction.
8. To protect, enhance and manage Borough's open space and landscape character.	-	Loss of open space and landscape character but not public.
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.	++	Employment use proposed, which is likely to be most suitable due to proximity of established cargo and airport related 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 impact on resources, emissions or carbon use compared to a new employment use.
12. To maintain and improve water quality and	-	Proposed use would result in additional water consumption, although groundwater may be

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
promote the efficient use of water		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	1	Housing not proposed but unlikely to be suitable anyway due to location.
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	1	Limited on site due to site size.
Brownfield land	1	Open Green Belt site.
Opportunities for mixed use development	1	Only employment use 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		
Contributes to employment floorspace	2	Depends on what type of employment use is proposed and whether there is a need for it.

Spatial Strategy Score	
Score	Comments
2	Site promoted for employment use and is unlikely to be suitable for housing, which is the priority need for the strategy to deliver. Employment uses are also needed but need would not override harm to Green Belt to justify release, i.e. exceptional circumstances.

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	- Not within flood risk area - Potential ground water and surface water flood risk.
Minerals/waste safeguarding	2	- Safeguarded mineral site in active use. Development of site is contingent on completion of mineral operation - Consult Surrey County Council.

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	In use as a minerals working site and agricultural land – limited biodiversity value.
Agricultural Land Classification	3	Not best and most versatile land.
Land and water contamination	2	Site has a history of landfill that suggests there is likely to be contamination present that would need to be remediated.
Heathrow Noise Contours	2	Within noise contours – impact depends on use.
Heritage Assets	2	Part of site is Area of High Archaeological Potential.
Landscape Character and Townscape	2	- Within landscape character area - River Valley Floor - Existing and surrounding uses limit the landscape character of the site. The restored minerals site could offer some landscape value.

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 being worked for minerals that would be restored to open space following completion of the operation. The restored land would not be public but there would be 'permissible paths' within it.
What is the nature and quality of its role?	Active mineral site to be restored as 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 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	n/a	Employment use proposed.
Distance to secondary school	n/a	Employment use proposed.
Distance to health centre or GP surgery	n/a	Employment use proposed.
Distance to local convenience retail	3	Convenience store on High Street (if access taken from Park Road).
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	3	Bus stops on Horton Road and Park Road serving a variety of destinations (Slough, Staines, Heathrow, Sunbury, Shepperton, Ashford, Walton and schools in Spelthorne)
Distance to train station with good service	1	43 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

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 4 – strongly performing
Green Belt Assessment Stage 2 score	1	Sub-Area 4-b – strongly performing
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		Site performed a strong role against Green Belt purposes at both stages of assessment. Stage 2 concludes the sub-area provides an important barrier to sprawl and plays a fundamental role with respect to the wider GB Local Area. Its release would harm the performance and integrity of the Green Belt, particularly by harming the integrity of gaps between Ashford/Sunbury/Stamwell and Greater London and Stamwell Moor. Not recommended in GBA and officer agrees with conclusion on promoted site.

Stage 3b – Previously Developed Land	
Total site area	22.6
Amount of PDL (%)	0%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	Some temporary storage and structures but not considered to be development. PDL does not include land worked for minerals then restored.
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Open land, much of which has a semi-industrial appearance due to the quarry and recycling centre (noted this is temporary)
Existing valued features, vegetation and infrastructure	Some areas of the site are attractive, including ponds to the west and a large, open grassed area to the east. Parts of the site feature dense tree coverage and most of the boundaries are marked by trees, hedges and shrubs.
Sense of tranquillity, remoteness and rural character	Tranquillity significantly affected by noise from Heathrow Airport and current mineral working and recycling operation. Parts of the site away from these operations have a more rural feel but generally set within the context of the airport
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Not readily visible from any vantage points. Houses to the south of the site are separated by a high bund planted with trees so views are limited significantly. Other views, such as from the Southern Perimeter Road are screened by planting on the boundaries.
Sensitivity of site and wider landscape	Parts of the site where the operations are not taking place are more sensitive but consideration needs to be given to the land as planned to be restored once operations cease rather than its current condition.
Significance of Visual Impacts (qualitative)	
Visual effect of the development - Nature of the proposal - Siting - Size - Design - Position and distance from which it is viewed - Officer judgment where info not all available	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 site is well screened to all boundaries but the extent to which a new building or buildings could be viewed is dependent on their height, scale and proximity to residential properties.
Visual receptors	Currently few visual receptors because there is no tall development within the site

Stage 3c – Visual Amenity	
• Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would be significant and permanent, especially in the context of the how the site is proposed to be restored and if permissible paths will allow some public access. Although only separated from Heathrow Airport's boundary by the Southern Perimeter Road, the site is not in close proximity to the main concentration of existing cargo and other business premises further to the east in Stanwell (Dnata etc).
Significance of impacts • Refer to Table 8 of methodology	Moderate to high, depending on the scale of built form and whether it would be visible above the bund to the south and the boundary screening to the north.
Potential mitigation measures	The lower the building, the less likely it is to be visible from outside the site.
Overall visual amenity score	2
Commentary	

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores moderately at Stage 2 – reasonably sustainable, close to other similar employment uses, few non-absolute constraints. Consideration given to future use and appearance of land once restored rather than current operations taking place on site. Limited contribution to strategy as housing not proposed and unlikely to be suitable but depends on the type of employment use and whether there is a need in the borough. The site is subject to high levels of noise associated with the neighbouring airport.
Stage 3 Summary
Site is strongly performing at both GBA Stage 1 and 2. Not recommended for release as plays a fundamental role in the wider Green Belt area and its loss would harm the integrity and performance of the Green Belt. Visual impact limited at present due to site being well screened but a development of more than a two or three storeys would be visible beyond boundaries and potentially have a negative impact, especially in comparison to the restored land.
SA Summary (note: If poor performance do not consider deliverability)
Only scores well against employment/economic benefits. All other scores were neutral or negative.
Overall conclusions

Stage 4
Stage 4a – Overall Performance of sites
Site not considered appropriate to take forward due to performance against Green Belt purposes, limited contribution to spatial strategy and visual impacts. 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 parking, but 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.

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	Possible decontamination costs.

Stage 4c – Site Capacity	
Site size (ha)	22.6
Landowner/promoter preferred use and units (residential or commercial)	Economic/warehouse uses (no further detail)
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward for consideration.

SN1/009 Land at Poyle Meadows, Horton Road, Stanwell Moor

Site Information	
Proforma Created	13/03/19
Proforma last updated	13/03/19
Site ID	SN1/009
Site name/ address	Land at Poyle Meadows, Horton Road, Poyle
Site area (ha)	1.87
Site description & context	The site is occupied by open green space and is located immediately adjacent to junction 14 of the M25, with Wraysbury River to the west of the site. The surrounding character is somewhat rural in character, with commercial uses located to the north of the site. The Wraysbury Reservoir is situated to the west of the site whilst a narrow strip of land immediately west of the site is subject to ongoing enforcement action.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Submitted to Call for Sites.

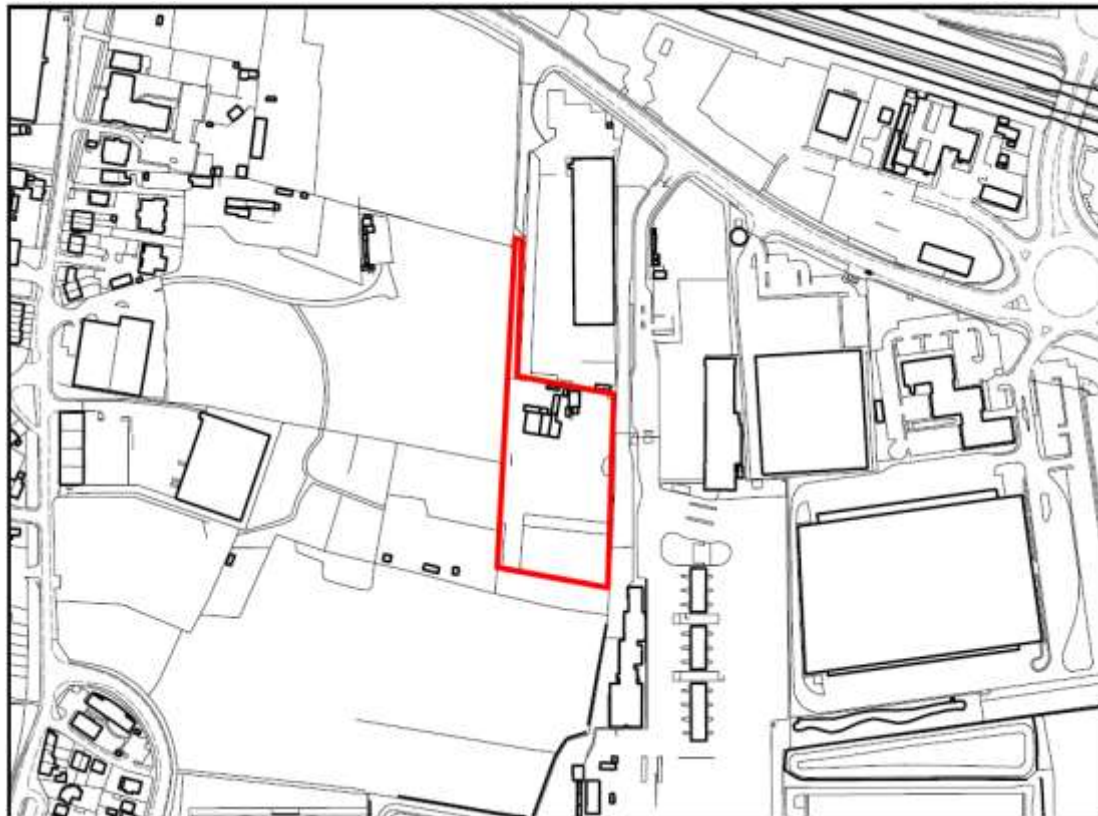


Stage 1 – Absolute constraints (provide additional commentary where required)	
Does the site fall within or adjoin the 250m buffer around the urban area?	Yes
Is the site located or largely located within flood zone 3b?	No
Is the site located within a SPA, SAC, Ramsar site, SSSI?	Majority of the site is SSSI, with the exception of the most northerly portion
Is the site an SNCI?	Edges only
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 only developable part of the site is that outside the SSSI at the north, which significantly constrains the amount of development that could be accommodated. This is also a site identified by Heathrow Airport Ltd in their January 2018 expansion consultation as land potentially required in part for M25 and junction expansion/re-routing and/or airport related development. Can review after Heathrow preferred masterplan published in June 2019. DISCOUNT

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

SN1/014 Mentone Farm, Bedfont Road, Stanwell

Site Information	
Proforma Created	26/03/19
Proforma last updated	26/03/19
Site ID	SN1/014
Site name/ address	Mentone Farm, Bedfont Road, Stanwell
Site area (ha)	1.1
Site description & context	The site comprises a yard with hardstanding, storage and parking with established use for the purchase, sale and repair of industrial vehicles and machinery. To the south of the site is undeveloped scrub land within the Green Belt. The wider area is characterised by mainly commercial uses and buildings, mainly connected to the airport operations nearby. The land to the west and south of the site is undeveloped, green and open, much of which is overgrown. To the north is a commercial building with truck parking and beyond that, across Bedfont Road and the Southern Perimeter Road, is Heathrow Airport. To the east is the access road to other commercial operations and the oil terminal facility.
Is the site located in the Green Belt?	Partly (the southern part of the site)
Is the site previously developed land?	Partly (the northern part of the site)
Site source	Submitted to Call for Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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	Residential use not put forward and unlikely to be acceptable due to surrounding uses.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	Loss of green space (not public) but approximately one third of the site only.
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 to the undeveloped part of the site.
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 to the south of the site.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	0/?	Site significantly affected by aircraft noise from Heathrow Airport but yard is currently open and a new development could offer acoustic benefits internally. Likely to be affected by air pollution too, which would affect employees. Depends on extent to which existing operation impacts on air quality and whether redevelopment would improve the existing situation.
6. To conserve and enhance biodiversity, habitats and species	-	Loss of green space to rear of site. No habitats or biodiversity designations but condition of land would suggest some loss of habitats.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	No assets identified.
8. To protect, enhance and manage Borough's open space and landscape character.	-	Loss of open space to rear of site but not public.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	Site located near bus routes but wider sustainable travel is limited. Connectivity with Heathrow airport requires improvement although it is in close proximity.
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, but northern part of the site is already in employment use so would need to consider where that business relocates to (if required) and whether the new use in fact creates additional jobs
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 - depends on extent to which a new use would worsen or improve the situation.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
12. To maintain and improve water quality and promote the efficient use of water	0	Proposed use if including the undeveloped site at the rear 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	1	Housing not included as a possible use by the site promoter but unlikely to be suitable anyway due to location.
Meets specific needs	1	None suggested.
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.
Brownfield land	2	Appx two thirds of the site is urban PDL, one third is undeveloped Green Belt.
Opportunities for mixed use development	2	Suggested by site promoter could be available for mixed use but unlikely to be suitable for residential or retail so more likely to be mixed B Class uses.
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 we have a need for it, particularly in light of Heathrow Airport's planned expansion.

Spatial Strategy Score	
Score	Comments
2	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. This only applies to the southern part of the site as the remainder is not in the Green Belt.

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	3	- Not within a flood risk area. - Potential groundwater flood risk on site.
Minerals/waste safeguarding	3	Not within safeguarded area.
Biodiversity	3	Limited role.
Agricultural Land Classification	3	Not within agricultural use.
Land and water contamination	2	Site has an extensive planning history that suggests there is likely to be contamination present. Remediation likely to be required.
Heathrow Noise Contours	3	Not within noise contours.
Heritage Assets	3	No impacts identified.
Landscape Character and Townscape	3	The site is currently in use as vehicle storage and yard. This has limited/no townscape value. Opportunities would exist to improve the visual aesthetics of the site.

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	Green Belt element of the 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 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.

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	n/a	Residential development not proposed.
Distance to secondary school	n/a	Residential development not proposed.
Distance to health centre or GP surgery	n/a	Residential development not proposed.
Distance to local convenience retail	2	Convenience shopping at BP petrol station on Bedfont Road.
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	2	Bus stops on Long Lane, Short Lane and Bedfont Road serving a variety of destinations (203, 555, 442 – Sunbury, Staines, Ashford, Walton, Heathrow etc).
Distance to train station with good service	2	24 mins walk to Terminal 4 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

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 6 – strongly performing
Green Belt Assessment Stage 2 score	1	Sub-Area 6-d – strongly performing
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		Only relates to the Green Belt area of the site to the south. Site performed a strong role against Green Belt purposes at both stages of assessment. This site was not identified as a separate site from the remainder of 6-d as there are no defensible boundaries identified. Stage 2 concludes the sub-area provides an important barrier to sprawl and plays a fundamental role with respect to the wider GB Local Area. Its release would harm the

Stage 3 Applies to sites located within the Green Belt only	
Stage 3a – Green Belt	
	performance and integrity of the Green Belt, particularly by harming the integrity of the gap between Ashford/Sunbury/Stamwell and Greater London. Not recommended in GBA and officer agrees with conclusion on promoted site.

Stage 3b – Previously Developed Land	
Total site area	1.1 (whole site, including non-Green Belt)
Amount of PDL (%)	0%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	This part of the site within the Green Belt has not been previously developed and there are no buildings on it, as distinct from the developed, urban part of the site to the north.
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Open land, much of which appears overgrown and unmanaged.
Existing valued features, vegetation and infrastructure	Mainly grass and scrub with some trees/hedging to external boundaries. The land appears contiguous with the rest of the land (Green Acre Farm) with no internal boundary other than to the developed part of the site outside the Green Belt.
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. As a small site on the edge of the larger Green Belt parcel, it does not have a particularly rural or remote character in its own right.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Only visible from within the site or from adjacent land in private ownership. Surrounding uses are commercial, although if there are any windows above ground floor within these buildings they may have some views of the site.
Sensitivity of site and wider landscape	The site is seen as contiguous with the rest of Green Acre Farm, which is a much larger land parcel that has some sensitivity towards the south western end (used for grazing and visible from Short Lane) but this part of the site is distant from that area.
Significance of Visual Impacts (qualitative)	
Visual effect of the development Nature of the proposal	A development for employment use (as more likely to be suitable) would be expected to be

Stage 3c – Visual Amenity	
• Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	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 site in proximity to cargo businesses would not negatively affect the wider area, subject to clear, defensible boundaries to separate it from the rest of Green Acre Farm, as development would appear in context with the commercial uses to the north and east.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	The vantage points are limited to adjacent commercial property, although there may be some distant views from the football club and the public highway at Short Lane. These are not considered to be important from the perspective of the receptor.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would be permanent but not significant and limited by the context of the site in proximity to the existing cargo and other business premises, including the remainder of the site itself that is previously developed and not within the Green Belt.
Significance of impacts • Refer to Table 8 of methodology	Considered to be Moderate to Low on the basis of only Medium receptor sensitivity and Noticeable magnitude of visual impact.
Potential mitigation measures	Additional screening and defensible boundaries to protect the openness of the remainder of Green Acre Farm adjacent.
Overall visual amenity score	3
Commentary	

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores fairly well at Stage 2 – close to other similar employment uses, few to none non-absolute constraints, loss of open space but no recreation value and very limited views. Not a particularly sustainable location but schools and healthcare proximity not an issue for non-residential. Limited contribution to strategy as housing not proposed 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
The parcel within which the southern part of the site is located performed strongly at both GBA Stage 1 and 2, with no defensible boundaries identified to create a smaller land parcel and separate it from Green Acre Farm adjacent. Not

Stage 4
Stage 4a – Overall Performance of sites
recommended for release as plays a fundamental role in the wider Green Belt area and its loss would harm the integrity and performance of the Green Belt. Visual impact limited and not significant.
SA Summary (note: If poor performance do not consider deliverability)
Only scores well against employment/economic benefits but performance limited as already in employment use. All other scores were neutral or negative.
Overall conclusions
Southern part of the site not considered appropriate to take forward due to performance against Green Belt purposes and taking account of limited contribution to spatial strategy. 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 arguing that Very Special Circumstances exist that would outweigh the harm. Northern part of the site could be considered for allocation as industrial/cargo use.
The site is however already in commercial use so there may be limited benefits for allocating for a similar use.

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	No
Consideration of development phasing	Site not large enough to warrant considering phasing.
Comments	
Viability comments	Possible decontamination costs.

Stage 4c – Site Capacity	
Site size (ha)	1.1 (includes appx one third Green Belt not considered suitable for allocation)
Landowner/promoter preferred use and units (residential or commercial)	Economic development, mixed and other uses but none specified. Noise issues from airport and proximity of employment uses likely to rule out housing use. Expired outline permission granted in 1999 for warehouse, offices and parking spaces (not known if this included Green Belt part of site)
Council comments on potential use and yield - Location and character - Type of development promoted - Mix of units - Density assumptions - Net developable area	Expired outline permission was for a warehouse of some 2,800sqm of floorspace (99/00535/OUT). Height unlikely to be an issue due to proximity of other large commercial buildings. Access may need to be enhanced to Crane Road as it is fairly narrow at that end. Site could be taken forward within Heathrow Airport's expansion proposals, including the Green

Stage 4c – Site Capacity	
	Belt area. Further information likely to be released on land use during second phase of consultation in June 2019 – review after this point.

SN1/016 Town Lane Recreation Ground, Town Lane, Stanwell

Site Information	
Proforma Created	20/03/19
Proforma last updated	29/03/19
Site ID	SN1/016
Site name/ address	Town Lane Recreation Ground, Town Lane, Stanwell, TW19 7PT
Site area (ha)	0.65
Site description & context	Recreation ground located to the west of Stanwell alongside Town Lane. The site has built development to its northern and southern boundaries and the reservoir lies to the west.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Green Belt Stage 2 – area for further consideration



Stage 1 – Absolute constraints (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

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 size of the site could mean that it would make a contribution to housing needs
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	--	Land is used for recreation and loss of this would severely reduce access to recreation grounds. Similar or larger provision would be required elsewhere.
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	0	Site not identified as being contaminated. Further site investigation required.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	-	Site close to Heathrow Airport and is affected by aircraft 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 impact upon the local environment.
6. To conserve and enhance biodiversity, habitats and species	0	Site is maintained by grass cutters therefore any biodiversity is likely to be limited.
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 recreation ground which plays an important role in such provision within Stanwell. Change would also impact upon the reservoir and its character.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	0	Site in a sustainable location with bus stops near to the site offering access to Staines and Hounslow, however services to Heathrow are poor. Given fairly limited services nearby, car use from the new development would increase.
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 however access to this would need improving particularly in terms of public transport. Potential short term construction employment.
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	-	Redevelopment of the site would result in additional water consumption. Not clear how

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
quality and promote the efficient use of water		much water is used in the grazing animals however this would be exceeded significantly by replacement with housing development.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	Potential to meet housing needs.
Meets specific needs	3	Could include affordable provision and other specific needs.
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 – existing access onto Town Lane.
Brownfield land	1	Green Belt.
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	Re-provision of same as existing or better would be required as part of the development of the site.
Additional factors		

Spatial Strategy Score	
Score	Comments
1	The site could contribute to meeting the spatial strategy as is weakly performing Green Belt and could be used for housing. The site is however of a relatively small scale and would result in the loss of a recreation ground of important local value.

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	- Not in flood zone. - Limited surface water and ground water flood risk. - Loss of permeable surfaces.
Minerals/waste safeguarding	3	Not identified within a safeguarding or consultation area.
Biodiversity	3	None identified – current use means biodiversity likely to be low.

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	• None.
Land and water contamination	2	• None identified – further site investigation required.
Heathrow Noise Contours	3	• None – outside contours.
Heritage Assets	3	• None.
Landscape Character and Townscape	2	• Within Surrey Landscape Character Area - Reservoirs

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	Site is a substantial area of recreation serving a large proportion of residents within Stanwell.
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
		1 Performing an important recreation role

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Only assessed up to stage 2c. The site performs an important recreation role and its loss would require replacement with the same or enhanced provision. the loss of recreation land would be significant and is not considered to be outweighed by the benefits of additional housing.
Stage 3 Summary
SA Summary (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 this being an undeveloped Green Belt site in recreation use.
Overall conclusions
Site considered not suitable to take forward due to its important recreation role.

SN2/001 Minerva House, Minerva Close, Stanwell

Site Information	
Proforma Created	15/04/19
Proforma last updated	15/04/19
Site ID	SN2/001
Site name/ address	Minerva House, Minerva Close, Stanwell, TW19 6DA
Site area (ha)	0.18
Site description & context	The site is located on a large plot within a residential area. To the east of the site is an area of open field, with the site surrounded by residential development on the other three sides.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Review of sites subject to pre-application discussions.



Stage 1 – Absolute constraints (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. Site is close to Public Safety Zone.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 could be accommodate an increase in residential use.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	-	Site is fairly isolated in Stanwell Moor with few public transport options and limited retail or commercial uses within walking distance.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	Site is adjacent to flood zones 2 and 3a with a high risk of groundwater flooding. The site is already developed with a large building and hardstanding and could be replaced with permeable surfaces and other flood mitigation. However a safe means of escape must be demonstrated.
4. To reduce land contamination and protect soil quality and quantity	0	No historic contamination issues however site does have commercial vehicles on the premises and therefore further site investigations are necessary.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	- -	Potential increased exposure given the proximity to Heathrow Airport and M25. The site falls in the 69-72 Leq noise contour.
6. To conserve and enhance biodiversity, habitats and species	0	No habitats or biodiversity designations. Open field adjacent to the site but access into this is restricted.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	No impact on historic environment identified.
8. To protect, enhance and manage Borough's open space and landscape character.	0	The site has no positive or negative impacts on open space
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	There are limited public transport links in the area which is likely to increase private car 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 appears to be in some form of commercial use which could be lost. Re-development will not maintain high levels of employment or economic growth if the scheme is for housing only.
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.	-	Current use will generated emissions however at present the buildings is one dwellings. Re-development with a number of dwellings, in the form of flats, would likely lead to an increase in emissions due to car dependency.
12. To maintain and improve water quality and promote the	-	Proposed use would result in additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
efficient use of water		

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	2	Residential use could be accommodated however the site falls within 66 Leq contour which would require mitigation.
Meets specific needs	1	Limited due to size of site.
Opportunities for higher density development, where appropriate	1	Unlikely to be suitable for high density development due to the low-density character of the surrounding area.
Opportunities for infrastructure provision	1	Limited on site due to site size.
Brownfield land	3	Previously developed land.
Opportunities for mixed use development	1	Limited potential on site due to site size.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	2	Current property is in poor condition and re-development could result in a more aesthetically pleasing building.
Additional factors		

Spatial Strategy Score	
Score	Comments
2	There may be potential for some housing on site which would improve the visual appeal of the site which is currently occupied by a large building in poor condition. The site is within an urban area however this is isolated from much of Spelthorne with poor public transport links.

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	- Site falls within flood zones 2 and 3a - Low level surface water flood risk to the south and west of the site. - The site is within an area whereby 75% is susceptible to groundwater flooding.
Minerals/waste safeguarding	1	Within minerals safeguard area – Surrey County Council require consultation.
Biodiversity	3	PDL so likely limited biodiversity.

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
		No biodiversity designations.
Agricultural Land Classification	3	Classification identifies the land as Grade 1 but not in agricultural use.
Land and water contamination	2	- 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. - Potential that there is some existing commercial activity taking place on the land.
Heathrow Noise Contours	1	- The site is located within 69-72 Leq noise contours. - Noise impacts from Heathrow Airport could potentially increase with the expansion in future but this is still unknown at this stage.
Heritage Assets	3	No constraints identified.
Landscape Character and Townscape	3	- Limited impact on landscape and townscape identified. - The surrounding area is characterised by low-density residential development

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 not publicly accessible and does not perform an open space role or recreation role
What is the nature and quality of its role?	Private dwelling	
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 open space role and no public access.

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	Town Farm Primary School
Distance to secondary school	1	Thomas Knyvett College
Distance to health centre or GP surgery	1	St David's Health Centre
Distance to local convenience retail	3	Local shops on Horton Road
Distance to major centres or centres of employment	1/2	Staines – 39 minutes by bus however service operates only one bus per 90 minutes with no service after 19:30 Heathrow Airport in close proximity but access to is fairly poor
Distance to bus stop with good service	1	Stop on Horton Road with poor service (one bus every 90 mins)
Distance to train station with good service	1	Staines Rail Station – not walkable
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 close to bus stops but with poor service needs to be enhanced to provide greater connectivity between Heathrow and Staines.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
At stage 2 the site performed variably. The site is not considered to be located sustainably as almost all services are beyond the preferred maximum walking distance. The site is within the 69-72 Leq noise contour so is exposed to noise pollution and the site falls adjacent to flood zone 3a, which is the main access route into the site. The site is however within the urban area and is previously developed land, meeting this element of the spatial strategy. Significant mitigation required to make residential development on the site acceptable. Site is isolated from many services meaning that there will be a heavy reliance on cars to travel.
Stage 3 Summary
N/A
SA Summary (note: If poor performance do not consider deliverability)
The site performance is mixed against the Sustainability Appraisal. Whilst the site may be able to accommodate some residential development, it is not considered to be in a particularly sustainable location, with extremely poor public transport links. The site is adjacent to flood risk zone 3a (access route) making it potentially vulnerable and a flood risk assessment is required. A dry means of escape would

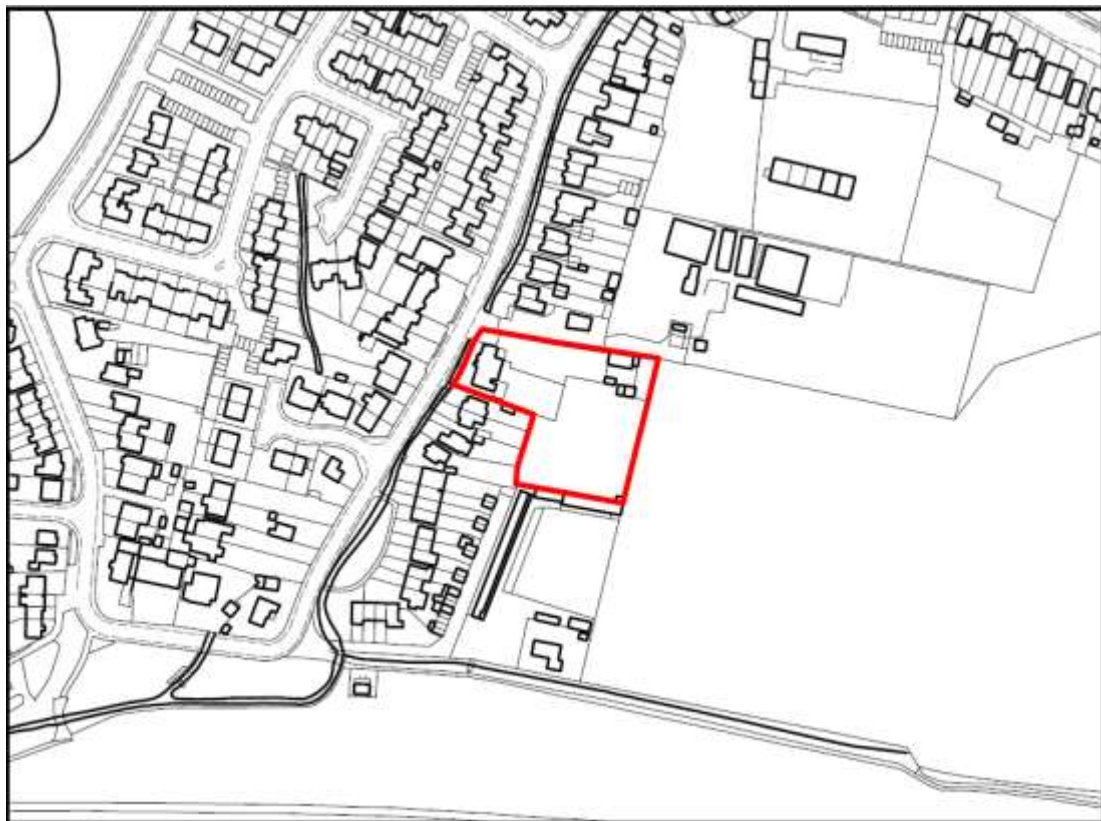
Stage 4	
Stage 4a – Overall Performance of sites	
need to be demonstrated prior to development, or an appropriate flood evacuation plan approved. The site is in use as a single dwelling and any redevelopment would lead to an intensification of this meaning an increase in dependency on resources, emissions and car movements. Pre-application advice was sought following refusal of a planning application for 19 flats (SPW/OUT/89/794). Pre-app advice indicated a much reduced scheme with suitable noise mitigation is required.	
Overall conclusions	
The site could potentially be suitable for development, subject to flood risk mitigation, and noise attenuation measures. The site is not in a sustainable location and there would be limited opportunities to encourage a modal shift away from car use without significant public transport provision enhancement. Redevelopment would provide the opportunity to improve the visual appeal of the site which is in poor condition. The site may be suitable for development however limited benefits have been identified from allocating the site due to its non-strategic nature. Availability has yet to be confirmed by its landowner and it is anticipated that should the site come forward, it could be delivered through the planning process, guided by Local Plan policies.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Recent pre-app discussions.
Consideration of development phasing	Site not large enough to warrant considering phasing
Comments	It appears that the land is in 3 different ownerships which could restrict the site coming forward for development,
Viability comments	

Stage 4c – Site Capacity	
Site size (ha)	0.18
Landowner/promoter preferred use and units (residential or commercial)	Pre-app discussions for residential development on the site.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	The surrounding area possesses a semi-urban character with housing neighbouring the site, therefore would lend itself to a residential use. The site could potentially accommodate low-medium density residential development. If densities of 35-55 dph were pursued the site may be able to accommodate 6-10 units.

SN2/002 Hope Inn, 53 Hithermoor Road, Stanwell Moor

Site Information	
Proforma Created	05/04/19
Proforma last updated	05/04/19
Site ID	SN2/002
Site name/ address	Hope Inn, 53 Hithermoor Road, Stanwell Moor, TW19 6AR
Site area (ha)	0.42
Site description & context	The site is located within a row of residential dwellings and is occupied by a former pub which is in a state of disrepair. The site is located on the eastern side of Hithermoor Road and part of the rear of the site is within the Green Belt. The surrounding area is characterised by residential dwellings with commercial uses to the rear of the site.
Is the site located in the Green Belt?	Partly (73%)
Is the site previously developed land?	Partly (26%)
Site source	Review of sites previously in the planning system.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 residential use on site.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	Lack of good frequent bus services could limit healthy lifestyles. Development unlikely to address existing deprivation or improve access to community facilities.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	Part of the east of the site where it meets Hithermoor Road is within flood zone 2 and 3a. This may limit the ability to demonstrate a dry means of escape. Low level surface water flood risk to the rear of the site. The site is however within an area whereby 75% is susceptible to groundwater flooding. Flood risk assessment required to assess whether impacts can be overcome.
4. To reduce land contamination and protect soil quality and quantity	-	Limited contamination potential however would still require investigation. Part of the site is within the urban area with part in the Green Belt. If only the urban part of the site was developed this

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		would achieve efficiency in land use and avoid greenfield development but if the whole site was considered this could have negative impacts on land use.
5. To reduce air and noise pollution	-	Potential increased exposure given the proximity to Heathrow Airport and M25. The site is within the 63-66 Leq contour. The site is adjacent to Oak Leaf Farm waste recycling site and development may increase exposure to pollutants.
6. To conserve and enhance biodiversity, habitats and species	-	No habitats or biodiversity designations. The site to the rear is open but is primarily used for car parking and has little biodiversity value. Previous planning applications indicate that the site could be a potential habitat for bats and feeding site.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	No impact on historic environment identified.
8. To protect, enhance and manage Borough's open space and landscape character.	-	Whilst part of the site is located within the Green Belt it is occupied by a car parking area with limited landscape value. It is however open land within the Green Belt. The site has limited open space value.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	There are limited public transport links in the area which is likely to increase private 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.
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and	-	Current use unlikely to generate emissions and carbon so any development would worsen existing situation.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
move to a low carbon economy.		
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	Residential use could be accommodated on site.
Meets specific needs	1	None suggested.
Opportunities for higher density development, where appropriate	1	Unlikely to be suitable for high density development due to the low-density character of the area.
Opportunities for infrastructure provision	1	Limited on site due to site size.
Brownfield land	2	The front part of the site is brownfield whilst the rear is Green Belt, although is used for car parking.
Opportunities for mixed use development	1	Limited potential on site due to site size.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	2	Development of the site would improve the appearance and aesthetic value present with a high quality design.
Additional factors		

Spatial Strategy Score	
Score	Comments
1	There may be potential for some housing on site which would improve its visual appeal which is currently occupied by a dilapidated public house and parking area. Part of the site is within the urban area and part is in the Green Belt, however this area has been deemed weakly performing within the Green Belt Assessment Stage 2, therefore fulfilling this element of the preferred strategy. The site would be unlikely to accommodate mixed use, high density or infrastructure provision given its size and location.

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	1/2	• Part of the east of the site where it meets Hithermoor Road is within flood zone 2 and 3a. This may limit the ability to demonstrate a dry means of escape. • Low level surface water flood risk to the rear of the site. • The site is however within an area whereby 75% is susceptible to groundwater flooding.
Minerals/waste safeguarding	2	• Within waste consultation area • The site is adjacent to Oak Leaf Farm waste recycling site.
Biodiversity	2	• Previous planning applications indicate that the site could be a potential habitat for bats and feeding site. • Survey required to assess value to wildlife.
Agricultural Land Classification	3	• No constraints identified.
Land and water contamination	2	• 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. • Site is 60m from historic filled land at Oak Leaf Farm, filled c1960s - so there is some potential for site to be impacted by ground gases.
Heathrow Noise Contours	2	• The site is located within 63-66 Leq noise contours. • Noise impacts from Heathrow Airport could potentially increase with the expansion in future but this is still unknown at this stage.
Heritage Assets	3	• No constraints identified.
Landscape Character and Townscape	3	• Limited impact on landscape and townscape identified. • The site is partly located within the Green Belt however this is occupied by gravel/hardstanding so performs a limited role in terms of landscape. • The surrounding area, particularly to the west where residential development adjoins, is semi-urban in character. No significant impacts on townscape identified.

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 not publicly accessible and does not perform an open space role as is occupied by a vacant public housing and area of hardstanding.
What is the nature and quality of its role?	Public house	
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.

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	Town Farm Primary School
Distance to secondary school	1	Thomas Knyvett College
Distance to health centre or GP surgery	1	St David's Health Centre
Distance to local convenience retail	3	Horton Road store
Distance to major centres or centres of employment	3	Staines – 21 minutes by bus Heathrow Airport in close proximity but subject to improved access into the airport boundary.
Distance to bus stop with good service	3	Stop on Hithermoor Road but services are not frequent. Stop on Horton Road with good service.
Distance to train station with good service	1	Staines Rail 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

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	2	Local Area 2a – moderately performing
Green Belt Assessment Stage 2 score	1	Sub-Area 2a-c – weakly performing. Less important to wider strategic Green Belt.
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		The site meets the Green Belt purposes weakly overall and its sense of visual/physical enclosure means that it is not well connected to the wider Green Belt. The built form present in the area creates a semi-urban character. The existing inner boundaries, adjoining the urban area, are recognisable and likely to be permanent, comprising Horton Road and the back of properties along Hithermoor Road. The outer boundaries of the sub area are not clearly defined or readily recognisable, comprising a tree line to the south and the irregular edge of an industrial site (Oak Leaf Farm). Release would result in the designation of a weaker boundary than existing. Boundary strengthening required along south and east of sub area.

Stage 3b – Previously Developed Land	
Total site area	0.42
Amount of PDL (%)	50%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	Approximately 0.03ha of the total site is occupied by built structures, including the vacant public house. The remainder of the site is occupied by what appears to be fixed surface infrastructure. Redeveloping the previously developed part of the site would enable the efficient use of land however further consideration needs to be given to the Green Belt value of the site.
Overall PDL Score	3

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	To the west the site is largely residential, with industrial and agricultural uses to the east. These land uses somewhat limit the rural character of the area. The site itself is predominantly developed so is considered to make a limited contribution to landscape character.

Stage 3c – Visual Amenity	
Existing valued features, vegetation and infrastructure	The site is occupied by a vacant public house, several small structures, hardstanding and fencing. A mature tree is located to the front of the site along with an area of overgrown shrubbery.
Sense of tranquillity, remoteness and rural character	The site is within a semi-urban location with housing neighbouring the site along Hithermoor Road. The sense of rurality in the area is diminished by the agricultural/ industrial land uses present. The site is somewhat separated from the wider Green Belt due to the reservoir boundary and Oak Leaf Farm. The site has a semi-urban character.
Existing visibility of site • Consider current screening • Truncated/no view • Partial view • Open view	The site is visible from Hithermoor Road but fencing limits views into the site, particularly where the site is designated as Green Belt. From the east views from Oak Leaf Farm are limited by a raised embankment running around the perimeter. This creates a sense of enclosure.
Sensitivity of site and wider landscape	Due to the agricultural and industrial uses in the wider area sensitivity is considered to be limited. Housing present to the east of the site creates a semi-urban character. The site is of an enclosed nature due to the presence of a raised embankment bordering the site to the east and separating it from the wider countryside.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	A housing development would be considered to have a limited impact on the character of the area as along Hithermoor Road development is largely residential. Development would increase the scale of built form present on site but given the commercial uses neighbouring it to the north and south, impacts would be less in magnitude. The site is currently occupied by a vacant, dilapidated public house and car park therefore development could improve the visual appeal of the site. The Green Belt area of the site is enclosed and holds limited visual value at present.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	The vantage points are limited mainly to properties along Hithermoor Drive that neighbour the site and highway users. There may be some impacts on the commercial uses to the north and south but these are considered to be limited. A raised embankment to the east limits views into the site.

Stage 3c – Visual Amenity	
	The site is unkempt and unattractive, holding little visual value for neighbouring properties. Given the derelict nature of the site there may be an expectation from neighbouring properties that it could be redeveloped at some point in the future. The site is not considered to make a positive contribution to visual amenity and is not considered an important view.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would be permanent and significant but holds limited visual value at present. Given the presence of residential development along Hithermoor Road there could be potential to integrate a scheme with the existing housing neighbouring the site. Positioning and screening could help to limit the impacts on neighbouring properties.
Significance of impacts • Refer to Table 8 of methodology	Major/high impacts expected. Properties along Hithermoor Road to the north and south have become accustomed to a vacant site when viewed from the rear of properties. Whilst the site is considered to hold little aesthetic appeal at present, development would result in a significant change in view. There is however likely to be an expectation from nearby residents that the site could be subject to redevelopment at some point given the presence of a derelict public house on site.
Potential mitigation measures	Well-managed screening to all boundaries and high quality design with an appropriate layout would reduce impacts on neighbouring residents.
Overall visual amenity score	2
Commentary	

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
At stage 2 the site performed variably. The site is not considered to be particularly sustainably located as some services are beyond the preferred maximum walking distance. The site is within the 63-66 Leq noise contour so is exposed to noise pollution and part of the front of the site is within flood zone 3a and a flood risk assessment is required. The site is however partly within the urban area and partly within weakly performing Green Belt, meeting this element of the spatial

Stage 4
Stage 4a – Overall Performance of sites
strategy. Mitigation would be required to overcome constraints on site. Transport infrastructure improvements would improve local connectivity.
Stage 3 Summary
Sub-area recommended for release in the Green Belt Assessment Stage 2 as is weakly performing Green Belt. The sub area is predominantly occupied by industrial and agricultural uses, limiting the openness and rurality. The sub-area is not considered to make an important contribution to the wider Green Belt. If released, boundaries would need to be strengthened to the south and east of the site to ensure they are permanent and readily recognisable. The site is not considered to make an important contribution to visual amenity, however if developed, the impact on neighbouring properties would be significant given the contrast with the existing use present.
SA Summary (note: If poor performance do not consider deliverability)
The site performance is mixed against the Sustainability Appraisal. Whilst the site may be able to accommodate some residential development, it is not considered to be in a particularly sustainable location, with limited public transport links. Part of the site is within the Green Belt but is considered to make a limited contribution to landscape character. The site is partly within an area of flood risk, with Hithermoor Road and the front of the site within flood zone 3a. A dry means of escape would need to be demonstrated prior to development, or an appropriate flood evacuation plan approved. As the site is not currently in use any development would result in a greater impact on emissions and use of resources. Development of the site would result in the improvement of a currently derelict building but may be a habitat for bats so would require surveying.
Overall conclusions
The site could potentially be suitable for development, subject to flood risk mitigation, habitats survey, noise attenuation measures and strengthening of Green Belt boundaries. Redevelopment would provide the opportunity to improve the visual appeal of the site. Development of weakly performing Green Belt would meet certain elements of the preferred strategy. The sustainability of the location could be improved. Neighbouring uses, with their close proximity, are not considered to be compatible with new residential development on the Green Belt part of the site. The site is also subject to significant noise pollution as it sits within the 63-66 Leq noise contour and access into the site is within flood risk areas. Given these constraints it is felt the site should be discounted from consideration. The urban area of the site could come forward through the planning system as windfall development but this is not considered of a strategic nature and does not warrant allocation.

Stage 4b – Deliverability	
Has the site been confirmed as available?	No
Has the owner been contacted?	No – planning application submitted 2016 but further contact required.
Consideration of development phasing	Site not large enough to warrant considering phasing.
Comments	
Viability comments	Possible survey work costs.

Stage 4c – Site Capacity	
Site size (ha)	0.42
Landowner/promoter preferred use and units (residential or commercial)	Planning application submitted in 2016 for residential use but further discussions would be required.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	The surrounding area possesses a semi-urban character with housing neighbouring the site, therefore would lend itself to a residential use. The site could potentially accommodate medium density residential development. If densities of 35-55 dph were pursued the site may be able to accommodate 15-23 units.

SN2/003 Land on north side of Horton Road, Stanwell Moor

Site Information	
Proforma Created	29/03/19
Proforma last updated	29/03/19
Site ID	SN2/003
Site name/ address	Land on the north side of Horton Road, Stanwell Moor, TW19 6BD
Site area (ha)	0.76
Site description & context	The site is split into two sections, with the western portion occupied by open green space, with trees lining the site. The site is split by Hithermoor stream which runs through the centre and is a historic landfill. The character of the wider area is mixed, with commercial uses located to the south and east and open space located to the north past A3113.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Submitted to Call for Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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.	+	Residential use put forward.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	-	Loss of green space (not public). Local services generally beyond walking distances, not facilitating active modes of travel.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	Some surface water and ground water flood risk and potential loss of permeable 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).

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	- -	Site significantly affected by noise from Heathrow Airport and M25, plus close to main junction. Likely to be affected by air pollution too.
6. To conserve and enhance biodiversity, habitats and species	-	Loss of green space to rear of site. No habitats or biodiversity designations but condition of land would suggest some loss of habitats
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	No assets identified.
8. To protect, enhance and manage Borough's open space and landscape character.	-	Loss of open space to rear of site but not public.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	Not a sustainable location so would rely on car ownership.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	+	Short term economic and job creation from house building.
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.	-	Current use unlikely to generate emissions and carbon so any development would worsen existing situation.
12. To maintain and improve water quality and promote the	-	Proposed use would result in additional water consumption, although groundwater may be contaminated and development would be expected to decontaminate.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
efficient use of water		

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	2	Residential use promoted but no further details given on numbers, mix etc. May not be suitable for housing due to road and aircraft noise
Meets specific needs	1	None suggested
Opportunities for higher density development, where appropriate	1	Unlikely to be suitable for high density development due to the low-key character of the area
Opportunities for infrastructure provision	1	Limited on site due to site size
Brownfield land	1	Non PDL Green Belt
Opportunities for mixed use development	1	Not suggested by landowner's agent and site size would limit potential
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
1	Little detail has been provided by the landowner's agent as to the type of development promoted other than residential. Careful consideration would need to be given as to whether this would be a suitable site for housing, given the proximity of the M25, the junction with Airport Way and the airport itself. The site is fairly small so the contribution it could make towards the spatial strategy is limited.

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	Hithermoor Stream that bisects the site is FZ3a and only small risk of surface or groundwater flooding.
Minerals/waste safeguarding	1	Within the minerals safeguarding area – Surrey County Council to be consulted.
Biodiversity	2	Within Thames Valley Biodiversity Opportunity Area.

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	• None.
Land and water contamination	2	• Part of Horton Road landfill site. Likely to require further site investigation, especially if residential use proposed..
Heathrow Noise Contours	1	• Within 69-72 noise contour closest to the southern runway.
Heritage Assets	3	• No impacts identified.
Landscape Character and Townscape	2	• Within 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?	No	Open space but is not publicly accessible does not serve any recreation or amenity purpose.
What is the nature and quality of its role?	Open space	
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.

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	Town Farm Primary School, Stanwell.
Distance to secondary school	1	Over 1 hour walk to Magna Carta Secondary. School, Egham
Distance to health centre or GP surgery	1	St David's Health Centre.
Distance to local convenience retail	3	Convenience store on Horton Road.
Distance to major centres or centres of employment	3	Close proximity to Heathrow Airport as a major employment site but subject to improved access.

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		
Distance to bus stop with good service	2	Bus stop on Horton Road serving a variety of destinations (400, 442 – Staines, Stanwell Heathrow, Ashford, Walton etc) but fairly limited service to and from Stanwell Moor.
Distance to train station with good service	1	43 mins walk to Terminal 5 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

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	2	Local Area 2a – moderately performing
Green Belt Assessment Stage 2 score	1	Sub-Area 2a-f – weakly performing but important to strategic GB and not recommended for further consideration
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		Release of the site would harm the performance and integrity of the wider strategic Green Belt and diminish the contribution of the neighbouring sub-area (2a-e). Cumulatively with 2a-b, these areas also play an important role in preventing merging between Stanwell Moor and Greater London. Whilst the GBA2 suggests that releasing the sub-area would result in the designation of stronger Green Belt boundaries compared to the existing inner boundaries, officers consider the boundaries would be the same rather than stronger. In any case, the promoted site does not include the full extent of 2a-f and there do not appear to be defensible boundaries between the promoted site and the remainder of 2a-f. Not recommended in GBA for further consideration and officer agrees with conclusion on promoted site.

Stage 3b – Previously Developed Land	
Total site area	0.76
Amount of PDL (%)	0%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	A former landfill site subsequently restored but no built structures visible
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Open land, reasonably well tended. Bisected by the River Colne diversion
Existing valued features, vegetation and infrastructure	Mainly grass fields and scrub with some trees/hedging to external boundaries. Due to the presence of the river, the two parts of the site now appear as separate land parcels, with the eastern section laid out in paddocks but the western section left open. The river itself adds to the character of the site.
Sense of tranquillity, remoteness and rural character	A degree of rural character but tranquillity and sense of remoteness significantly affected by noise from Heathrow Airport and the M25. The presence of buildings in Stanwell Moor further reinforces the sense of being in the urban area.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Partially visible from Horton Road, although the western part of the site has a high boundary fence and areas of overgrown vegetation and brambles adjacent to the highway itself. The eastern part is set behind a residential bungalow so views will be limited to what can be seen at ground level into the site beyond the fairly dense bank of trees. Some more distant views from Airport Way but most boundaries have a number of trees that screen the site to varying degrees.
Sensitivity of site and wider landscape	The Green Belt and landscape in this area is somewhat fragmented by roads, rivers and built development. Parts of the site near the road are unattractive and derelict, although the land behind the fence appears from aerial photography to be better maintained. The site has the presence of one of many similar sites in this area that lacks purpose and regular maintenance. There is some visual connection with the open land to the south of Horton Road, although that land appears to have a more defined function for grazing.

Stage 3c – Visual Amenity	
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	A housing development would significantly alter the character of the area on travelling along Horton Road towards Stanwell Moor village. At present, there is a transition between open space and vegetation on both sides of the road, the low-height bungalow then more urban style dwellings and commercial development. No details are provided by the site promoter as to the type of residential development proposed but it would need to respect this transition and provide a gateway to the village as the first developed site one would encounter travelling east on Horton Road.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	The vantage points are limited mainly to highway users. Whilst the internal parts of the site appear reasonably well maintained, the periphery of the site on the Horton Road boundary is unkempt and unattractive, however this land does not appear to be within the site ownership boundary and is possibly highway land. The expectations of the receptor depends on the preference between the appearance of a derelict but open, undeveloped site or a more urban, built development but with opportunities for managed landscape.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would be permanent and significant but mainly for road users rather than adjacent residential property.
Significance of impacts • Refer to Table 8 of methodology	Considered to be Moderate to High on the basis of receptor sensitivity and Noticeable-Considerable magnitude of visual impact.
Potential mitigation measures	Additional, well-managed screening to all boundaries and creation of defensible boundary to the east (for Green Belt purposes)
Overall visual amenity score	2
Commentary	

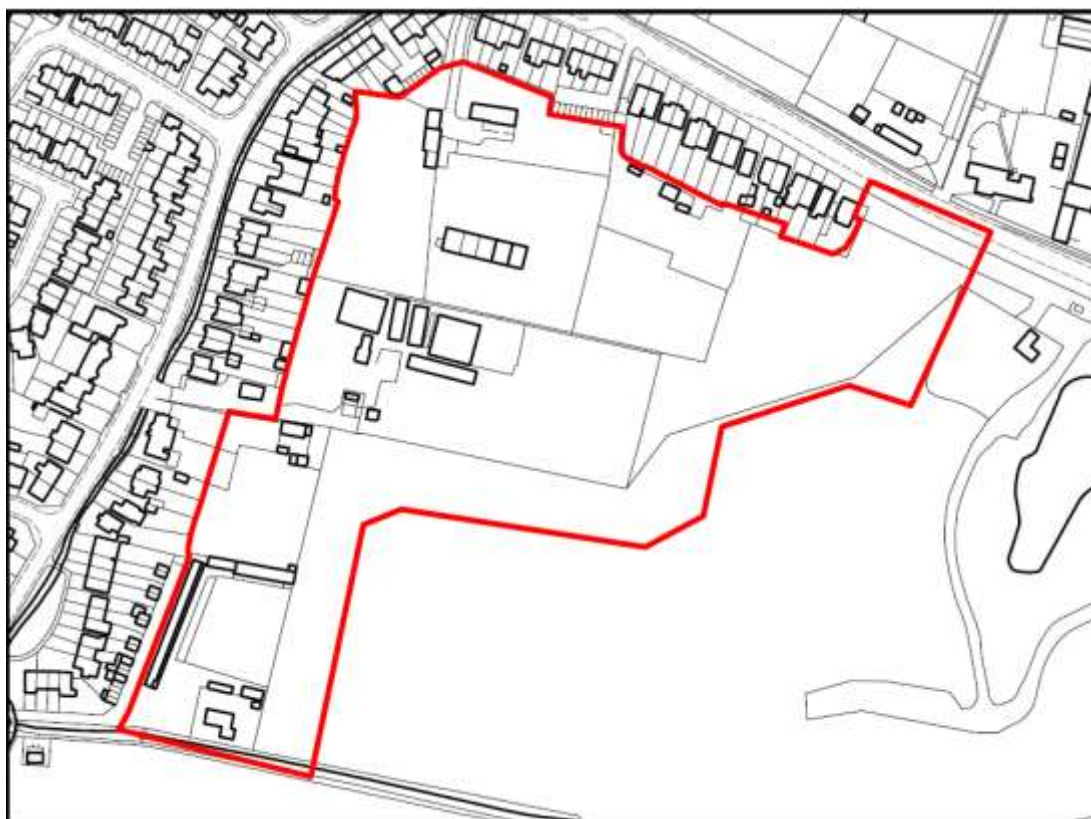
Stage 4	
Stage 4a – Overall Performance of sites	
Stage 2 summary	
Site did not score particularly well at Stage 2 – a number of non-absolute constraints, loss of open space but no recreation value. Not a sustainable location due to remoteness and lack of facilities in Stanwell Moor village. Limited contribution to strategy and significant concern over noise and air quality impact on future occupiers due to proximity to M25 and Heathrow Airport.	
Stage 3 Summary	
Sub-area not recommended for release in GBA2 as plays an important role in the wider strategic Green Belt. Visual impact limited by poor appearance of the roadside boundary but site is sensitive as a low-key gateway to the village and transition to more urban form.	
SA Summary (note: If poor performance do not consider deliverability)	
Only scores well against housing and employment/economic benefits. All other scores were neutral or negative, particularly on pollution impacts.	
Overall conclusions	
Not considered to warrant taking forward due to Green Belt performance, relatively unsustainable location and potential impacts of noise and air pollution on future occupiers.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	No
Consideration of development phasing	Site not large enough to warrant considering phasing.
Comments	
Viability comments	Possible decontamination costs.

Stage 4c – Site Capacity	
Site size (ha)	0.76
Landowner/promoter preferred use and units (residential or commercial)	Residential but no other details provided.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward for consideration.

SN2/004 Land to rear of Hithermoor and Horton Road, Stanwell Moor

Site Information	
Proforma Created	15/04/2019
Proforma last updated	15/04/2019
Site ID	SN2/004
Site name/ address	Land at Hithermoor and Horton Road, Stanwell Moor, TW19 6AF
Site area (ha)	5.19
Site description & context	The site is a large area of land located between Horton Road and Hithermoor Road within Stanwell Moor. There are a mix of uses with a band of houses on the western and northern boundaries, and commercial uses on part of the east and south. The surrounding area is made up of fairly sparse development with residential to the west, commercial uses to the east, the reservoir to the south and large area of open land to the north. The site is on the edge of Stanwell Moor urban area. Oak Leaf Farm recovery and recycling processing plant is to the east and partly to the south of the site.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Partly
Site source	Identified in Green Belt Stage 2 for further consideration.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 accommodate a large quantum of housing with a mix that could contribute towards meeting specific needs.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	Site is located on the edge of Stanwell Moor. There are limited services and public transport close to the site, reducing opportunities for active travel. The site is close to Stanwell Moor Recreation Ground. Connection from development to public footpath running along southern boundary could help to improve access to this.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	The site is not within an area of flood risk. Much of the land is open green field and the loss of this would increase flood risk. New development could incorporate permeable surfaces to minimise increase in flood risk.
4. To reduce land contamination and protect soil quality and quantity	0	Commercial activity taking place on parts of the site with some historic contamination uses. Remediation could improve soil quality and reduce contamination.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	--	Site affected by noise from aircraft taking off and landing at Heathrow airport and proximity to Oak Leaf Farm.
6. To conserve and enhance biodiversity, habitats and species	0	No biodiversity designations on the site.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	No assets identified.
8. To protect, enhance and manage Borough's open space and landscape character.	0	Limited – any open land is minimal and not publicly accessible.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	Not a sustainable location so would lead to increased dependency on using cars to travel.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	0	Short term economic and job creation from house building. Part of the site appears to be in commercial use which could result in loss or relocation of jobs and negative impact on employment.
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.	-	Current use unlikely to generate emissions and carbon. Re-development likely to increase this further
12. To maintain and improve water quality and promote the	-	Proposed use would result in additional water consumption

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
efficient use of water		

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	2	Site could contribute significantly to housing needs
Meets specific needs	2	Size of site could include some homes for specific needs
Opportunities for higher density development, where appropriate	1	Unlikely to be suitable for high density development due to the low-key character of the area
Opportunities for infrastructure provision	2	Could provide for open space
Brownfield land	2	PDL in Green belt
Opportunities for mixed use development	1	Could include an element of mixed use to improve overall sustainability
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 has not been promoted but was identified as part of the Green Belt Stage 2. The site is on the edge of Stanwell Moor and close to Stanwell Moor Road. The site could accommodate some housing.

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	Potential risk of surface or groundwater flooding.
Minerals/waste safeguarding	1	Within the minerals safeguarding area.
Biodiversity	3	The site is considered to offer little biodiversity value.
Agricultural Land Classification	1	Land in the northern part of the site is Grade 1 – further investigation required.
Land and water contamination	2	Previous uses suggest potential contamination.

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
		• Some contamination found on part of the site. • Further site investigations required.
Heathrow Noise Contours	1	• Within 63-69 noise contour closest to the southern runway
Heritage Assets	3	• None
Landscape Character and Townscape	2	• Within Surrey Landscape Character Area - River Valley Floor

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	Some open space but not publicly accessible. Much of the land is developed.
What is the nature and quality of its role?	Not accessible	
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.

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	Town Farm Primary School, Stanwell
Distance to secondary school	1	Over 1 hour walk to Magna Carta Secondary School, Egham
Distance to health centre or GP surgery	1	St David's Health Centre
Distance to local convenience retail	3	Convenience store on Horton Road
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	2	Bus stop on Horton Road serving a variety of destinations (400, 442 – Staines,

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		
		Stanwell Heathrow, Ashford, Walton etc) but fairly limited service to and from Stanwell Moor – 9 mins
Distance to train station with good service	1	43 mins walk to Terminal 5 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 these provide a fairly poor service between Heathrow and Staines and enhanced provision would be beneficial.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	2	Local Area 2a – moderately performing
Green Belt Assessment Stage 2 score	1	Sub-Area 2a-c – weakly performing; recommended for further consideration
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		The sub-area performs weakly against Purpose 2, as a result of its small scale and sense of visual separation from other settlements, due to the presence of King George VI Reservoir and the configuration of surrounding development. The sub area therefore plays a lesser role in maintaining separation between settlements. The sub-area also performs weakly against Purpose 3 given its semi-urban character as a result of the presence of built form within the site and lack of visual links to the wider countryside. It does not meet Purpose 1 or Purpose 4. The sub-area plays a weaker role than the wider Green Belt. If removed in its entirety, it is unlikely that there would be any impact upon the performance of the surrounding Green Belt since it is visually and functionally contained. As a result of its weaker performance against the Green Belt purposes, and limited visual and functional connections to the wider Green Belt, the removal of the sub-area would be unlikely to result in harm to the wider Green Belt.

Stage 3b – Previously Developed Land	
Total site area	5.19
Amount of PDL (%)	>75%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	There are a number of buildings on the land some of which appear to be in active commercial use
Overall PDL Score	3

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	The site is predominately already developed with a number of large structures and hardstanding in place. There are no views into the site from the north or west boundaries as there is a residential development. There is a public footpath running along the southern boundary where some views into the site are possible.
Existing valued features, vegetation and infrastructure	Much of the land is developed but there is a tree belt with vegetation running across the middle of the site, going northwards then eastwards
Sense of tranquillity, remoteness and rural character	A small degree of rural character but tranquillity and sense of remoteness significantly affected by noise from Heathrow Airport and the M25. The presence of buildings in Stanwell Moor further reinforces the sense of being in the urban area.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	There is no view of the site from Horton Road or from the public footpath which runs along the southern boundary. Existing residential development on the north and west boundaries of the site allow no view, the east is heavily treed and the south has a large grassed bund which prevents views into the site. As such there is no visibility of the site from roads or footpaths
Sensitivity of site and wider landscape	The Green Belt and landscape in this area is somewhat fragmented by roads, rivers and built development. There are a number of existing structures on the site, some of which appear to be in poor condition and most are heavily fenced off. On approaching the site from Horton Road there is no landscape contribution due to existing built development preventing views into the site. Oak Leaf Farm recovery recycling plant lies to the east of the site. The site does not make a

Stage 3c – Visual Amenity	
	contribution to landscape and is not considered sensitive.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	A housing development on the site would impact on the nature of the land permanently however the impacts would be limited to existing properties along the site boundaries. The housing and the bund to the south prevents views into the site and, the retention of these, would minimise the impacts of a development.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	The view points of the site are limited to the properties which surround it. The site is not viewable from Horton Road or Hithermoor Road nor from the public footpath running along the southern boundary from Hithermoor Road. The view from the house is likely to significantly change however the existing view is largely of built development with commercial activities taking place on much of the land. A well-designed scheme with suitable landscaping could enhance the view from these properties.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would be permanent and significant for adjoining residential properties.
Significance of impacts • Refer to Table 8 of methodology	Considered to be Moderate to High on the basis of receptor sensitivity and noticeable – considerable for the magnitude. Whilst there is existing built development on the site, the change to a large housing development would be significant.
Potential mitigation measures	Landscaping and screening to reduce visual impact. Retention of grassed bund along southern boundary
Overall visual amenity score	2
Commentary	The site is adjacent to Oak leaf Farm which is separated from the site by a runs partly to the south and then along the eastern boundary of the site

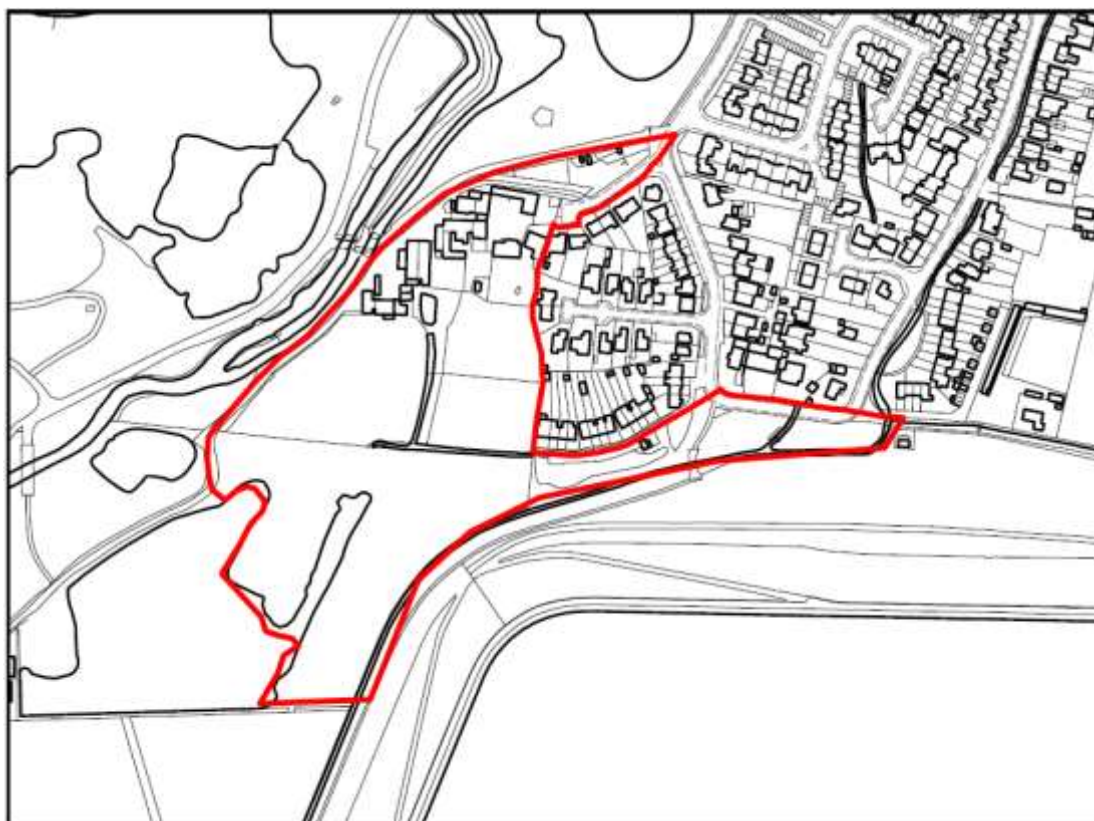
Stage 4	
Stage 4a – Overall Performance of sites	
Stage 2 summary	
Site did not score particularly well at Stage 2 – the site is not considered to be in sustainable location given the distances from many local services and the poor quality public transport.	
Stage 3 Summary	
Sub-area recommended for further consideration GBA2 as it meets the purposes weakly, would not impact on wider Green Belt. Visual impact limited by lack of views into the site due to residential development on northern and western boundaries and vegetation and grass bund on southern boundary along footpath.	
SA Summary (note: If poor performance do not consider deliverability)	
Scores positively against housing and health and well-being objectives. Scores neutral against most of the other objectives with negatives for noise and air pollution, water consumption, sustainable travel and emissions.	
Overall conclusions	
Site could be considered due to low Green Belt performance however site is not sustainably located. It is not clear if site is available for development. Significant noise impacts due to proximity to Heathrow Airport. Site is also adjacent to Oak Leaf Farm recovery and recycling plant which has a number of HGV movements and on-going waste processing operations. Site supports a number of commercial uses and is adjacent to Oak Leaf farm. The site is in a number of land ownerships and could be challenging to bring forward for development. Do not take forward for further consideration.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	No
Has the owner been contacted?	No
Consideration of development phasing	Potential phasing could be required.
Comments	Land is in a number of different ownerships. Trying to piece these together to get the site to come forward could be a challenge.
Viability comments	Possible decontamination costs

Stage 4c – Site Capacity	
Site size (ha)	5.19
Landowner/promoter preferred use and units (residential or commercial)	Not promoted
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	

SN2/005 Hithermoor Farm, Farm Way, Stanwell Moor

Site Information	
Proforma Created	27/03/19
Proforma last updated	27/03/19
Site ID	SN2/005
Site name/ address	Hithermoor Farm, Farm Way, Stanwell Moor, TW19 6AY
Site area (ha)	5.3
Site description & context	The site lies to the south west of Stanwell Moor and comprises industrial and agricultural uses at Hithermoor Farm in the north. Further south the site consists of paddocks, woodland and overgrown scrub. The King George VI Reservoir borders the site to the east along with a public right of way, with a water body to the south and residential development in the north east. The site is accessed via Farm Way to the north. The northern part of the site including the farm buildings and farm house have planning permission for 23 residential units. This will be taken into consideration during the assessment process but will avoid double counting any potential yield.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Mixed
Site source	Sub area assessed in Green Belt Assessment Stage 2. Recommended for further consideration.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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. No specific uses identified by landowner at present.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	-	Loss of green space (not public) may negatively impact well-being but could potentially provide the opportunity to link up to public right of way running to the east into Staines Moor. Lack of good frequent bus services could limit healthy lifestyles. Development unlikely to address existing deprivation or improve access to community facilities.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	Much of site within flood zone 3a therefore flood risk assessment required. Potential loss of permeable land and introduction of hardstanding. Moderate level risk of surface water flooding on parts of site and high risk of ground water flooding (more than 75%). Would need to include permeable surfaces and SuDS but unlikely to fully mitigate compared to undeveloped land. Within 20m buffer around River Colne – if lost would increase run off and flood risk.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
4. To reduce land contamination and protect soil quality and quantity	-	Part of the site is occupied by PDL but this already has planning permission for residential use. The remainder of the site is undeveloped greenfield land. Potential loss of grade 3 agricultural land. Potential high density development but this is dependent upon character. Potential contamination would require investigation and possible remediation.
5. To reduce air and noise pollution	--	Potential increased exposure given the proximity to Heathrow Airport and M25. Within 63-66 Leq noise contour.
6. To conserve and enhance biodiversity, habitats and species	-	Loss of open green space/infrastructure but no particular habitat or biodiversity value. The site is adjacent to River Colne SNCI and King George VI Reservoir SPA/SSSI so could have negative impacts. Within 20m buffer around River Colne – provides ecological function and maintains soil and water quality.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	No positive or negative impacts identified on the historic environment. The site contains Grade II listed barns in a poor state of repair but planning permission has been granted for their redevelopment and restoration. Further development on site is considered to have limited impact.
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, although a footpath runs to the south of the site. 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	0	A public right of way runs along the southern boundary of the site which runs into Staines which could facilitate sustainable travel. Public transport links are limited, therefore private vehicle use is likely to increase.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable	+	Short-term employment and economic benefits from housing construction.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
across the Borough.		
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. Given the close proximity to the River Colne there could be run off issues impacting water quality. Within 20m buffer around River Colne – maintains soil and water quality.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	2	No particular uses promoted at present by the landowner, however if available the site could accommodate housing development.
Meets specific needs	2	Potential for affordable housing and/or accommodation for specialist needs.
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	Site likely to be too small but could link with public right of way to the east.
Brownfield land	1	Open Green Belt site with no available PDL. Part of the site is PDL but this has planning permission and is not suitable for further development.
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 links to public right of way to improve environmental connections
Additional factors		

Spatial Strategy Score	
Score	Comments
2	Potential for housing development on site with the opportunity to meet community needs, such as affordable but the site has not yet been identified as available. Excluding the area with extant planning permission, 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		
- 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	- Much of the site within flood zone 3a therefore flood risk assessment required. - Moderate level risk of surface water flooding on parts of site and high risk of ground water flooding (more than 75%).
Minerals/waste safeguarding	1	- Minerals safeguarding area: concrete aggregate. - Existing minerals site (Hithermoor Quarry) adjacent to the west. - Consultation with Surrey County Council required.
Biodiversity	2	- No biodiversity role on site, however development would result in the loss of open green space. - Within 20m buffer around River Colne. - The site is adjacent to River Colne SNCI and King George VI Reservoir SPA/SSSI so could have negative impacts. - Within Thames Valley BOA
Agricultural Land Classification	3	- Potential Grade 3. - Agricultural land survey required.
Land and water contamination	2	- South of site is a historic landfill site (Lower Mill Farm landfill), partially refilled and partially left as a flooded gravel pit. - Potential for non-conforming/ light industrial uses within farm buildings and fuel storage. - 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	1	- Within 63-66 Leq - Noise impacts from Heathrow Airport could potentially increase with the expansion in future but this is still unknown at this stage.

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		
Heritage Assets	2	- Grade II listed building on part of site with extant planning permission for residential use and restoration. - Further development of site unlikely to have impacts.
Landscape Character and Townscape	2	- No landscape character issues identified. - The surrounding area, particularly to the east where residential development adjoins, is semi-urban in character. No significant impacts on townscape identified.

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 not publicly accessible and only performs a visual amenity role in terms of its open space function. The site is occupied by former farm buildings, paddocks, mature trees and overgrown scrub.
What is the nature and quality of its role?	Open field/ paddock	
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.

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	Town Farm Primary School
Distance to secondary school	1	Thomas Knyvett College
Distance to health centre or GP surgery	1	St David's Health Centre
Distance to local convenience retail	3	Horton Road store
Distance to major centres or centres of employment	3	Staines – 25 minutes by bus Heathrow Airport in close proximity but subject to improved access into the airport boundary.

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 bus stop with good service	3	Stop on Hithermoor Road but services are not frequent. Stop on Horton Road with good service.
Distance to train station with good service	2	Staines Rail Station
Qualitative Assessment		The site is not considered to be particularly well connected with a number of services beyond the maximum walking distance.
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

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	2	Local Area 2a – moderately performing
Green Belt Assessment Stage 2 score	3	Sub Area 2a-d – Weakly performing Green Belt, less important to the wider strategic Green Belt. Area recommended for further consideration in isolation.
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		At stage 1 the site performed moderately. At stage 2 the site performed 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 rest of the Green Belt are clearly defined and readily recognisable, comprising reservoirs, an established tree line and access track around the northern boundary. Boundaries adjoining the urban area are not clearly defined comprising irregular backs of residential properties. If released, the sub-area would result in the designation of boundaries of a similar strength to the existing. Consideration would need to be given to whether the whole sub area would require release and any potential impacts on the remainder of the sub area if a smaller net developable area were to be identified.

Stage 3b – Previously Developed Land	
Total site area	5.3 ha
Amount of PDL (%)	11% built form
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	Previously developed land is concentrated in the northern part of the site, comprising industrial land and agricultural uses. The remainder of the site is undeveloped greenfield with a small part in the south previously worked for minerals.
Overall PDL Score	2

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Light industrial and agricultural buildings on site, particularly in the north. The site is subject to more urban influences in this part of the site and the east where residential properties are adjacent. The landscape is slightly more open in the south, however surrounding land uses do diminish this somewhat.
Existing valued features, vegetation and infrastructure	Light industrial uses on part of the site with paddocks and mature vegetation in the south.
Sense of tranquillity, remoteness and rural character	Site is not particularly rural in character due to its proximity to residential development to the north east however there is an element of remoteness to the area. Tranquillity is also affected by Heathrow Airport noise and there could be potential disturbance from adjacent mineral working. The site is semi-urban in character and tranquillity is limited.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Potential open views from houses and gardens along Russet Close and Hithermoor Road, however the properties are perpendicular to the site with views more indirect in nature. Site not readily visible from publicly accessible land with the exception of small areas of the public right of way running to the south east of the site along King George VI Reservoir.
Sensitivity of site and wider landscape	Where the site is less developed in the south potential sensitivities are greater. The northern part of the site which contains built form and the associated paddocks have strong visual links to development in the east therefore sensitivity is likely to be reduced.
Significance of Visual Impacts (qualitative)	
Visual effect of the development - Nature of the proposal - Siting	No land uses have yet been identified by the land owner. The site could potentially accommodate residential development given

Stage 3c – Visual Amenity	
• Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	the close proximity to existing residential development and the fact that the landowner has sought planning permission on the previously developed part of the site. Development could be designed to reflect the design and density of existing dwellings in close proximity.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	The vantage points are limited to adjacent residential properties to the east and a public right of way running along the eastern boundary of the site, adjacent the reservoir, however mature vegetation does mostly restrict the visibility of the site. The residential properties would lose the green, open aspect to the west of their properties but views are somewhat indirect given the positioning of the existing housing. A housing development would be seen in the context of other nearby buildings and would not appear out of place.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would be significant and permanent but limited by the context of the site in proximity to the surrounding semi-urban character of the area particularly to the east, although associations with more rural land uses to the south would diminish, however the reservoir does act as a barrier with the wider countryside already. A high quality design could be considered to aid integration. The change would be permanent with limited visibility from public areas but this would largely depend upon the extent to which existing vegetation is maintained.
Significance of impacts • Refer to Table 8 of methodology	Considered to be Major/High due to the impacts on largely views of neighbouring properties and impact on the nearby public right of way, although vegetation present largely shields the site from view. Magnitude of impact is expected to be considerable with receptors of high sensitivity, however the quantity of receptors impacted is expected to be limited.
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 and the public right of way.
Overall visual amenity score	2
Commentary	

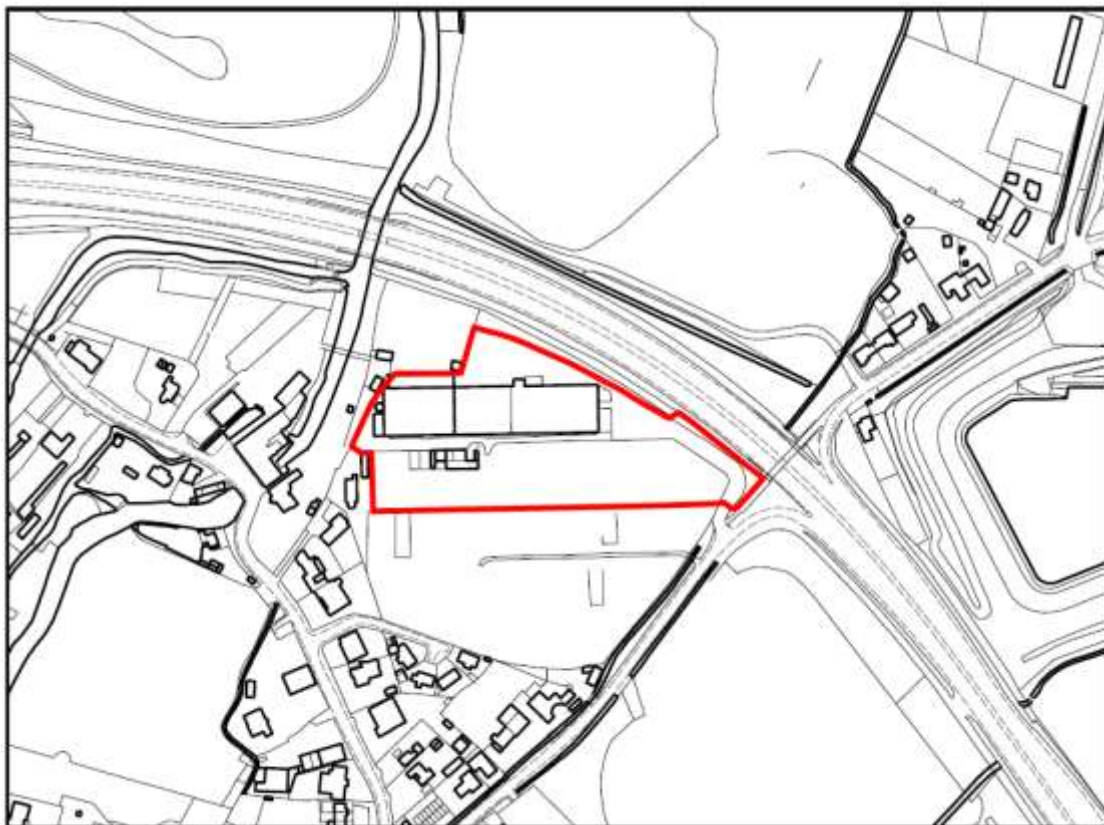
Stage 4	
Stage 4a – Overall Performance of sites	
Stage 2 summary	
Site scores moderately at Stage 2 – the site is not considered to be in a sustainable location but there could be opportunities to improve connectivity, however this could impact viability. The site is close to other residential use with few non-absolute constraints. The site is a minerals safeguarding area so Surrey County Council will require consultation. 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.	
Stage 3 Summary	
Site is moderately performing at GBA Stage 1 but recommended for further consideration at Stage 2 as is weakly performing and could be released without harming the integrity and performance of the wider 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	
(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 this largely being an undeveloped Green Belt site. There are also negative impacts associated with the close proximity to Heathrow Airport.	
Overall conclusions	
Site has a somewhat positive contribution to the strategy as would result in additional housing development and the site is weakly performing Green Belt, although there would be a loss of visual amenity for surrounding properties. The site is however within 20m of the River Colne and is largely within flood zone 3a. The site is not considered to be sustainably located with local health and education services beyond walking distance. This is likely to increase car use. The costs associated with improving accessibility could outweigh the gains of developing the site. In addition, the site did not perform well against many of the environmental objectives in the SA as it is undeveloped open land. Close proximity to Heathrow Airport could have negative health implications this could worsen with expansion. For these reasons the site should be discounted from further consideration.	

Stage 4b – Deliverability	
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	
Viability comments	Potential decontamination and flood mitigation measures required. Improvements to connectivity could be required.

Stage 4c – Site Capacity	
Site size (ha)	5.3 (0.71 excluded as subject to extant planning permission).
Landowner/promoter preferred use and units (residential or commercial)	No uses yet to be identified by landowner.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Semi-urban character adjoining an area of residential development therefore would lend itself to a residential use and could help to meet specific needs. Part of the site already has planning permission for residential use (23 units) so is not considered within the developable area. If only the area in the same ownership were developed this could yield approximately 44 units at 35 dph. Availability is however a determining factor.

SN4/001 Land at Spout Lane, Stanwell Moor

Site Information	
Proforma Created	29/03/19
Proforma last updated	29/03/19
Site ID	SN4/001
Site name/ address	Land at Spout Lane, Stanwell Moor, TW19 6BN
Site area (ha)	1.89
Site description & context	The site is occupied by a B8 warehousing unit with associated parking and open storage. The surrounding area is mixed in character, with a more open rural landscape to the north of the site beyond the dual carriageway A3113, whilst the settlement of Stanwell Moor is located to the south and west with a more semi-urban character.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	Yes
Site source	Submitted to Call for Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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	Employment use put forward.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	No particular benefits or dis-benefits identified if taken forward for employment use (existing).
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 south of warehouse is permeable.
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).

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	-	Site significantly affected by noise from Heathrow Airport and M25, plus close to main junction. Likely to be affected by air pollution too. Enclosed buildings could mitigate impacts for employees.
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.
8. To protect, enhance and manage Borough's open space and landscape character.	0	Open land to south of warehouse is commercial in character and does not contribute to landscape.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	Not a particularly sustainable location so likely to rely on car ownership for employees. Intensification could increase HGV movements.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	+	Some economic/employment benefit but site already in commercial use.
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and move to a low carbon economy.	0	Opportunity to design low carbon/emission buildings and replace existing.
12. To maintain and improve water quality and	-	Intensification of existing use likely to result in additional water consumption, although groundwater may be contaminated and

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
promote the efficient use of water		development would be expected to decontaminate.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	1	Residential use promoted. Unlikely to be suitable for housing due to road and aircraft noise.
Meets specific needs	1	None suggested.
Opportunities for higher density development, where appropriate	1	Unlikely to be suitable for high density development or a tall building due to height safeguards in proximity to the area and the local character.
Opportunities for infrastructure provision	1	Limited on site due to site size.
Brownfield land	2	Green Belt but previously developed and large structure in existence.
Opportunities for mixed use development	1	Not suggested by landowner's agent and likely to only be suitable for employment 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		
Employment use promoted	2	Benefits to employment and economy limited due to existing commercial use on site

Spatial Strategy Score	
Score	Comments
1	Limited contribution to the spatial strategy as a result of the employment use promoted and as the site is already in such a use. Due to environmental constraints it is unlikely that the site will be able to accommodate residential use therefore does not fulfil this key element of the strategy.

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	1/2	- Not within flood zone. - Low level surface water flood risk. - The site is however within an area whereby 75% is susceptible to groundwater flooding.
Minerals/waste safeguarding	2	- Within the minerals safeguarding area. - Consult County Council.
Biodiversity	2	Within Thames Valley Biodiversity Opportunity Area.
Agricultural Land Classification	3	Site not in agricultural use, although mapping indicates it part of site could be grade 2.
Land and water contamination	2	Likely to require further investigation due to previous planning history, including unauthorised use as waste transfer station.
Heathrow Noise Contours	1	- Within 69-72 noise contour closest to the southern runway but non-residential use promoted - In close proximity to public safety zone.
Heritage Assets	3	No impact on heritage assets identified.
Landscape Character and Townscape	3	The current commercial use on site is considered to offer limited landscape/townscape value. Redevelopment could provide the opportunity for design improvements.

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	Commercial use, little open space and not publicly accessible. Does not serve any recreation or amenity purpose.
What is the nature and quality of its role?	Business 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 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	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 store on Horton Road.
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	2	Bus stop on Horton Road serving a variety of destinations (400, 442 – Staines, Stanwell Heathrow, Ashford, Walton etc) but fairly limited service to and from Stanwell Moor.
Distance to train station with good service	1	40 mins walk to Terminal 5 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.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	2	Local Area 2a – moderately performing.
Green Belt Assessment Stage 2 score	1	Sub-Area 2a-e – weakly performing but important to strategic GB and not recommended for further consideration.
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		Release of the site would harm the performance and integrity of the wider strategic Green Belt and diminish the contribution of the neighbouring sub-area (2a-f). Cumulatively with 2a-b, these areas also play an important role in preventing merging between Stanwell Moor and Greater London. Whilst the GBA2 suggests that

Stage 3 Applies to sites located within the Green Belt only	
Stage 3a – Green Belt	
	releasing the sub-area would result in the designation of stronger Green Belt boundaries compared to the existing inner boundaries, officers consider the boundaries would be the same rather than stronger. In any case, the promoted site does not include the full extent of 2a-e and there do not appear to be defensible boundaries between the promoted site and the remainder of 2a-e to the south. Not recommended in GBA for further consideration and officer agrees with conclusion on promoted site.

Stage 3b Previously Developed Land	
Total site area	1.89
Amount of PDL (%)	At least ~40% (warehouse and hardstanding/parking). Status of land immediately south of warehouse unknown – appears to be used for storage of building materials but mainly open and without built development.
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	Large warehouse building with associated parking and storage. Appearance of significantly developed site.
Overall PDL Score	3

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Commercial business with large warehouse and associated development. Area immediately south of the building is open and appears to be used for a small amount of storage but is generally open and undeveloped. The site is enclosed by a large steel railing fence that contributes to its commercial character and is not attractive.
Existing valued features, vegetation and infrastructure	Largely devoid of vegetation, save for some trees along the northern boundary.
Sense of tranquillity, remoteness and rural character	Appears as an urban, commercial site with no tranquillity, remoteness or rurality, especially with the noise from Heathrow Airport and Airport Way.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view	Limited screening resulting in open views of the site through the railings. One or two residential properties may have views into the site from beyond their boundaries. Main visibility from Spout Lane and less open

Stage 3c – Visual Amenity	
• Open view	views from Airport Way, which has some tree screening. Also views to the south from the allotments over the open area south of the warehouse.
Sensitivity of site and wider landscape	The Green Belt and landscape in this area is somewhat fragmented by roads, rivers and built development. Not considered to contribute to the wider landscape or to be sensitive as a result of its commercial appearance.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	An employment use as promoted is likely to be in the form of further warehouse buildings, either to comprehensively develop the whole site or to add buildings to the south of the existing warehouse. This would mainly affect views from the allotments but users' current view is already across an area of land associated with the commercial use. Care would need to be taken to ensure the allotment land is not overshadowed by new built form.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	The vantage points are limited mainly to highway users and those cultivating the allotments to the south. The land already has a commercial appearance and views are not considered important so long as the allotments are not overshadowed.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change • Extent of view occupied by development	The change of view would be permanent but not significantly different to existing.
Significance of impacts • Refer to Table 8 of methodology	Considered to be Low on the basis of receptor sensitivity and the existing use of the land.
Potential mitigation measures	Additional planting and attractive means of enclosure to all boundaries and creation of defensible boundary to the south (for Green Belt purposes). Careful design and siting for any new buildings adjacent to allotments.
Overall visual amenity score	2
Commentary	

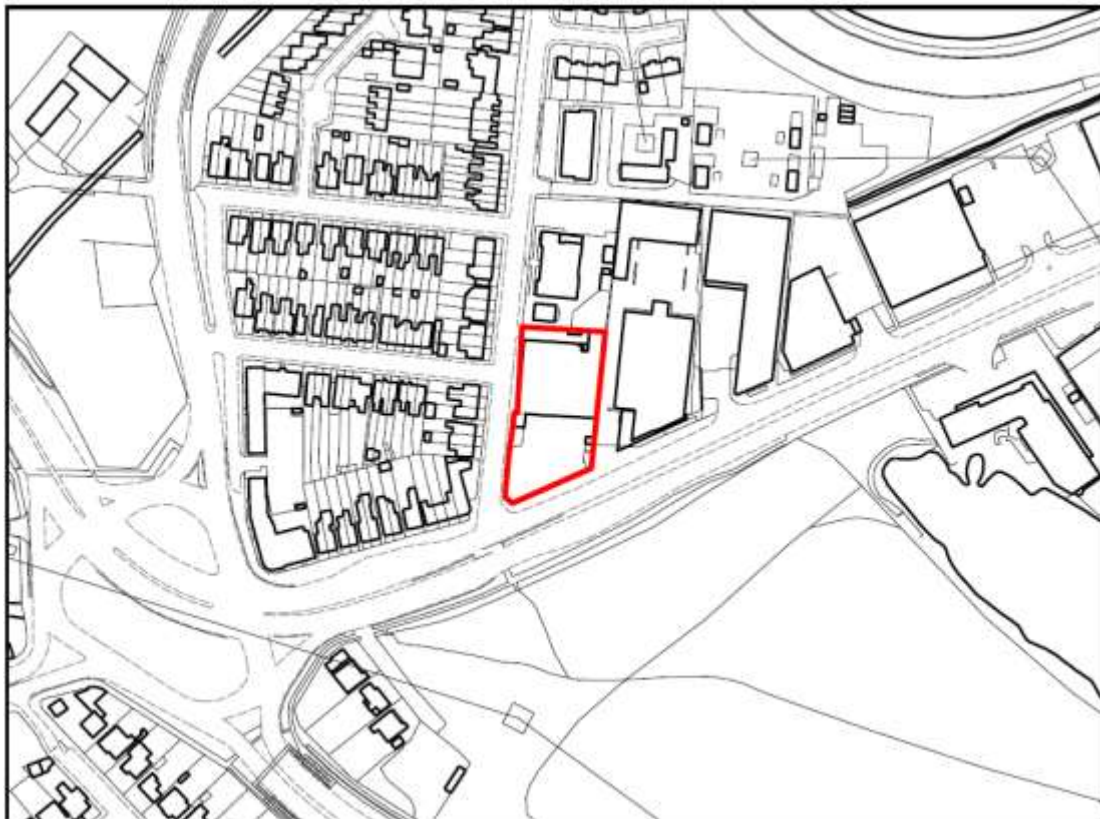
Stage 4	
Stage 4a – Overall Performance of sites	
Stage 2 summary	
The site performed variably at Stage 2 – some non-absolute constraints, but likely to be less of an issue for non-residential development proposed. Not a particularly sustainable location due to remoteness and lack of facilities in Stanwell Moor village. Limited contribution to strategy and some concern over noise and air quality impact for employees due to proximity to M25 and Heathrow Airport.	
Stage 3 Summary	
Sub-area not recommended for release in Green Belt Assessment stage 2 as it plays an important role in the wider strategic Green Belt. Visual impact limited by existing commercial appearance of the site.	
SA Summary (note: If poor performance do not consider deliverability)	
Through the Sustainability Appraisal the site only scores well against employment/economic objectives and these are limited as the site is already in employment use. Other scores mainly neutral as a result of the current commercial development on site or negative as location is not considered to be particularly sustainable.	
Overall conclusions	
Not considered to warrant taking forward due to Green Belt performance and relatively unsustainable location for an intensified use. Limited net gain from commercial use.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	No
Consideration of development phasing	Site not large enough to warrant considering phasing
Comments	
Viability comments	Possible decontamination costs

Stage 4c – Site Capacity	
Site size (ha)	1.89
Landowner/promoter preferred use and units (residential or commercial)	Warehouse development promoted. Other uses could be considered by promoter but subject to discussion and none specified.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward for consideration.

ST1/004 193 London Road, Staines

Site Information	
Proforma Created	05/04/19
Proforma last updated	05/04/19
Site ID	ST1/004
Site name/ address	193 London Road, Staines, TW18 4HR
Site area (ha)	0.26
Site description & context	The site is located on the northern side of the A30/London Road and is occupied by a commercial showroom to the north. The southern part of the site is occupied by a parking area, where the site meets the A30. The site is accessed via Stanwell New Road which runs to the west of the site. Residential properties neighbour the site to the west whilst commercial uses neighbour the site to the east. A school is located to the north of the site with Shortwood Common located south across the A30.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Officer search of urban area.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 potentially accommodate residential units, possibly as part of a mixed use scheme. This would however be dependent upon the review of the existing employment area designation.
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 busy Crooked Billet Roundabout does however segregate the site somewhat from the wider Staines area. The site is opposite Shortwood Common which may improve wellbeing. The site is however adjacent to commercial uses which may be a bad neighbour.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	0	A small part of the site to the south is located within flood zone 2. Limited surface water and ground water flood risk. Redevelopment of the site would enable permeable surfaces to be added.
4. To reduce land contamination and	+	The site is occupied by previously developed land in the urban area therefore would avoid

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
protect soil quality and quantity		developing greenfield land. The site is not in agricultural use. The site is potentially contaminated from previous uses so would likely require remediation. The site is in an urban location so could achieve high densities.
5. To reduce air and noise pollution	-	The site is adjacent to existing commercial uses which may be a bad neighbour. The site fronts the A30 and is close to the Crooked Billet roundabout which may increase exposure to noise and air pollution.
6. To conserve and enhance biodiversity, habitats and species	-	The site is opposite Shortwood Common (SSSI). Development nearby may increase leisure use of the site, add pressure and cause disturbance for wildlife.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	The site is adjacent to a locally listed building (Shortwood Infants School) and an area of high archaeological potential is present along the A30 to the south of the site. Redevelopment of the site is considered to have minimal impact on the historic environment however given the existing use.
8. To protect, enhance and manage Borough's open space and landscape character.	0	Limited 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. The site is however opposite Shortwood Common which is publicly open and may create additional pressure.
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. Development may put additional pressure on Crooked Billet Roundabout.
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 result in the loss of jobs associated with the current use of the site if an alternative site cannot be identified. If developed as mixed use impacts would be reduced.
11. To promote the efficient use of resources, to reduce greenhouse gas	0	Potential rise in impacts on resources, emissions and carbon use. Impacts could potentially be mitigated through sustainable construction. The site could potentially incorporate renewable energy.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
emissions and move to a low carbon economy.		
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 residential development on site.
Meets specific needs	1	The site is small and is unlikely to be able to accommodate specific needs.
Opportunities for higher density development, where appropriate	3	The site is within a largely urban area and could potentially accommodate high density flats, subject to a suitable design that is in keeping with the wider character.
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 accommodate housing, retail and/or commercial uses.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	2	None specifically identified, although a high quality residential scheme is likely to improve the appearance of the site.
Additional factors		

Spatial Strategy Score	
Score	Comments
2	The site is located within Staines however is located on the east side of the Crooked Billet roundabout, somewhat detaching it from the main centre. The site does however neighbour residential development to the west and may be able to accommodate high density housing or a mixed use scheme. The site is currently occupied by a commercial warehouse style building and if redeveloped, there would be an opportunity to improve the visual appeal. The site is currently in employment use within the London Road employment area, therefore consideration needs to be given to the provision of housing, which is a priority of the strategy, against the potential loss of an employment site. A review of employment area boundaries will help to determine if the site could be suitable for housing or a mixed use scheme.

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	- A small part of the site to the south is located within flood zone 2. - Limited surface water and ground water flood risk. - Constraints likely to be mitigated. Flood risk assessment required.
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	- No biodiversity role on site however Shortwood Common SSSI is located south of the site across the A30. - Redevelopment may put additional pressure on the designated site.
Agricultural Land Classification	3	No constraints identified.
Land and water contamination	2	- Potential contamination on site from previous uses. - Neighbouring site survey showed contamination above residential standards. - Investigation and possible remediation required.
Heathrow Noise Contours	3	Site outside of 66 Leq noise contour.
Heritage Assets	2	- No impact on heritage assets identified. - Site adjoins area of high archaeological potential.
Landscape Character and Townscape	3	The site is located within the urban area with limited impact on landscape character expected.

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
		• The site is currently used as a commercial showroom, adjacent to the A30. Residential development is present along Stanwell New Road however the wider area is not considered to be notably sensitive to redevelopment. The existing premises are not considered to be visually attractive. Development may provide the opportunity to improve the overall appearance of the site. • Limited impact on townscape and landscape identified.

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 is occupied by a commercial showroom and car parking area.
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 Not performing recreation or open space 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	Shortwood Infant School – 2 min walk Ashford Park Primary School – 22 min walk
Distance to secondary school	2	Thomas Knyvett College
Distance to health centre or GP surgery	2	Knowle Green Medical
Distance to local convenience retail	3	Staines High Street
Distance to major centres or centres of employment	3	Staines

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		
Distance to bus stop with good service	3	Crooked Billet bus stop
Distance to train station with good service	2	Staines Rail Station
Qualitative Assessment		The site is reasonably sustainably located, with local services within preferred maximum walking distances. The presence of the Crooked Billet somewhat segregates the site from the rest of Staines and its services.
Potential impacts of planned infrastructure		The site could potentially benefit from improved connectivity to the rest of Staines with proposed improvements to pedestrian access through the Crooked Billet Roundabout
Opportunities to improve connectivity or provide supporting infrastructure		There may be an opportunity to improve walking/cycling routes nearby the site to reduce car use and improve connectivity.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site scores moderately at stage 2 as is located within an urban location, close to existing residential development. There are limited constraints acting on the site, however potential contamination would require investigation and remediation. The site is currently in employment use and is within an employment area therefore the maintenance of this designation against housing provision will need to be weighed up in the context of the preferred strategy. The site is reasonably well connected to local services however it is somewhat segregated from the rest of Staines due to the Crooked Billet Roundabout. Planned pedestrian improvements would enhance connectivity into Staines.
Stage 3 Summary
N/A
SA Summary (note: If poor performance do not consider deliverability)
The site performs well against housing, health, land use and transport objectives as is reasonably sustainably located within the urban area of Staines however the presence of the Crooked Billet somewhat segregates the site from the rest of Staines and its services.. The site is located opposite Shortwood Common which may enhance wellbeing but this may put additional pressure on the SSSI. The site is neighboured by commercial uses and is currently in commercial use, therefore redevelopment would have negative impacts on economic objectives. This may be reduced if a mixed use scheme were to be pursued. The site is in close proximity to the A30 and Crooked Billet Roundabout which if developed, may increase exposure to noise and air pollution therefore mitigation would be required.

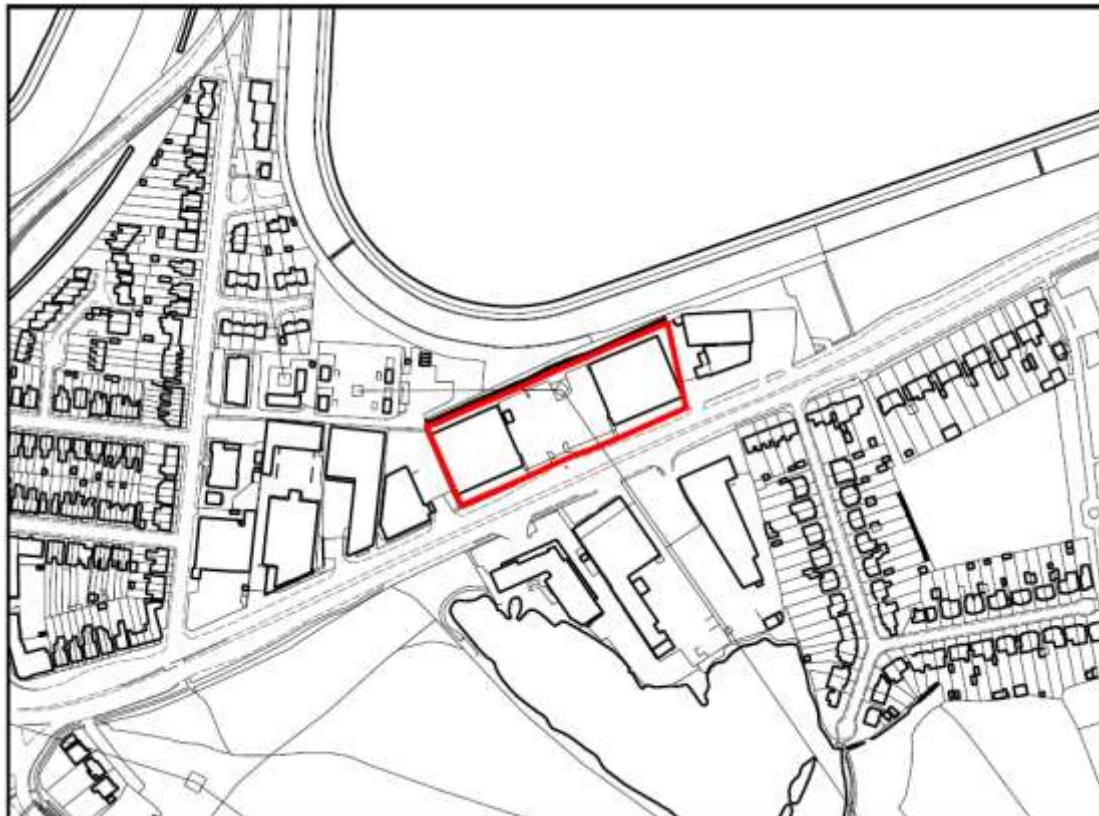
Stage 4
Stage 4a – Overall Performance of sites
Overall conclusions
The site is considered to be in a reasonably sustainable location, however would benefit from planned improvements to the Crooked Billet Roundabout which would enhance pedestrian movement through the area. The site is subject to few non-absolute constraints which could be mitigated. Whilst the site could accommodate a mixed use or residential scheme, it is considered that the neighbouring uses and the existing employment area are unlikely to be compatible with any proposed residential use. The site could however accommodate alternative commercial uses but there would be limited value in allocating the site. Do not take forward for potential allocation.

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Landowner contacted as part of the 2018 SLAA however if taken forward further discussions will be required.
Consideration of development phasing	Site is fairly small so phasing is not likely to be a consideration.
Comments	
Viability comments	Costs associated with potential contamination and remediation however not consider significant enough to render development unviable at this stage.

Stage 4c – Site Capacity	
Site size (ha)	0.26
Landowner/promoter preferred use and units (residential or commercial)	The landowner has been contacted as part of the SLAA 2018 and confirmed that the site could be available for development in 6-10 years. The landowner has indicated that housing, retail and/or commercial uses may be pursued on site.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	The surrounding area is mixed in character with residential uses to the west along Stanwell New Road and commercial uses to the east along London Road. It is unlikely that mixed use development comprising residential and industrial, similar to that present in the area, would be compatible or suitable therefore alternative uses would need to be developed.

ST1/006 233-269 London Road, Staines

Site Information	
Proforma Created	05/04/19
Proforma last updated	05/04/19
Site ID	ST1/006
Site name/ address	233-269 London Road, Staines, TW18 4HR
Site area (ha)	0.88
Site description & context	The site is located on the northern side of the A30/London Road and is occupied by two light industrial units at either end of the site with a car parking area in the middle. Staines Reservoir is located to the north of the site whilst the surrounding area is predominantly commercial in character, although there are some residential properties further to the north west and south east. Shortwood Common is located south beyond commercial uses.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Officer search of urban area.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 potentially accommodate residential units, possibly as part of a mixed use scheme. This would however be dependent upon the review of the existing employment area designation.
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 busy Crooked Billet Roundabout does however segregate the site somewhat from the wider Staines area. The site is opposite Shortwood Common which may improve wellbeing. The site is however in an area predominantly occupied by commercial uses so residential use may not be compatible and experience bad neighbour impacts.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	0	The site is not within a flood zone. Limited surface water and ground water flood risk. Redevelopment of the site would enable permeable surfaces to be added.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 land. The site is not in agricultural use. The site is potentially contaminated from previous uses so would likely require remediation. The site is in an urban location so could achieve high densities.
5. To reduce air and noise pollution	-	The site is adjacent to existing commercial uses which may be a bad neighbour. The site fronts the A30 and is close to the Crooked Billet roundabout which may increase exposure to noise and air pollution.
6. To conserve and enhance biodiversity, habitats and species	-	Whilst not directly adjacent, the site is approximately 100m from Shortwood Common (SSSI). Development nearby may increase leisure use of the site, add pressure and cause disturbance for wildlife.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	Limited impact on the historic environment expected, although an area of high archaeological potential is present along the A30 to the south of the site.
8. To protect, enhance and manage Borough's open space and landscape character.	0	Limited 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. Development may put additional pressure on Crooked Billet Roundabout.
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 result in the loss of jobs associated with the current use of the site. If developed as mixed use impacts would be reduced.
11. To promote the efficient use of resources, to reduce	0	Potential rise in impact on resources, emissions and carbon use. Impacts could potentially be mitigated through sustainable construction. The

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
greenhouse gas emissions and move to a low carbon economy.		site could potentially incorporate renewable 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 residential development on site.
Meets specific needs	1	The site is unlikely to be able to accommodate specific needs.
Opportunities for higher density development, where appropriate	3	The site is within a largely urban area and could potentially accommodate high density flats, subject to a suitable design that is in keeping with the wider character.
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 accommodate housing, retail and/or commercial uses.
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		

Spatial Strategy Score	
Score	Comments
2	The site is located within Staines however is located on the east side of the Crooked Billet roundabout, somewhat detaching it from the main centre. Residential development is located near to the site therefore it may be able to accommodate high density housing or a mixed use scheme, however land immediately adjacent to the site is in commercial use. The site is currently occupied by a commercial warehouse style building and if redeveloped, there would be an opportunity to improve the visual appeal. The site is currently in employment use within the London Road employment area, therefore consideration needs to be given to the provision of housing, which is a priority of the strategy,

Spatial Strategy Score	
	against the potential loss of an employment site. A review of employment area boundaries will help to determine if the site could be suitable for housing or a mixed use scheme. Given the current light industrial uses present within the wider area however, housing or mixed use may be incompatible.

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	- The site is not within a flood zone. - Limited surface water and ground water flood risk. - Constraints likely to be mitigated.
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	- No biodiversity role on site however Shortwood Common SSSI is located approximately 100m south west of the site across the A30. - Redevelopment may put additional pressure on the designated site.
Agricultural Land Classification	3	No constraints identified.
Land and water contamination	2	- Potential contamination on site. - Site previously in car parking use then occupied by current light industrial units for warehousing, haulage/ fleet uses. - In accordance with the NPPF would require site investigation for redevelopment to ensure that the site is suitable for the proposed use. - Investigation and possible remediation required.
Heathrow Noise Contours	3	Site outside of 66 Leq noise contour.
Heritage Assets	2	- No impact on heritage assets identified. - Site adjoins area of high archaeological potential.
Landscape Character and Townscape	3	- The site is located within the urban area with limited impact on landscape character expected. - The site is currently occupied by commercial uses, adjacent to the A30. Residential development is present further west and to the south east however the wider area is not considered to be notably sensitive to redevelopment. The existing premises are

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

		not considered to be visually attractive. Development may provide the opportunity to improve the overall appearance of the site.
		• Limited impact on townscape and landscape identified.

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 is occupied by a commercial uses.
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 Not performing recreation or open space 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	Ashford Park Primary School
Distance to secondary school	2	Thomas Knyvett College
Distance to health centre or GP surgery	2	Knowle Green Medical
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	Crooked Billet bus stop
Distance to train station with good service	2	Staines Rail Station
Qualitative Assessment		The site is reasonably sustainably located, with local services within preferred

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
		maximum walking distances. The presence of the Crooked Billet somewhat segregates the site from the rest of Staines and its services.
Potential impacts of planned infrastructure		The site could potentially benefit from improved connectivity to the rest of Staines with proposed improvements to pedestrian access through the Crooked Billet Roundabout, scheduled for completion by spring 2020.
Opportunities to improve connectivity or provide supporting infrastructure		There may be an opportunity to improve walking/cycling routes nearby the site to reduce car use and improve connectivity.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores moderately at stage 2 as is located within an urban location, reasonably close to existing residential development. There are limited constraints acting on the site, however potential contamination would require investigation and remediation. The site is currently in employment use and is within an employment area therefore this designation will need to be weighed up against housing provision in the context of the preferred strategy. The site is reasonably well connected to local services however it is somewhat segregated from the rest of Staines due to the Crooked Billet Roundabout. Planned pedestrian improvements would enhance connectivity into Staines.
Stage 3 Summary
N/A
SA Summary (note: If poor performance do not consider deliverability)
The site scores positively against housing, land quality and transport objectives in the Sustainability Appraisal. Negative impacts are expected on pollution, biodiversity and employment. Neutral impacts are expected on health, flood risk, heritage, landscape and emissions. The landowner has indicated that the site could be available for residential, retail, commercial or leisure use therefore could accommodate a mixed use scheme. This may facilitate a greater sustainable way of living however is subject to a review of the current employment area designation.
Overall conclusions
The site is considered to be in a reasonably sustainable location, however would benefit from planned improvements to the Crooked Billet Roundabout which would enhance pedestrian movement through the area. The site is subject to few non-absolute constraints which could be mitigated. Whilst the site could accommodate a mixed use or residential scheme, it is considered that the neighbouring uses and the existing employment area are unlikely to be compatible with any proposed residential use. The site could

Stage 4	
Stage 4a – Overall Performance of sites	
however accommodate alternative commercial uses but there would be limited value in allocating the site. Do not take forward for potential allocation.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Landowner contacted as part of the 2018 SLAA however if taken forward further discussions will be required.
Consideration of development phasing	Site is fairly small so phasing is not likely to be a consideration.
Comments	
Viability comments	Costs associated with potential contamination and remediation however not consider significant enough to render development unviable at this stage.

Stage 4c – Site Capacity	
Site size (ha)	0.88
Landowner/promoter preferred use and units (residential or commercial)	The landowner has been contacted as part of the SLAA 2018 and confirmed that the site could be available for development in 6-15 years. The landowner has indicated that housing, retail, leisure and/or commercial uses may be pursued on site.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	The surrounding area is predominantly commercial in character, however there are some residential uses present within the wider area. It is unlikely that mixed use development comprising residential and industrial, similar to that present in the area, would be compatible or suitable therefore alternative uses would need to be developed. Development is however dependent upon a review of the London Road employment area.

ST1/012 Masonic Hall & Old Telephone Exchange site, Elmsleigh Road, Staines

Site Information	
Proforma Created	08/04/19
Proforma last updated	08/04/19
Site ID	ST1/012
Site name/ address	Masonic Hall and Old Telephone Exchange site, Elmsleigh Road, Staines, TW18 4PN
Site area (ha)	0.32
Site description & context	The site is located to the south of the High Street and to the east of the A308/Thames Street. The site is located to the north and west of Elmsleigh Shopping Centre and is bounded by Elmsleigh Road and a servicing ramp for the Elmsleigh Centre. The surrounding area is predominantly commercial as the site is located within the Borough's primary shopping area.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Submitted to call for sites.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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. Over 100 units proposed by the site promoter.
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 however there may be opportunities to provide community facilities on site as part of a large scale redevelopment. The closest open space is more than 1km away however 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,	-	The site is within flood zone 3a, therefore a dry means of escape must be demonstrated.

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

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
including reducing the risk and minimising the harm from flooding		Potential surface water flood risk on site (up to 3.3% on parts). 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 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.
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	+	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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
across the Borough.		
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	1	Residential use only specified by site promoter.
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. 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 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	- The site is within flood zone 3a. Dry means of escape required. - Potential surface water flood risk on site (up to 3.3% on parts). - The site is within an area whereby 75% is susceptible to groundwater flooding. - Flood risk assessment required but constraints likely to be mitigable.
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	No biodiversity constraints identified.
Agricultural Land Classification	3	No constraints identified.
Land and water contamination	2	- The 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	Site outside of 66 Leq noise contour.
Heritage Assets	2	- A locally listed building is located to the north and the majority of the site is within an area of high archaeological potential. - Limited impacts on heritage assets expected from redevelopment.
Landscape Character and Townscape	3	- The site is located within the urban area with limited impact on landscape character expected. - The site is currently occupied by Staines Masonic Hall, and the now vacant plot of the

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
		old Telephone Exchange which has now been demolished. The wider area possesses an urban character. - The current building and vacant plot 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 result in a more visually appealing development. As the Old Telephone Exchange was previously demolished, there is likely to be an expectation that the site will be redeveloped at some point. - Limited impact on character and townscape identified.

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 is currently occupied by a vacant plot and Staines Masonic Hall.
What is the nature and quality of its role?	Vacant/ Hall	
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 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	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 improves into and out of the site. There may be an opportunity to tap into redevelopment associated with ST4/009 and joint transport connectivity improvements.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site scores strongly at stage 2 as is brownfield land 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 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.
Stage 3 Summary
N/A

Stage 4
Stage 4a – Overall Performance of sites
SA Summary (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. 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.
Overall conclusions
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 Sustainability Appraisal 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 ST4/009). The site is subject to several non-absolute constraints but these are considered to be mitigatable.
The site is considered suitable for development and should be taken forward. Given that the site is enveloped by ST4/009 and was previously allocated along with the site through the 2009 Spelthorne Allocations Development Plan Document, it is considered appropriate to consider the two sites as one potential allocation therefore this ST1/012 will be subsumed into ST4/009.

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Promoted through call for sites but further discussions required.
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)	0.32
Landowner/promoter preferred use and units (residential or commercial)	126 residential units proposed by the site promoter at 393 dph.
Council comments on potential use and yield Location and character	The site is located within Staines Town Centre with the opportunity for high rise, high density development. Nearby emerging schemes have set a precedent

Stage 4c – Site Capacity	
• Type of development promoted • Mix of units • Density assumptions • Net developable area	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 126 units proposed by the developer. It should be noted that ST1/012 sits within ST4/009 therefore the sites will be pursued as a single site, as with the 2009 allocation. Further discussions required. Mix of units to be informed by the SHMA update.

ST1/013 Land at Vicarage Road, Wraysbury Road, Staines

Site Information	
Proforma Created	26/03/19
Proforma last updated	26/03/19
Site ID	ST1/013
Site name/ address	Land at Vicarage Road, Wraysbury Road, Staines, TW18
Site area (ha)	2.6
Site description & context	The site is currently used for horse grazing. The site is open in nature and lined by trees to the west and east. A small water body sits to the west of the site with a church and Lammas recreation ground to the south beyond Wraysbury Road. Residential development sits to the east of the site. The wider area is largely urban in nature with a more semi-urban/ rural character further west.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for Sites.



Stage 1 – Absolute constraints (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?	Yes
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	Approximately 54% of the site is located within flood zone 3b, with a further 17% in flood zone 3a and a substantial part of the remaining area within flood zone 2. The site was originally allocated for flood compensation when development took place to the north (application 97/00027/OUT and 97/00063/FUL) therefore should be excluded from development. DISCOUNT.

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

ST1/014 Thames Water Training Centre, Coppermill Road, Wraysbury

Site Information	
Proforma Created	26/03/19
Proforma last updated	26/03/19
Site ID	ST1/014
Site name/ address	Thames Water Training Centre, Coppermill Road, Wraysbury
Site area (ha)	6.5
Site description & context	The site currently has a single storey training centre building on site, with the remainder of the land used for grazing. The land is retained by Thames Water operations, but it is confirmed that the site is available for development. The site sits adjacent to Wraysbury station and on the edge of a line of housing along Coppermill Road. The area is dominated by the Reservoir that sits next to the site and areas close by that are used for mineral extraction and lakes.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for Sites



Stage 1 – Absolute constraints (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?	Yes
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 located within a designated SNCI. The SNCI was selected because the large waterbody of the reservoir is important for Tufted Duck and Shoveler; it is nationally important for Great Crested Grebe and Cormorants. Although not an absolute constraint, the site is considered to perform a significant role for the conservation of the local wildlife. Redevelopment of the site would result in adverse effects on the area of ecological importance. The benefits of any proposed scheme are not considered to outweigh the decrease in the nature conservation value. DISCOUNT.

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

ST1/015 Land at Birch Green/Staines Pumping Station (Site B), London Road, Staines

Site Information	
Proforma Created	26/03/2019
Proforma last updated	26/03/2019
Site ID	ST1/015
Site name/ address	Land at Birch Green/Staines Pumping Station, London Road, Staines, TW18
Site area (ha)	0.52
Site description & context	The site is located north west of the Crooked Billet roundabout. The land is open greenfield and there is no clear use for the site. It is owned by Thames Water and adjoins land on which a pumping station is located.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Submitted to Call for Sites.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 is promoted for housing.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	-	Loss of open space (not publicly accessible). Site located close to Crooked Billet roundabout and an area identified as being of high pollution therefore could negatively impact health. This is also likely to negatively impact wellbeing. Services are generally within walking distance.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	Flood zone 2 – loss of green field and replacement with hardstanding and impermeable surfaces will lead to an increase in flood risk. The site is adjacent to the River Ash.
4. To reduce land contamination and protect soil quality and quantity	-	Site not identified as being contaminated – further site investigations required. Loss of undeveloped Green Belt land rather than PDL.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	- -	Proximity to A30 and Crooked Billet roundabout means that air and noise pollution would be a significant issue for occupiers.
6. To conserve and enhance biodiversity, habitats and species	-	Loss of green space which could provide some biodiversity.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	No impact on heritage assets identified.
8. To protect, enhance and manage Borough's open space and landscape character.	-	Loss of open space, though not public. Part of a wider area of green space located along the A30 which does provide some landscape amenity.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	0	Proximity to A30 and M25 means that car use could be high and could increase congestion. Difficult to access the bus stops on the A30 due to need to cross Crooked Billet roundabout with few crossing points, however planned pedestrian improvements could improve connectivity. Services are however generally within walking distance.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	0	No employment use offered on the site.
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. Housing development would increase the pressures on these.
12. To maintain and improve water quality and promote the	-	Proposed use would result in additional water consumption, although groundwater may be contaminated and development would be expected to decontaminate. The site is adjacent to the River Ash so during the construction

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
efficient use of water		phase pollutants could pass into the water stream.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	2	Housing proposed but the location adjacent to the roundabout may not be appropriate.
Meets specific needs	1	None proposed.
Opportunities for higher density development, where appropriate	2	Potentially within certain parts of the site as the site adjoins the urban area but dependent on nature of use.
Opportunities for infrastructure provision	1	Limited on site due to site size.
Brownfield land	1	Open Green Belt site.
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 will make a contribution to housing needs in the Borough. Development on the site however would need to override harm to Green Belt to justify release, i.e. exceptional circumstances. The site is of a limited size so offers limited opportunities for other benefits.

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	- Flood zone 2 and part of the site falls in Flood zone 3a. - Some surface water and ground water flood risk on site.
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	Loss of green space which could provide some biodiversity but considered to hold limited value.

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	2	Potential contamination associated with previous uses – further investigation required.
Heathrow Noise Contours	3	Site outside of noise contours.
Heritage Assets	3	No impacts identified.
Landscape Character and Townscape	2	- The site is not within a Surrey Landscape Character Area. - The site is green open land and offers some visual relief from the Crooked Billet roundabout. Whilst the site is located on the edge of the urban area, redevelopment would alter the character of the site with it currently being open and undeveloped.

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	Green Belt land with no public access
What is the nature and quality of its role?	Open 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 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	Riverbridge primary
Distance to secondary school	2	Matthew Arnold Secondary School.
Distance to health centre or GP surgery	2	Staines Health centre.

Distance to local convenience retail	3	6 mins walk to convenience store on High Street.
Distance to major centres or centres of employment	3	Close to Staines – walkable distance and bus service on A30.
Distance to bus stop with good service	3	Bus stops on A30 provide a good service to Staines and Hounslow.
Distance to train station with good service	2	Staines railway station.
Qualitative Assessment		
Potential impacts of planned infrastructure		Planned improvements to the Crooked Billet roundabout (2021) aim to improve safety and improve routes for pedestrians and cyclists.
Opportunities to improve connectivity or provide supporting infrastructure		Improved walking/cycling access into Staines town centre would provide opportunities for healthy lifestyles.

Stage 3

Applies to sites located within the Green Belt only

Stage 3a – Green Belt

Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	2	Local Area 15 – moderately performing.
Green Belt Assessment Stage 2 score	2	Sub-Area 15a – moderately performing.
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		Site performs a moderate role against Green Belt purposes at both stages of assessment. Stage 2 concludes that the site makes an important contribution as part of the sub area within the wider Strategic Green belt. It is not therefore recommended for further consideration.

Stage 3b – Previously Developed Land

Total site area	0.52
Amount of PDL (%)	0%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	There is no PDL on site.
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	Open land between the River Ash and the Staines Bypass/A30. Site is fenced off with some vegetation and trees on its boundaries
Existing valued features, vegetation and infrastructure	Large number of trees and other vegetation along the boundaries.
Sense of tranquillity, remoteness and rural character	Limited – proximity to Crooked Billet means that there is constant vehicle noise.
Existing visibility of site • Consider current screening • Truncated/no view • Partial view • Open view	Limited visibility from the road, heavily treed and offers little to no visual aspect. Some minor views for properties along London Road to the south.
Sensitivity of site and wider landscape	The site has limited sensitivity due to neighbouring uses and does not form part of a character area. It forms part of a wider area, some of which does form part of River floodplain character area. The site does however provide some visual relief from the heavily urbanised area surrounding.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	Development for housing would change the nature of the site considerably from open land. This would have limited visual impacts as there are few nearby properties and limited views from the road.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	Adjacent pumping station is large but would not be impacted upon as a visual receptor. Properties to the south may have some limited views into the site from upper floors, although this would be permanent. Trees currently limit views into the site from properties. Road users' views would be fleeting due to the temporary nature of the activity.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change	The change of view would be significant and permanent however it would have limited impact on receptors. The main impacts would be from the road where there are already limited views and the experience would be temporary. Properties along London Road would have permanent impacts, however trees separate the site from the houses and limit the extent of views. The site could potentially be integrated with existing urban surroundings.

Stage 3c – Visual Amenity	
• Extent of view occupied by development	
Significance of impacts • Refer to Table 8 of methodology	Low significance of impacts identified. Main impact would be for those on the road, however the roundabout offers limited stopping areas to appreciate the view therefore the change would have limited impact. Properties to the south along London Road would also be impacted but there are limited views into the site with dense vegetation present.
Potential mitigation measures	Low density, smaller scale building to limit the impact
Overall visual amenity score	2/3
Commentary	Moderate/low impacts expected.

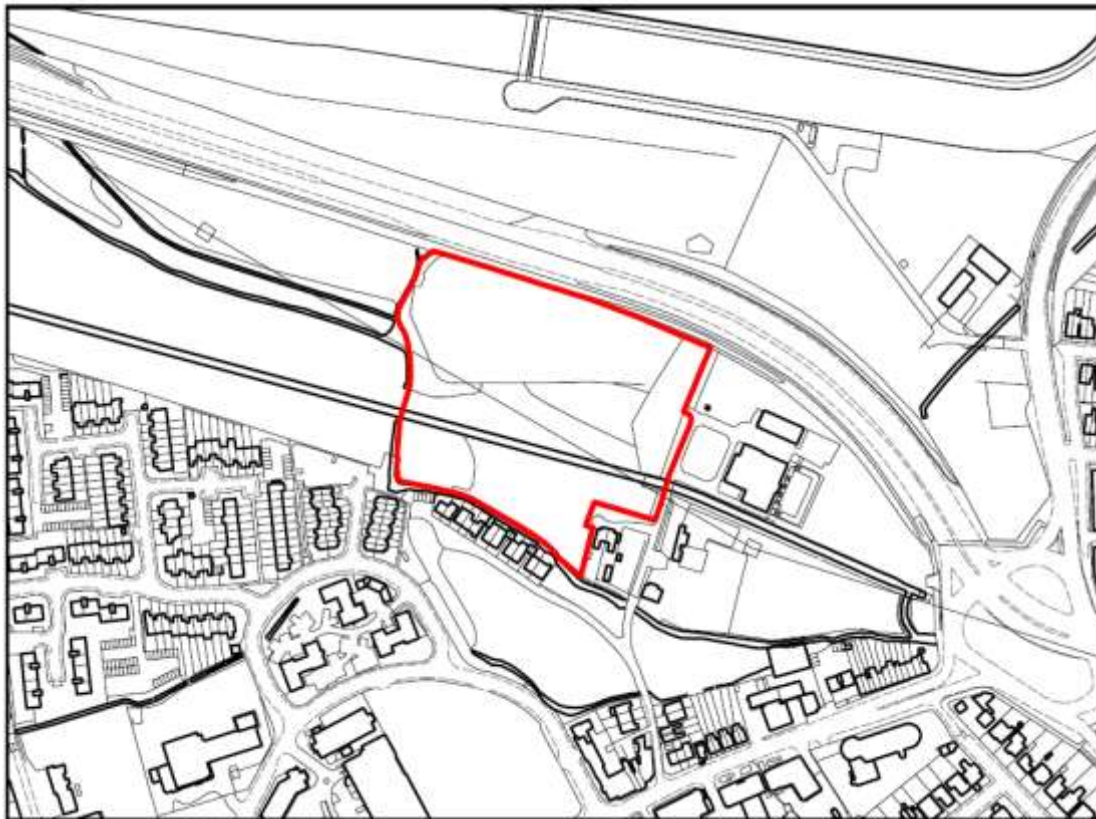
Stage 4	
Stage 4a – Overall Performance of sites	
Stage 2 summary	
Site scores moderately at Stage 2 – reasonably sustainable with proximity to bus stops, rail station and Staines. Major issue would be getting across the Crooked Billet roundabout as there are few safe crossing points for pedestrians, however planned improvements are anticipated to be complete in 2021. Site is however significantly impacted upon by noise and pollution due to its location.	
Stage 3 Summary	
Site performs moderately in Stages 1& 2 of the Green Belt Assessment. It is considered to play an important role as part of the wider Green Belt forming a significant strategic area of Green belt to the north.	
SA Summary (note: If poor performance do not consider deliverability)	
Most scores were neutral or negative. Site only scores positively against housing needs, however the location is considered to have negative impacts on health.	
Overall conclusions	
Site not considered appropriate to take forward due to performance against Green Belt purposes, limited contribution to spatial strategy and significant noise and air pollution which would severely impact future occupiers of the site and for which mitigation is expected to be limited.	

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	Possible decontamination costs

Stage 4c – Site Capacity	
Site size (ha)	0.52
Landowner/promoter preferred use and units (residential or commercial)	Housing
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward for consideration.

ST1/016 Land at Birch Green/Staines Pumping Station (Site C), London Road, Staines

Site Information	
Proforma Created	26/03/2019
Proforma last updated	29/03/2019
Site ID	ST1/016
Site name/ address	Land at Birch Green/ Staines Pumping Station (Site C) London Road Staines, TW18
Site area (ha)	2.5
Site description & context	The site is to the west of the Thames Water Pumping Station. Existing access is via Birch Green. The site is located to the west of the Crooked Billet Roundabout and is just to the north of Staines upon Thames.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Submitted to Call for Sites



Stage 1 – Absolute constraints (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?	Yes
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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 is promoted for housing.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	-	Loss of open space (not publicly accessible). Site located close to Crooked Billet roundabout and an area identified as being of high pollution therefore could negatively impact health. This is also likely to negatively impact wellbeing. Services are generally within walking distance.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	The site is within flood zone 2 and 3. Potential groundwater and surface water flood risk on site. Loss of green field and replacement with hardstanding and impermeable surfaces will lead to an increase in flood risk. This may not be able to be sufficiently mitigated to be acceptable for residential uses.
4. To reduce land contamination and protect soil quality and quantity	-	Part of the site has supported industrial uses – potential for significant contamination. Further site investigation required. Loss of open greenfield does not make an efficient use of land.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	- -	Proximity to A30 and Crooked Billet roundabout means that air and noise pollution would be a significant issue for occupiers
6. To conserve and enhance biodiversity, habitats and species	-	Loss of green space which could provide some biodiversity.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	No impact on heritage assets identified.
8. To protect, enhance and manage Borough's open space and landscape character.	-	Loss of open space, though not public. Part of a wider area of green space located along the A30 which does provide some landscape amenity.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	0	Proximity to A30 and M25 means that car use will likely be high and could increase congestion. Difficult to access the bus stops on A30 due to need to cross Crooked Billet roundabout with few crossing points, however planned pedestrian improvements could improve connectivity. Services are however generally within walking distance.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	0	No employment use offered on the site.
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. Housing development would increase the pressures on these
12. To maintain and improve water quality and promote the	-	Proposed use would result in additional water consumption, although groundwater may be contaminated and development would be expected to decontaminate. The site adjoins the River Ash and development could negatively

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
efficient use of water		impact water quality with run off into the watercourse.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	2	Housing proposed but location near A30 and roundabout may not be suitable.
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	1	Limited on site due to site size.
Brownfield land	1	Open Green Belt site.
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 will make a contribution to housing needs in the Borough. Development on the site however would need to override harm to Green Belt to justify release, i.e. exceptional circumstances.

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	- Flood zone 2 and part of the site falls in Flood zone 3a - Some surface water and ground water flood risk on site.
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	The site is not an SNCI however the western part of the site is adjacent to Birch Green SNCI therefore there could be knock on impacts.

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	The site is not in agricultural use.
Land and water contamination	2	Part of the site was used by a large industrial works. Further site investigation is required.
Heathrow Noise Contours	3	Site outside of noise contours.
Heritage Assets	3	No impacts identified.
Landscape Character and Townscape	2	- The site is not a Surrey Landscape Character Area - River Floodplain - The site is green open land and offers some visual relief from the Crooked Billet roundabout and A30. Whilst the site is located on the edge of the urban area, redevelopment would alter the character of the site with it currently being open and undeveloped.

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	Green Belt land with no public access.
What is the nature and quality of its role?	Open 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 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	Riverbridge primary.
Distance to secondary school	2	Matthew Arnold Secondary School.
Distance to health centre or GP surgery	2	Staines Health centre.

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		
Distance to local convenience retail	3	Convenience store on High Street.
Distance to major centres or centres of employment	3	Close to Staines – walkable distance and bus service on A30.
Distance to bus stop with good service	3	Bus stops on A30 provide a good service to Staines and Hounslow.
Distance to train station with good service	2	Staines railway station.
Qualitative Assessment		
Potential impacts of planned infrastructure		Planned improvements to the Crooked Billet roundabout (2021) aim to improve safety and improve routes for pedestrians and cyclists.
Opportunities to improve connectivity or provide supporting infrastructure		Improved walking/cycling access into Staines town centre would provide opportunities for healthy lifestyles.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	2	Local Area 15 – moderately performing
Green Belt Assessment Stage 2 score	2	Sub-Area 3a – moderately performing
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		Site performs a moderate role against Green Belt purposes at both stages of assessment. Stage 2 concludes that the site makes an important contribution as part of the sub area within the wider Strategic Green belt. It is not therefore recommended for further consideration.

Stage 3b – Previously Developed Land	
Total site area	2.5
Amount of PDL (%)	0%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	There is no PDL on site.
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	The site primarily consists of grass, with trees along the northern boundary. The eastern part of the site has been enclosed by fencing and used for storage.
Existing valued features, vegetation and infrastructure	The site is primarily an open field but trees are situated in the southern part and along the northern boundary.
Sense of tranquillity, remoteness and rural character	Limited – proximity to Crooked Billet and A30 means that there is constant vehicle noise.
Existing visibility of site • Consider current screening • Truncated/no view • Partial view • Open view	Partial view of the northern part of the site from A30 with some screening from existing trees.
Sensitivity of site and wider landscape	The site is within River floodplain character area. This is characterised by low lying river terraces following the courses of the rivers. Neighbouring uses reduce the sensitivity of the site, nonetheless, the site offers some amenity value and relief from the urban area due to its open nature.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	Development for housing would change the nature of the site considerably from open land. This would change the character of the site and be viewable from the road as well as having impact on the neighbouring properties on the southern boundary.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	Adjacent pumping station is large but would not be impacted upon as a visual receptor. The main visual receptors are the properties along the southern boundary. The site provides distant open green views for properties along Birch Green.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development • Visibility of change	The change of view would be significant and permanent however its impact could be limited for existing properties to the south due to the distance to the site and existing vegetation reducing visibility. The open land to the west would see a substantial change and as part of a low-lying character area, this would severely reduce this by placing built development on. As such, it would be difficult to consider low density, low scale to be even acceptable and mitigate this change.

Stage 3c – Visual Amenity	
• Extent of view occupied by development	
Significance of impacts • Refer to Table 8 of methodology	Moderate/Low – the biggest impact on view would likely be on properties along Birch Green and the A30, although existing vegetation does somewhat screen the site and the water channel to the south increases the perceived distance between the houses and the site. The change would be permanent from open land to built development and the impact on the character area would be noticeable.
Potential mitigation measures	Low density, smaller scale building to limit the impact however this may not sufficiently mitigate the impacts
Overall visual amenity score	2/3
Commentary	

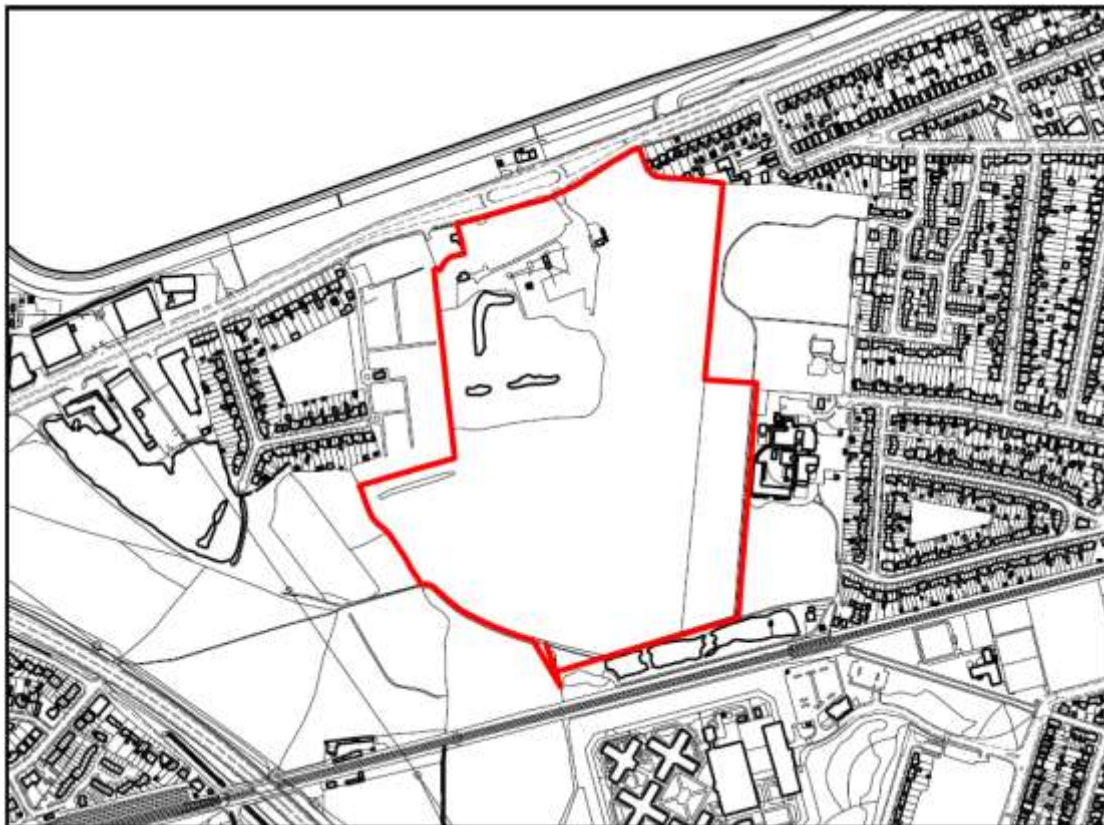
Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores moderately at Stage 2 – reasonably sustainable with proximity to bus stops, rail station and Staines town centre. Major issue would be getting across the Crooked Billet roundabout as there are few safe crossing points for pedestrians, however improvements are planned for completion in 2021. Site is however significantly impacted upon by noise and pollution due to its location.
Stage 3 Summary
Site performs moderately in Stages 1& 2 of the Green Belt Assessment. It is considered to play an important role as part of the wider Green Belt forming a significant strategic area of Green belt to the north. The site does not contain any PDL and offers limited visual amenity value, although if developed, the impact would be moderate.
SA Summary (note: If poor performance do not consider deliverability)
Most scores were neutral or negative. This was due to the site being undeveloped Green Belt land and its location adjacent to the A30. Site only scores positively against housing needs.
Overall conclusions
Site not considered appropriate to take forward due to performance against Green Belt purposes, limited contribution to the spatial strategy and significant noise and air pollution for which mitigation would be low and would severely impact future occupiers of the site. The impact on the local character would also be an issue.

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	Possible decontamination costs

Stage 4c – Site Capacity	
Site size (ha)	2.5
Landowner/promoter preferred use and units (residential or commercial)	Housing use – 50-75 units
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward for consideration.

ST1/017 Hengrove Farm, London Road, Staines

Site Information	
Proforma Created	27/03/19
Proforma last updated	27/03/19
Site ID	ST1/017
Site name/ address	Hengrove Farm, London Road, Staines, TW18 4JX
Site area (ha)	23
Site description & context	The site is currently vacant and has previously been used as a minerals site and landfill. There is a cemetery immediately to the west of the site with a small cluster of residential development further to the west. The A30 runs along the northern boundary with a rail line to the south and a larger residential area to the east.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Call for Sites



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 landowner has indicated that the site could accommodate 750 units. A range of community needs could be met therefore significant positive impacts are expected.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	0	The site is big enough to accommodate some health infrastructure and open space. Development of the site is unlikely to address inequalities of the population. The loss of open space, although not publicly accessible, may negatively impact well-being.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	The site is not within a flood risk area however development would result in the loss of open permeable land. Moderate groundwater flood risk on site.
4. To reduce land contamination and protect soil quality and quantity	-	Development of site would not avoid development of greenfield over brownfield land.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	-	The introduction of further residential development along the A30 may increase exposure to noise and air pollution.
6. To conserve and enhance biodiversity, habitats and species	-	Loss of green space. No specific habitats or biodiversity designations however the is likely to perform some biodiversity role as it is open undeveloped land.
7. To conserve and enhance the historic environment, heritage assets and their settings.	0	No significant impacts on heritage assets, however the site is an area of high archaeological potential. Investigation required.
8. To protect, enhance and manage Borough's open space and landscape character.	-	Loss of open space and landscape character but not public.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	0	The site is reasonably well connected with a bus stop and most services within walking distance. This may encourage more sustainable modes of travel. Development would significantly increase the number of cars and could negatively impact congestion along the A30. Given the large size of the site it could potentially accommodate small scale local services which would reduce the need to 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.
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	-	Proposed use would result in additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
efficient use of water		

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	Housing use promoted.
Meets specific needs	2	The promoter has indicated that extra care units could be accommodated.
Opportunities for higher density development, where appropriate	3	The site is relatively large so could potentially accommodate higher density development towards the centre, with more sensitive peripheral areas at a lower density.
Opportunities for infrastructure provision	2	Large site could accommodate some community uses.
Brownfield land	1	Open greenfield land with no PDL.
Opportunities for mixed use development	2	The landowner has indicated that supporting ancillary uses could be accommodated.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	1	Strongly performing Green Belt.
Additional factors		

Spatial Strategy Score	
Score	Comments
2	The site has been promoted for residential use and given the large size of the site is could potentially meet a significant proportion of housing need. Various small scale community infrastructure would be expected to be delivered on a site of this size. The site did however perform strongly in the Green Belt Assessment stage 1. It was not assessed at stage 2 due to the lack of defensible boundaries present.

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	- Most of site within Flood Zone 2. - Risk of surface water flooding. - Moderate risk of surface water and groundwater flooding. - Flood risk assessment required.
Minerals/waste safeguarding	1	- The site is within a minerals/waste safeguarded area. - Surrey County Council require consultation.
Biodiversity	3	The site performs a limited biodiversity role and is not within close proximity to environmentally sensitive areas.
Agricultural Land Classification	3	None
Land and water contamination	2	The site is a historic landfill – further site investigation required.
Heathrow Noise Contours	3	Not impacted.
Heritage Assets	2	Site of high archaeological potential – investigation required.
Landscape Character and Townscape	2	Within Surrey Landscape Character - 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?	No	The site is in use as a quarry and so does not perform a recreation role.
What is the nature and quality of its role?	Open 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 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	2/3	Ashford Park Primary School is adjacent to the site however if access is taken from London Road, the school is 1km from the site.
Distance to secondary school	2	Thomas Knyvett College.
Distance to health centre or GP surgery	2	Stanwell Road Surgery.
Distance to local convenience retail	3	Hengrove Food and Wine.
Distance to major centres or centres of employment	3	13 minutes by bus to Staines.
Distance to bus stop with good service	3	Kenilworth Road stop.
Distance to train station with good service	2	Staines rail 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. Further enhancement of Staines town centre and transport infrastructure would also be positive.

Stage 3		
Applies to sites located within the Green Belt only		
Stage 3a – Green Belt		
Criteria	Score	Commentary
Green Belt Assessment Stage 1 score	1	Local Area 14 – strongly performing
Green Belt Assessment Stage 2 score	N/A	The site was not assessed at stage 2 due to the lack of defensible boundaries.
Qualitative Assessment		
- Consider strength of any new defensible boundaries - Potential compensatory improvements to environmental quality and accessibility of remaining Green Belt		Site performed strongly at stage 1 of the Green Belt Assessment. The site makes a significant proportion of Local Area 14 and performed a particularly important role in preventing the outward sprawl of large built up areas and in preventing neighbouring towns from merging.

Stage 3 Applies to sites located within the Green Belt only	
Stage 3a – Green Belt	
	There are not considered to be any durable boundary features on site, with the exception of the A30 to the north. Access to Shortwood Common could potentially be improved, however this is a SSSI and this could put additional pressure on a sensitive area.

Stage 3b – Previously Developed Land	
Total site area	1
Amount of PDL (%)	Less than 10%
Qualitative Assessment	
- Consider existing use and value - Consider impact of PDL on potential development	The site is relatively free of development, although there are some structures associated with the mineral workings on site. This falls outside the definition of previously developed.
Overall PDL Score	1

Stage 3c – Visual Amenity	
Baseline (qualitative)	
Current landscape	The site is currently in use as a mineral site. Material is imported and processed from the nearby Homers Farm site. Much of the land has been worked and restored. The only areas that remain un-worked are the areas beneath the mineral stockpiling areas and the processing plant, which lie in the northern part of the site nearest the A30. The landscape is largely flat and open.
Existing valued features, vegetation and infrastructure	The site is largely open but contains the facilities associated with mineral workings towards the north where the site meets London Road. Trees and shrubs line the site to the south and west. A bund separates the site from Hengrove Park recreation area to the east.
Sense of tranquillity, remoteness and rural character	The sense of tranquillity on site is limited by its close proximity to the A30 and A308. Built development adjoins the site to the west and east with a rail line further south. This limits the sense of rural character, however the area is more open towards Shortwood Common.
Existing visibility of site - Consider current screening - Truncated/no view - Partial view - Open view	Views of the site are partial, with a footpath running along the southern boundary from Shortwood Common. The vegetation between the path and the site limits views, however there are slightly more open areas

Stage 3c – Visual Amenity	
	where the site is visible. The site can also be viewed from London Road however this is largely limited to the existing access with hedges lining the site.
Sensitivity of site and wider landscape	The northern part of the site is considered to be less sensitive as this is largely where built form is concentrated in the wider area. The northernmost part of the site also contains equipment associated with the mineral workings, whereas the rest of the site is more open. Shortwood Common is situated to the south west and is considered more sensitive.
Significance of Visual Impacts (qualitative)	
Visual effect of the development • Nature of the proposal • Siting • Size • Design • Position and distance from which it is viewed • Officer judgment where info not all available	A housing scheme of the size proposed by the promoter is expected to have a significant impact on the wider environment. Whilst the northern part of the site is currently in operation, the southern part of the site is open and has a more rural character. The site is not immediately adjacent to any housing or residential roads therefore impacts would be limited from this perspective. A bund currently shields a notable amount of the site from view along its eastern boundary. The scheme could be set back from the boundaries and sensitive design could help to reduce the level of impact.
Visual receptors • Location and context of viewpoint • Expectations and occupation or activity of receptor • Importance of view	The receptors are users of the A30 road, the school and park to the east (although a bund currently limits views into the site), Staines Cemetery, users of the footpath to the south. There are also properties along Shortwood Avenue, Windsor Drive and Queens Walk which may have some views of the site from upper floor windows. There is an expectation for the site to be restored after the mineral workings are completed therefore the change to development would be significantly different. Views are considered to be important for the footpath users, although somewhat obscured by vegetation.
Magnitude of impacts • Scale of change in view • Contrast/integration with existing features • Duration and nature of effect • Angle of view in relation to main activity of receptor • Distance of viewpoint from proposed development	The change of view would be significant and permanent. Whilst part of the site is still part of mineral working operations, it would be expected that this be restored following completion, therefore development would result in a significant contrast. The site becomes less rural further north as the level of development increases in the wider area. It is expected that there would be a considerable visual impact due to the

Stage 3c – Visual Amenity	
• Visibility of change • Extent of view occupied by development	change in view and impact on neighbours. The cemetery, nearby properties and public footpath are considered sensitive receptors and would be impacted. A bund somewhat limits views to the east, however upper floor windows of properties may still have views into the site. Vegetation on site does somewhat limit views into it, however this is considered to be irregular and somewhat dispersed. Views from the road would be limited the area around the site entrance.
Significance of impacts • Refer to Table 8 of methodology	Considered to be major to high due to the public footpath and cemetery bordering the site. These uses are considered to be sensitive. The school and neighbouring properties are considered to have some views of the site but dispersed planting and a bund limits the full extent of the site from being viewed. Road users would expect temporary views of the site. The expected large scale of the proposed 750 units is likely to have a considerable impact on the wider area with a change from semi-rural to urban character, particularly in the south of the site.
Potential mitigation measures	Retention of vegetative screening and bund. Strengthening of site boundaries could shield the site from neighbouring users.
Overall visual amenity score	2
Commentary	The site performs a moderate visual amenity role, particularly to the south where it has been restored to agricultural use. Nearby users have views in to the site and it adds to the semi-rural character of the area being adjacent to Shortwood Common. Existing measures do however screen the mineral workings from view and if retained would continue to perform this function.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site is considered to be in a reasonably sustainable location with most services within walking distance. The site is currently part of operational mineral workings therefore Surrey CC require consultation. The site partly meets the spatial strategy as would provide the opportunity to meet a significant quantity of housing need. It is however strongly performing Green Belt which is contrary to the preferred strategy.
Stage 3 Summary
The site performed strongly at Stage 1 of the Green Belt Assessment as it comprises a large proportion of Local Area 14 and prevents towns from merging

Stage 4	
Stage 4a – Overall Performance of sites	
and urban sprawl. The site contains very little built form and that present on site would be expected to be removed through the restoration process once workings are complete. The site performs a moderate visual amenity role as it can be viewed from a public footpath, cemetery and properties. An existing bund does however limit views from a school and park. Mitigation measures to reduce the impact on receptors would be expected if the site were to be developed.	
SA Summary (note: If poor performance do not consider deliverability)	
The site performs positively against housing and employment objectives due to the quantity of development that it could accommodate. The site is reasonably sustainably located so could reduce the need for car use, however it is adjacent to the A30/London Road so may increase congestion. Negative impacts are expected on emissions, water use, biodiversity, land use and flooding as the site is an open greenfield site.	
Overall conclusions	
Site not considered appropriate to take forward due to performance against Green Belt purposes. There is also an expectation to restore the site once mineral workings cease.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Yes – submitted to the call for sites.
Consideration of development phasing	N/A
Comments	
Viability comments	

Stage 4c – Site Capacity	
Site size (ha)	23
Landowner/promoter preferred use and units (residential or commercial)	Residential – 750 units with supporting ancillary uses.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward for consideration.

ST1/036 Universal Tyre Co Ltd, Laleham Road, Staines

Site Information	
Proforma Created	11/04/19
Proforma last updated	11/04/19
Site ID	ST1/036
Site name/ address	Universal Tyre Co Limited, Laleham Road, Staines, TW18 2AY
Site area (ha)	0.08
Site description & context	The site is located on the eastern side of Laleham Road and is occupied by a tyre and car repairs business called Universal Tyres. The existing building on site is equivalent to two storey residential. The surrounding area is predominately residential to the north, east, south and west of the site. Opposite the site are other residential dwellings and also an old petrol filling station which now operates as a car wash. The street therefore has a generally residential feel, being located close to the town centre, which is located to the north but not within it.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Officer search of urban area.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 would bring a commercial site into residential use in an area predominantly residential in character.
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 in the town centre. This is likely to encourage healthy lifestyles. Staines Park is within walking distance, as is the River Thames towpath which could positively enhance wellbeing.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	The site is within flood zone 3a. 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 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 site is occupied by previously developed land therefore would avoid developing greenfield land. The site is in an urban location close to the town centre so could achieve a high density.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	0	No specific noise or air quality impacts identified. The existing use already generates car movements, however the site is close to the town centre so pollution levels not expected to be significantly affected. There could be a minor negative impact additional properties facing Laleham Road.
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. The site in close proximity to St Peters Church opposite which is Grade II listed. Care would need to be taken to maintain the setting, however the existing building on site is not considered to positively enhance the wider area.
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. The site is currently occupied by a commercial use therefore jobs would be lost 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	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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
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 residential dwellings however the small size of the site limits its potential.
Meets specific needs	1	None identified.
Opportunities for higher density development, where appropriate	2	Flats in the wider area vary in density with many over 100 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. The site is currently occupied by a commercial use therefore an alternative location would need to be identified. Redevelopment to residential use would provide the opportunity to improve the visual appeal of the site and integrate it with the wider environment.

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	1/2	• The site is within flood zone 3a The site is within an area whereby 75% is susceptible to groundwater flooding. Low level surface water flood risk on site. • A flood risk assessment is required and safe access/egress would need to be demonstrated to overcome constraints.
Minerals/waste safeguarding	3	• No constraints identified.
Biodiversity	3	• No biodiversity role on site.
Agricultural Land Classification	3	• No constraints identified.
Land and water contamination	2	• Potential contamination on site associated with the current use. • Further investigation required to determine if remediation is needed for residential use.
Heathrow Noise Contours	3	• Site outside of 66 Leq noise contour.
Heritage Assets	3	• No constraints identified. • The site is near to a grade II listed building therefore scheme design would need to maintain and enhance the setting. • The existing use is considered to offer little to no aesthetic appeal.
Landscape Character and Townscape	3	• The site is located within the urban area with limited impact on landscape character expected. • The wider area is predominantly residential in character and is not considered to be of any particular sensitivity, although a listed building is nearby. • The current commercial car repairs use is not considered to positively contribute to the townscape. Redevelopment would provide the opportunity to have a positive impact on the wider character. • Given the presence of flats to the north, the site may be able to accommodate a similar style of development, subject to high quality design.

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 car repairs service. The site offers no recreation or open space value.
What is the nature and quality of its role?	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 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	The 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	Walking distance to Staines town centre.
Distance to bus stop with good service	3	Edgell Road bus stop. Staines bus station 500m north.
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.

Stage 4	
Stage 4a – Overall Performance of sites	
Stage 2 summary	
The site scores reasonably well at stage 2 as would provide residential units in a sustainable location, in line with the preferred spatial strategy. The site is currently occupied by a commercial use that is not visually appealing therefore redevelopment would provide the opportunity to improve the site's contribution to the area's character. 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. As such, a flood risk assessment is required to determine if a dry means of escape can be demonstrated.	
Stage 3 Summary	
N/A	
SA Summary (note: If poor performance do not consider deliverability)	
The site scores positively against housing, health, land quality and transport as it is sustainably located within an area of predominantly residential character and close to local services. The site scores negatively against water and flooding objectives as is within flood zone 3a, as is the surrounding area. As such a safe means of escape must be demonstrated if it is to be redeveloped for residential use. The loss of employment on site has negative impacts, therefore an alternative location for this use needs to be identified. A sensitive design will be required so that it can be integrated with the wider character.	
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 flatted development similar to that in the surrounding area. Redevelopment would also offer the opportunity to make a positive contribution to the street scene. The site generally performs positively against the Sustainability Appraisal however negative impacts are expected on employment and flood risk. Development would be subject to a flood risk assessment and the ability to demonstrate a safe means of escape. The site is suitable for development, subject to the demonstration that flooding constraints can be overcome, however limited benefits have been identified from allocating the site due to its non-strategic nature. It is anticipated that should the site come forward, it could be delivered as windfall development through the planning process, guided by Local Plan policies.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Landowner contacted as part of 2018 SLAA and availability was confirmed.
Consideration of development phasing	Unlikely to be required given the size of the site.
Comments	
Viability comments	Flood risk mitigation measures and remediation works anticipated but unlikely to render the scheme unviable.

Stage 4c – Site Capacity	
Site size (ha)	0.08
Landowner/promoter preferred use and units (residential or commercial)	Residential use.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	The site could accommodate residential development. Given the high densities of surrounding flatted developments, the site may be able to accommodate approximately 12 units if developed at 143 dph. 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. The mix of units should be informed by the SHMA update.

ST2/003 Spelthorne Leisure Centre and adjoining playing field, Knowle Green, Staines

Site Information	
Proforma Created	12/04/19
Proforma last updated	12/04/19
Site ID	ST2/003
Site name/ address	Spelthorne Leisure Centre and adjoining playing field, Staines, TW18 1AJ
Site area (ha)	1.78
Site description & context	The site is occupied by Spelthorne Leisure Centre and hardstanding used for car parking and a field to the east. The site is located to the north of Knowle Green. Immediately to the front of the leisure centre is a nursery and pre-school with a small area of residential development and public footpath to the west. To the west are Council offices and a private school and associated playing fields. To the south are a number of community uses and Staines Park.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Publicly owned



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 owned by Spelthorne Borough Council therefore there may be potential to be specific needs and provide affordable housing.
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 for local recreation facilities
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	The site is mostly within flood zone 2 with a small area within flood zone 3a. There is some surface water flood risk on site (up to 1% in parts) whilst the site is within an area whereby 25-50% is vulnerable to ground water flood risk. A flood risk assessment would be required to demonstrate impacts can be mitigated. Redevelopment would provide the opportunity to introduce permeable surfaces.
4. To reduce land contamination and protect soil quality and quantity	0	The site is partly occupied by previously developed land with approximately 40% occupied by an open green field. The site is in

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		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.
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.	-	Part of the site is already developed and located within the urban area however the open field to the east is undeveloped and used as an informal amenity space. Whilst this would result in limited impact on landscape character, development would result in the loss of open space.
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. The leisure centre currently on site would need relocating before development could be pursued. There may be economic impacts.
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 but development may lead to an increase resource use however the scale is not considered to be significant. Impacts could potentially be mitigated through sustainable construction, especially as the existing leisure centre is fairly old and not likely to be particularly energy efficient. The site could potentially incorporate renewable and low carbon energy.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
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 quantum of residential dwellings in a sustainable location.
Meets specific needs	2	The site is owned by the Council so could meet specific community needs. If developed for flats however, there may be limited opportunity.
Opportunities for higher density development, where appropriate	2	The site is within a sustainable location close to transport links. Whilst current buildings in the area are of a medium density there may be opportunities to increase densities if nearby sites are also developed.
Opportunities for infrastructure provision	2	Potential small scale infrastructure provision on site given its reasonable size. Potential for some open space on site.
Brownfield land	3	The site is previously developed and in the urban area.
Opportunities for mixed use development	2	Potential residential and ground floor commercial use but dependent upon landowner aspirations.
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 space or mixed use development, particularly if combined with other nearby sites within public ownership. Redevelopment would be dependent upon the relocation of the existing leisure centre to a suitable 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	• The site is mostly within flood zone 2 with a small area within flood zone 3a. • There is some surface water flood risk on site (up to 1% in parts) whilst the site is within an area whereby 25-50% is vulnerable to ground water flood risk. • A flood risk assessment would be required to demonstrate impacts can be mitigated.
Minerals/waste safeguarding	3	• No constraints identified.
Biodiversity	3	• No biodiversity role on site.
Agricultural Land Classification	3	• No constraints identified
Land and water contamination	3	• 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.
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. • The surrounding area is a mix of community uses and residential development. • The site lies at the western end of Knowle Green providing community uses. The current leisure centre is considered to make a limited contribution to the wider townscape and the site could be redeveloped to make a more positive impact on the wider environment. With redevelopment there could be opportunities to maximise the efficient use of land and to capitalise on the sustainability of the location by providing high density development that is in keeping with the wider character. This could be within mixed use buildings that have community facilities to the ground floor and residential above or a solely residential scheme. The appearance of the existing building is insignificant and somewhat dated so a high quality, cohesive design could enhance the character of the area.

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 occupied by a leisure centre and open field with amenity value. Redevelopment of the site would be dependent upon the re-provision of the existing leisure centre use in an alternative location. The existing facilities are somewhat dated and coming to the end of their lifespan therefore it is anticipated that higher quality facilities would be provided as a result.
What is the nature and quality of its role?	Leisure centre/ amenity space	
Is the site publically accessible?	Yes	
Would the loss of the site result in replacement facilities of equivalent or better provision?	Yes	
Overall open space score		Qualitative Assessment/ Commentary
	2	Redevelopment would result in the loss of the leisure centre and adjoining open field however this would be dependent upon the relocation of the leisure centre. The current site is well-used and in a sustainable location with good accessibility. If moved, accessibility may be reduced. It is unknown at this stage if the leisure centre could be relocated to a different site or if it will be rebuilt on the current site. This will be a key factor in determining the future of the 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	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
Distance to bus stop with good service	3	Bus stop on Kingston Road
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

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	
	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 Knowle Green area 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.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site scores moderately 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. There is potential flood risk on site therefore a flood risk assessment is required to determine if issued can be mitigated, particularly through suitable design and layout. 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. The site does however currently perform a recreation role as is occupied by a leisure centre and amenity space. Redevelopment of the site would be dependent upon the re-provision of the current use to an alternative site or the same site. It is anticipated that a new leisure centre would be of higher quality as the current facilities are reaching the end of their lifespan.
Stage 3 Summary
N/A
SA Summary (note: If poor performance do not consider deliverability)
The site has mixed impacts on the Sustainability Appraisal framework. Positive impacts are expected on housing objectives, as could accommodate a high quantum of units and could meet specialist needs. The site is within a sustainable location with Staines park opposite facilitating healthy lifestyles with positive impacts on well-being expected. There are also positive impacts on transport as the site is within close proximity to the town centre with Staines railway station a 5 minute walk away. Positive impacts are also expected on employment. Part of the site is brownfield however part is greenfield amenity space, creating negative impacts. There are potentially negative impacts on flooding objectives and water usage.
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 development. This would however be contingent on relocating the leisure centre function to an alternative site. If the leisure centre is rebuilt on the same site, the site will not be available. Notwithstanding this, there is an opportunity to consider comprehensive redevelopment of the whole Knowle Green area, potentially with the Surrey

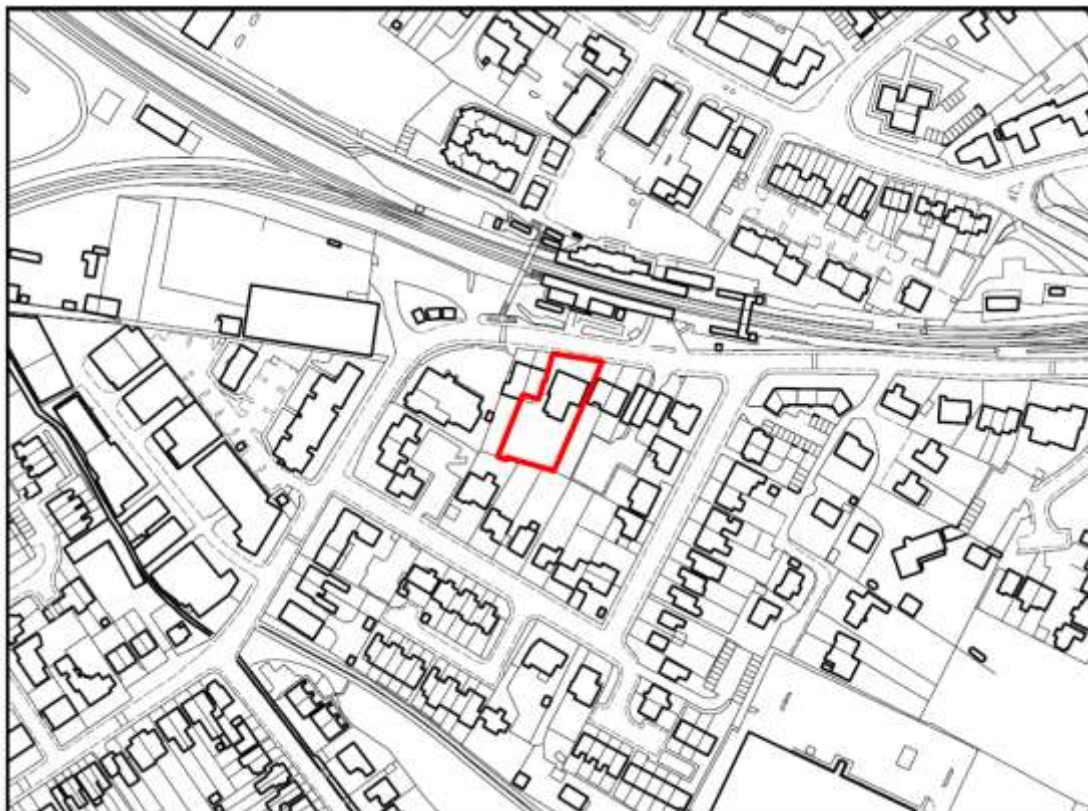
Stage 4
Stage 4a – Overall Performance of sites
County Council-owned buildings along Burges Way. This would help to deliver a high quality mix of community and residential development to modern standards and making efficient use of the land. This would be subject to the ability to overcome flood risk.
The site could be suitable for development however questions remain over its availability. It should therefore be discounted from consideration.

Stage 4b – Deliverability	
Has the site been confirmed as available?	Unknown – the site was previously considered to be available however more recent discussions have led to uncertainty regarding the site’s future.
Has the owner been contacted?	Yes – a meeting was held with the Council’s Asset Management team to determine the site’s availability.
Consideration of development phasing	Could be considered if multiple units/blocks of development were pursued.
Comments	Landowner confirmed it can be included for consideration in the 1-5 year period for the SLAA however more recent discussions have confirmed that the future of the site is uncertain.
Viability comments	Re-provision of the existing leisure centre to an alternative site could impact viability but unlikely to render the scheme unviable.

Stage 4c – Site Capacity	
Site size (ha)	1.73
Landowner/promoter preferred use and units (residential or commercial)	Residential, mixed use or new leisure centre.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	The site could accommodate a notable quantity of residential units, possibly with ground floor community uses however this is dependent upon landowner intentions. The future availability of the site is unknown as the current leisure centre is reaching the end of its lifetime with new facilities needed either on an alternative site or rebuilt on the current site. If the site were to be confirmed as available, high density development could potentially be accommodated on site given the sustainability of the location and the need to make an efficient use of land. If developed at 130 dph the site could accommodate 240 units. The future of the leisure centre will however be a key factor in determining the site's future.

ST2/005 Friendship House, 49-51 Gresham Road, Staines

Site Information	
Proforma Created	12/04/19
Proforma last updated	12/04/19
Site ID	ST2/005
Site name/ address	Friendship House, 49-51 Gresham Road, Staines, TW18 2BF
Site area (ha)	0.13
Site description & context	The site is a large building housing offices located opposite to one of the entrances to Staines train station. There is a church to the west of the site with housing to the east and south. The surrounding area is predominately residential with a small amount of commercial uses to the west of the site and the train line running to the north.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Officer urban site search.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 be suitable for housing. The amount and mix of housing is limited due to the size of the site.
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 is close to the rail line and future occupiers could be impacted upon by noise from 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. 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 majority of the site is occupied by previously developed land therefore would avoid developing greenfield land. There is no recorded contamination however further site investigations are required.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
5. To reduce air and noise pollution	0	The site is close to the main rail line but is set back. Suitable mitigation required to minimise noise and air pollution impacts.
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 is currently in use as offices and therefore supports employment. Consideration of this needs to be taken into account. The site is an attractive location for employment given its proximity to Staines rail station. The site is likely too small to support 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 would already have an impact on resources, emissions and carbon use and redevelopment may increase this further. Impacts could potentially be mitigated through sustainable construction. The site has car movements with current employees using these to travel to work.
12. To maintain and improve water quality and promote the	-	Introduction of a residential use would likely result in additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
efficient use of water		

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	The site could accommodate a number of dwellings.
Meets specific needs	2	There could be scope for the inclusion of affordable housing however, given the size of the site, other specific needs may not be met.
Opportunities for higher density development, where appropriate	3	Surrounding properties are large and there are some higher density flat developments. There could be scope for higher density.
Opportunities for infrastructure provision	1	Limited due to small size.
Brownfield land	3	The site is previously developed and in the urban area.
Opportunities for mixed use development	1	Limited – size of the site means that housing provision.
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	1	None.
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 predominately residential with some commercial uses.

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	- The site is within flood zone 2. - The site is within an area where up to 50% of the site is susceptible to groundwater flooding Low level surface water flood risk on site. - A flood risk assessment is required.

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
Minerals/waste safeguarding	3	• No constraints identified.
Biodiversity	3	• No biodiversity role on site.
Agricultural Land Classification	3	• No constraints identified.
Land and water contamination	3	• No recorded contamination • Further site investigation required.
Heathrow Noise Contours	3	• Site outside of 66 Leq noise contour.
Heritage Assets	3	• No constraints identified.
Landscape Character and Townscape	3	• The site is located within the urban area with limited impact on landscape character expected. • The wider area is predominantly residential in character and is not considered to be of any particular sensitivity. • The site is in close proximity to the rail line

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 in use as offices and has no recreation value.
What is the nature and quality of its role?	Offices	
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.

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.
Distance to local convenience retail	2	Parade of shops on the Broadway.
Distance to major centres or centres of employment	2	Staines town centre.
Distance to bus stop with good service	3	Bus stop on Kingston Road.
Distance to train station with good service	3	Staines rail station opposite.
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		None identified.
Opportunities to improve connectivity or provide supporting infrastructure		Staines and the wider area would benefit from southern rail access to Heathrow Airport.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site scores reasonably well at stage 2 as there is potential for its use as housing. 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 would be more suitable for flatted development and such may not be able to meet specific needs. The site is currently in viable use as offices and therefore contributes to employment. The character of the area is predominately residential round the site with a small number of commercial uses on Gresham Road. The train station opposite the site provides for sustainable transport options.
Stage 3 Summary
N/A
SA Summary (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 employment due to the potential loss of jobs caused by closure or relocation of the existing use and water consumption which will likely increase.

Stage 4
Stage 4a – Overall Performance of sites
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. Re-development would lead to the loss or re-location of the current use which could put jobs at risk. Any development would need to satisfy flood risk requirements and seek to protect future occupiers from noise and air pollution due to the location of the site in relation to the train station. The site may be suitable for development however limited benefits have been identified from allocating the site due to its non-strategic nature. Availability has yet to be confirmed by its landowner and it is anticipated that should the site come forward, it could be delivered as windfall development through the planning process, guided by Local Plan policies.

Stage 4b – Deliverability	
Has the site been confirmed as available?	No
Has the owner been contacted?	Yes – no response over availability
Consideration of development phasing	No
Comments	
Viability comments	Currently in viable use.

Stage 4c – Site Capacity	
Site size (ha)	0.13
Landowner/promoter preferred use and units (residential or commercial)	Not promoted – landowner not yet confirmed availability
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	The site could accommodate residential development. There are high density developments close by and this could allow for a similar scheme. It would be expected that the development would be flatted given to the limitations of the size of the site. The site could accommodate in the region on 10 units.

ST2/008 Staines Tinware, Langley Road, Staines

Site Information	
Proforma Created	11/04/19
Proforma last updated	11/04/19
Site ID	ST2/008
Site name/ address	Staines Tinware, Langley Road, Staines, TW18 2EJ
Site area (ha)	0.34
Site description & context	The site houses a redundant factory which is no longer in use and occupies a large plot fronting onto Langley Road. Overgrown vegetation lines the southern boundary of the site. The site is located within a predominately residential area with some commercial uses close by on Laleham Road to the west of the site. The current use of the site is considered out of character given its location.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Officer search of urban area.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 would bring a vacant industrial building into residential use in an area predominantly residential in character.
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.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	The site is within flood zone 3a and 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 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. 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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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. The site is currently occupied by a redundant industrial building so redevelopment would bring it back to life.
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	-	Introduction of a residential use would likely result in additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
promote the efficient use of water		

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)	2	The site is currently occupied by a redundant tinworks that is visually unattractive. Redevelopment would provide the opportunity to enhance the site and bring it back to life with a high quality scheme.
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. The site is currently occupied by a redundant tinworks and is considered out of character. Redevelopment to residential use would provide the opportunity to improve the visual appeal of the site and remove the existing unsightly building.

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	• The site is within flood zone 3a and flood zone 2. • The site is within an area whereby 75% is susceptible to groundwater flooding. Low level surface water flood risk on site. • A flood risk assessment is required and safe access/egress would need to be demonstrated to overcome constraints.
Minerals/waste safeguarding	3	• No constraints identified.
Biodiversity	3	• No biodiversity role on site.
Agricultural Land Classification	3	• No constraints identified.
Land and water contamination	3	• 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.
Heathrow Noise Contours	3	• Site outside of 66 Leq noise contour.
Heritage Assets	3	• No constraints identified.
Landscape Character and Townscape	3	• The site is located within the urban area with limited impact on landscape character expected. • The wider area is predominantly residential in character and is not considered to be of any particular sensitivity. • The current redundant tinworks on site are considered unappealing and unsightly. Redevelopment would provide the opportunity to have a positive impact on the wider character. • Given the presence of flats to the north, the site may be able to accommodate a similar style of development, subject to high quality design.

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 a redundant tinworks and is not currently in use. The site offers no recreation or open space value.
What is the nature and quality of its role?	Former 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	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	The Magna Carta School.
Distance to health centre or GP surgery	3	Staines Health Centre.
Distance to local convenience retail	2	The Broadway parade of local shops.
Distance to major centres or centres of employment	3	Walking distance to Staines town centre.
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.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site scores reasonably well at stage 2 as would provide a fair quantum of residential units in a sustainable location, in line with the preferred spatial strategy. The site is currently occupied by a vacant tinworks building therefore redevelopment would provide the opportunity to improve the site's contribution to the area's character. 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. As such, a flood risk assessment is required to determine if a dry means of escape can be demonstrated.
Stage 3 Summary
N/A
SA Summary (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. Redevelopment would also bring the currently dilapidated site back to life with the opportunity to make a positive contribution to the street scene. The site generally performs positively against the Sustainability Appraisal however negative impacts are expected on water and flood risk. Development would be subject to a flood risk assessment and the ability to demonstrate a dry means of escape. The site is suitable for development, subject to the demonstration of a dry means of escape, however limited benefits have been identified from allocating the site due to its non-strategic nature. Availability has yet to be confirmed by its landowner and it is anticipated that should the site come forward, it could be delivered as windfall development through the planning process, guided by Local Plan policies.

Stage 4b – Deliverability	
Has the site been confirmed as available?	No
Has the owner been contacted?	Landowner contacted as part of 2018 SLAA however no response received. Discussions required if the site is taken forward.
Consideration of development phasing	Unlikely to be required given the size of the site.
Comments	
Viability comments	Potential flood risk mitigation measures but unlikely to render the scheme unviable.

Stage 4c – Site Capacity	
Site size (ha)	0.34
Landowner/promoter preferred use and units (residential or commercial)	No response received.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	The site could accommodate residential development. Given the densities of surrounding developments which range from 50 to 115 dph for flats, the site may be able to accommodate approximately 25 units if developed at 75 dph. 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. The mix of units should be informed by the SHMA update.

ST3/003 Land off Pullman Place, Staines

Site Information	
Proforma Created	11/04/19
Proforma last updated	11/04/19
Site ID	ST3/003
Site name/ address	Land off Pullman Place, Staines, TW18 4LD
Site area (ha)	0.22
Site description & context	The site is a triangular plot of land to the rear of an existing housing development, sitting adjacent to the train line to the south and Kingston Road running north-east. The site has a couple of small buildings which are in use by network Rail who own the land. It is used as an area for storing equipment when engineering works are taking place on the adjoining rail line.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Review of expired planning permissions.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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. Existing residential development adjacent to the site is fairly low density. Then site is small which could limit opportunities for meeting specific needs
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	-	The site is located in the urban area close to Staines. The train station is accessible within a short distance of the site and there is a main bus route on Kingston Road. The proximity to the rail line is likely to result in continual noise disturbance from passing trains. 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	-	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 up to 75% is susceptible to groundwater flooding. The site has hardstanding in place which could be replaced by permeable surfaces. The site is also heavily treed and much of these will likely be lost through redevelopment.
4. To reduce land contamination and	+	The site is occupied by previously developed land in the urban area therefore would avoid developing greenfield land and would result in

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
protect soil quality and quantity		the efficient use of land. The site is not in agricultural use. The site is potentially contaminated due to previous uses and further site investigations should be undertaken. Then site is small and would unlikely be able to achieve high density.
5. To reduce air and noise pollution	-	Proximity to the rail line means site will be subject to significant noise pollution. Noise attenuation measures will be required.
6. To conserve and enhance biodiversity, habitats and species	0	Loss of trees could impact on some biodiversity. Not designated as a biodiversity site.
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.	0	No positive or negative impacts identified on the Borough's landscape character or open space. The site is used for storage and is not publicly accessible.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	++	The site is within the Staines urban area. Local services and public transport options are a short distance away.
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.
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and	0	Potential rise in impact on resources, emissions and carbon use. Impacts could potentially be mitigated through sustainable construction.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
move to a low carbon economy.		
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 is small and could only accommodate a small number of dwellings
Meets specific needs	1	None identified. Given size of site, a small flatted development may be possible and this would provide limited opportunities.
Opportunities for higher density development, where appropriate	2	The site is close to the town centre, however is unlikely to be able to support high density
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	Limited due to site size
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 the urban area in Staines. The proximity to the train station provides good transport links. The adjacent housing development is fairly low density so high densities may not be appropriate, this would also be limited by the size of the site and the proximity to the rail line. The site suffers from noise disturbance from passing trains. Whilst this will make a more efficient use of brownfield land this should be weighed against limited amenity provision and proximity to a significant noise generator.

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	- The site is within flood zone 2 - 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. - Flood risk assessment required
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	No biodiversity constraints identified.
Agricultural Land Classification	3	No constraints identified.
Land and water contamination	2	- Site likely to be contaminated due to historic and existing uses. - Further site investigations required.
Heathrow Noise Contours	3	Site outside of 66 Leq noise contour.
Heritage Assets	3	No impact on heritage assets
Landscape Character and Townscape	3	- The site is located within the urban area with limited impact on landscape character. - The existing use does not make a positive contribution to the townscape therefore redevelopment would provide the opportunity to improve the site's design value.

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. There is no public access to the site
What is the nature and quality of its role?		
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 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	Matthew Arnold School
Distance to health centre or GP surgery	2	Staines health centre
Distance to local convenience retail	3	Shops on London Road
Distance to major centres or centres of employment	3	Staines
Distance to bus stop with good service	3	Bus stop at Staines train station
Distance to train station with good service	3	Staines Rail Station
Qualitative Assessment		The site is well located within the Staines urban area. 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		Potential opportunities to improve connections between London Road with the train station. Encouraging modal shift on transport from car dependency via alternative public transport options.

Stage 4
Stage 4a – Overall Performance of sites
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. The site is close to a busy mainline rail station and will be subject to significant noise disturbance regularly from early morning until late at night. 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 size of the site limits the density of development, adjoining properties are relatively low density in comparison.
Stage 3 Summary
N/A
SA Summary (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

Stage 4	
Stage 4a – Overall Performance of sites	
located close to Staines town centre and within the urban area. The site is located within flood zone 2 therefore a flood risk assessment is required. Negative impacts are also expected on water use and health and wellbeing on the basis of the proximity to the train line and associated noise disturbance.	
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. The character of the area would not lend itself to high density and the size of the site would also limit this. There is also a potential issue over access into the site both in terms of ownership (ability to cross the road) and that the existing access is narrow and likely will need widening. There are a limited number of non-absolute constraints on site, there is flood risk to the site for which a flood risk assessment is required. The site could be suitable for re-development provided sufficient flooding and noise mitigation can be included so as to mitigation against the impacts. The site was granted permission on appeal in 2006 however this lapsed without works starting. The scheme was for a part 2, 3 and 4 storey building incorporating 14 flats. On the basis this was approved on appeal this would add weight to another similar scheme were it to be submitted The site is suitable for development, subject to the demonstration of a dry means of escape, however limited benefits have been identified from allocating the site due to its non-strategic nature. Availability has yet to be confirmed by its landowner and it is anticipated that should the site come forward, it could be delivered as windfall development through the planning process, guided by Local Plan policies.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Awaiting confirmation
Has the owner been contacted?	Contacted as part of SLAA 2018. Landowner has not confirmed if land is available
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. Suitable noise mitigation to reduce impacts of adjoining train line.

Stage 4c – Site Capacity	
Site size (ha)	0.22
Landowner/promoter preferred use and units (residential or commercial)	The previous consent lapsed in 2009 and no subsequent application has been made. The site remains in use by Network Rail and has not been confirmed as being available for development.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	A lower density scheme would fit with the existing character of the area. Consent has been granted previously for a flatted scheme and a similar proposal would be suitable. Flats would limit the ability to meet specific needs Using the previous appeal decision as a guide, the scheme could accommodate 14 units within a flatted development.

ST3/008 Burma House, Station Path, Staines

Site Information	
Proforma Created	12/04/19
Proforma last updated	12/04/19
Site ID	ST3/008
Site name/ address	Burma House, Station Path, Staines, TW18 4LA
Site area (ha)	0.14
Site description & context	The site is located adjacent to Staines railway line and to the south of the High Street, behind a parade of shops. The site is occupied by a two storey building used as offices. An area of hardstanding surrounds the building and is used for parking. The character of the surrounding area is urban, with a mix of commercial uses to the north and east, rail station to the west and a small cluster of residential uses to the south. Station Path runs to the south west of the site and connects Staines Rail Station to the Town Centre.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Officer search of urban area.



Stage 1 – Absolute constraints (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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 needs. Given the surrounding character of development there is likely to be potential for high density, high rise development however the site is reasonably small so may not be able to provide specialist accommodation.
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. There is no open space immediately surrounding the site with Staines Park an 18 minute walk away. 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. Redevelopment is likely to 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

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
		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	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 a 5 minute walk. The site is within the town centre and is likely to reduce reliance on 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. 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	-	Redevelopment would result in additional water consumption.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
efficient use of water		

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	2	The site could accommodate residential units but the quantum may be limited by its small size.
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	1	The site is likely to be too small to accommodate mixed use. The landowner has indicated that the site could be used for housing, commercial or retail use.
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
2	The site is brownfield and is located within Staines Town Centre, therefore services are generally in walking distance, facilitating sustainable living. The site however is relatively small so is unlikely to be able to accommodate a significant quantum of dwellings. In addition this also limits the ability to provide on-site infrastructure, mixed use development and the ability to meet specific community needs. The site therefore makes a moderate contribution to the spatial strategy.

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	• The site is within flood zone 2 • 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. • Flood risk assessment required but constraints likely to be mitigable.
Minerals/waste safeguarding	3	• No constraints identified.
Biodiversity	3	• No biodiversity constraints identified.
Agricultural Land Classification	3	• No constraints identified.
Land and water contamination	3	• 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.
Heathrow Noise Contours	3	• Site outside of 66 Leq noise contour.
Heritage Assets	2	• The site is within an area of high archaeological potential – investigation required. • Limited impacts on heritage assets expected from redevelopment.
Landscape Character and Townscape	3	• The site is located within Staines Town Centre and is to the rear of shops along the High Street. As such, visibility of the site is limited from the highway although there are views of the site from Station Path running to the south west. Several large scale residential developments are under construction or planned to the north of the site indicating that a similar use could occupy this site, albeit on a much smaller scale. The wider area is largely commercial in character with some residential units along George Street to the east. The wider environment is not considered to be particularly sensitive to change. • The current building on site is considered to make a limited contribution to the townscape and the site could be redeveloped to accommodate residential use. This would

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
		however be dependent upon a high quality design that would need to make a positive contribution to the street scene, particularly when viewed from Station Path.

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 offices.
What is the nature and quality of its role?	Offices	
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 town centre.
Distance to bus stop with good service	3	Kingston Road bus stop.
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

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	
	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 in close proximity.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site scores moderately at stage 2 as is located within Staines Town Centre with local services within walking distance. The site is not subject to any overriding non-absolute constraints and it is considered that constraints can be mitigated. The site is reasonably small in size so whilst it may be able to provide some residential units, this limits the contribution to the spatial strategy as mixed use, infrastructure provision and specialised accommodation are unlikely to be accommodated on site.
Stage 3 Summary
N/A
SA Summary (note: If poor performance do not consider deliverability)
The site has mixed impacts on the Sustainability Appraisal framework. Positive impacts are expected on housing objectives, however the site is reasonably small so this limits the scale of development. Whilst the site is within a sustainable location, there is a lack of open space near to the site which therefore neutralises impacts on health. Positive impacts are also expected on land quality objectives as the site is previously developed, and on travel as the site is within the town centre with Staines railway station a 5 minute walk away. Negative impacts are expected on employment due to the loss of jobs, water and flooding objectives.
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 development, however potential yield is limited by the site's size, location and surrounding uses. The site is however within an employment area therefore consideration would need to be given to the loss of the current office premises. The site performs moderately against the Sustainability Appraisal framework however may result in a loss of employment if an alternative site cannot be identified. Mitigation is likely to be required to reduce the impacts of the increased cumulative concentration of residential dwellings in the area. There are a limited number of non-absolute constraints on site however the potential impacts are considered to be mitigatable. Access however could be an issue into the site as the existing access road off of the High Street is reasonably

Stage 4	
Stage 4a – Overall Performance of sites	
narrow. Access could potentially be achieved via George Street but this would depend upon ownership. The site is considered suitable for redevelopment and could accommodate high density residential development however must be of a suitable design and layout. Limited benefits have been identified from allocating the site due to its non-strategic nature however. It is anticipated that should the site come forward, it could be delivered as windfall development through the planning process, guided by Local Plan policies. Alternatively, the site is likely to be accounted for through the Staines masterplan.	

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes – 1-5 years
Has the owner been contacted?	Contacted as part of SLAA 2018.
Consideration of development phasing	Site is fairly small and flatted development likely so phasing is not likely to be a consideration.
Comments	
Viability comments	No impacts identified that could render scheme unviable at this stage.

Stage 4c – Site Capacity	
Site size (ha)	0.14
Landowner/promoter preferred use and units (residential or commercial)	The landowner has indicated that the site could be available in 1-5 years. They have noted that the site could accommodate residential, commercial or retail use.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	The site is located within Staines Town Centre with several high density residential schemes emerging nearby. The site may be able to therefore accommodate high density development however its small scale is likely to limit yield. The site could potentially accommodate residential use as specified previously by the landowner and the mix of units would need to be informed by the SHMA update. Given the high densities present in the wider area, if a development of 100 dph was pursued the site could yield 14 units. This would however be subject to high quality design and safe access given the current narrow access road into and out of the site from the High Street.

ST3/013 Moormede Open Space, Waters Drive, Staines

Site Information	
Proforma Created	29/03/19
Proforma last updated	29/03/19
Site ID	ST3/013
Site name/ address	Moormede Open Space, Waters Drive, Staines, TW18 4RP
Site area (ha)	2.2
Site description & context	The site is an amenity green space which provides facilities for children and teenagers including a play area. The space is located off an existing residential area to the east and south, with common land to the west and north of the space.
Is the site located in the Green Belt?	Yes
Is the site previously developed land?	No
Site source	Green Belt Stage 2 – area for further consideration.



Stage 1 – Absolute constraints (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?	Yes
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 adjacent to Common Land. Part of the site to the north-west falls within Flood zone 3b – this part would have to be discounted for any residential development.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 is considered as potential housing site in order to contribute to the spatial strategy.
2. To facilitate the improved health and well-being of the whole population and reduce inequalities.	-	Loss of large area of open space which provides immediate residential area with amenity. Any development could also impact on the common land adjacent.
3. To increase resilience to climate change, including reducing the risk and minimising the harm from flooding	-	Flood zone 2 – loss of green field and replacement with hardstanding and impermeable surfaces will lead to an increase in flood risk. Part of the site falls within flood zone 3b.
4. To reduce land contamination and	-	Site is part of former Linoleum Works – large parts of the site were occupied by fuel tanks and

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
protect soil quality and quantity		some infrastructure remains in place. Potential contamination – further site investigation required. redevelopment
5. To reduce air and noise pollution	-	Any development will see an increase in noise and air pollution primarily through increased number of cars – short term impacts of construction process on common land.
6. To conserve and enhance biodiversity, habitats and species	-	Not an identified biodiversity site however potential for some biodiversity to exist.
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 a large area of public open space. Would need to be replicated through same or enhanced provision within an area as accessible and close to the existing residential development as possible.
9. To promote sustainable modes of travel, improve accessibility to public transport and reduce road congestion	-	Site has limited access to public transport therefore likely that car use will be high and unlikely to see a significant modal shift.
10. Maintain high levels of employment and economic growth which is inclusive and sustainable across the Borough.	0	Site unlikely to be suitable for employment use given its location and limited access – short term opportunities presented through 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. Housing development would increase the pressures on these and lead to increase in emissions

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
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.

Stage 2a – Contribution to the delivery of the strategy		
Criteria	Met?	Comments
Contributes to meeting housing requirement	3	Site could provide for housing
Meets specific needs	3	Could provide housing for specific needs
Opportunities for higher density development, where appropriate	2	Potentially within certain parts of the site and dependent on nature of use. Impact on common land and neighbouring housing
Opportunities for infrastructure provision	1	Limited on site due to site size
Brownfield land	1	Open Green Belt site
Opportunities for mixed use development	1	Limited due to size and location of site
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 has not been promoted but could be considered for housing, however would lead to the loss of a significant area of recreation land. Development on the site however would need to override harm to Green Belt to justify release, i.e. exceptional circumstances.

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	- Flood zone 2 and part of the site falls in Flood zone 3a - Potential ground water and surface water flood risk. - Flood risk assessment required.

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
Minerals/waste safeguarding	3	• None.
Biodiversity	3	• None.
Agricultural Land Classification	3	• None.
Land and water contamination	2	• Site has previously been used for fuel storage. • Further site investigations required
Heathrow Noise Contours	3	• None.
Heritage Assets	3	• None.
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	Land provides a significant area of recreation for local residents. The site is adjacent to common land (part of Staines Moor).
What is the nature and quality of its role?	Amenity green space with children's play area	
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
	1	Site performs an active recreation role. DISCOUNT

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
Site scores poorly at Stage 2 – limited sustainability due to location and lack of access to public transport. The site provides publicly accessible open space and its loss would be significant. Site is predominately in flood zone 2 with part of it falling within functional floodplain.
Stage 3 Summary
SA Summary (note: If poor performance do not consider deliverability)
Most scores were neutral or negative. Site only scores positively against housing needs.
Overall conclusions
Site performs an important recreation role and the loss would be significant.
Discount from consideration.

Stage 4b – Deliverability	
Has the site been confirmed as available?	No
Has the owner been contacted?	No
Consideration of development phasing	N/A
Comments	
Viability comments	Possible decontamination costs

Stage 4c – Site Capacity	
Site size (ha)	2.2
Landowner/promoter preferred use and units (residential or commercial)	N/A
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	Not taken forward for consideration. DISCOUNT.

ST4/018 Land to rear of Staines Town Hall, Market Square, Staines

Site Information	
Proforma Created	15/04/19
Proforma last updated	15/04/19
Site ID	ST4/018
Site name/ address	Land to the rear of Staines Town Hall, Market Square, Staines, TW18 4RH
Site area (ha)	0.10
Site description & context	The site is located to the rear of the Town Hall on land which is currently boarded up. The site runs along the rear and down the side of the Town Hall taking in the former fire station. The Town Hall has been permission for the conversion to 13 flats (17/01143/FUL). The land at the rear has been subject to previous applications which have been refused. It fronts onto the River Thames, with a memorial gardens to the east, retail units to the west and the listed Town Hall to the immediate north. Part of the Thames Path runs adjacent to the site.
Is the site located in the Green Belt?	No
Is the site previously developed land?	Yes
Site source	Officer identified site – submitted to brownfield register



Stage 1 – Absolute constraints (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 – minor 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	Site falls largely within FZ3a with the path immediately adjacent to the site and river subject to FZ3b. There is a very small proportion of the site to the west which falls in FZ3b.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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 contribute to housing needs. Potential for a small proportion of affordable housing to be provided.
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 runs adjacent to the site which provides the opportunity for leisure uses to benefit well-being. There is also a large area of open space adjacent to the site.
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 proportion in 3b. As such a dry means of escape would need to be demonstrated. Provision of housing on the site would bring in a more vulnerable use.

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

Sustainability Appraisal - Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
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. There are no recorded historic contamination issues.
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, however the site is adjacent to the River Thames which is a SNCI.
7. To conserve and enhance the historic environment, heritage assets and their settings.	--	Staines Town Hall which adjoins the site is a listed building. Fire station building on site is also listed and may be lost as part of any re-development. Development would therefore have a significant impact on heritage assets and may not be able to sufficiently mitigate these 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 town centre. The bus station and local services are within a comfortable walking distance from the site. The train station is further however this is still easily accessible on foot. Given the size of the site and lack of vehicle access it would be likely that minimal to no parking provision could be accommodated therefore this could encourage occupiers to take more sustainable transport options.
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 does not contribute to employment or the economy in its current form.
11. To promote the efficient use of resources, to reduce greenhouse gas emissions and	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.

Sustainability Appraisal		
- Based on the SA framework - Identify likely significant/adverse effects and potential mitigation		
SA Objective	Score	Reasoned justification and comments
move to a low carbon economy.		
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 residential development on site.
Meets specific needs	1	None identified.
Opportunities for higher density development, where appropriate	1	The site is within Staines town centre however the proximity to the river and listed building would reduce opportunity for high density.
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	Previous applications on the site have been for housing provision only
Other benefits that are deemed to outweigh the harm (e.g. provision of open space, community benefits, environmental gains)	2	Redevelopment would bring a vacant plot of land which is boarded off into a more visually pleasing development.
Additional factors		
	1	Impact on views of the listed building and the river

Spatial Strategy Score	
Score	Comments
2	The site is brownfield and is located within Staines Town Centre. The site is near to services and transport links. Given its location however, a high density development would not be considered appropriate. Consideration must be made of the listed building and the river when designing a scheme.

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	- The majority of the site is within flood zone 2, with a small area to the south in flood zone 3a. - Limited surface water flood risk. The site is within an area whereby 75% is susceptible to groundwater flooding. - Flood risk assessment required but constraints likely to be mitigable.
Minerals/waste safeguarding	3	No constraints identified.
Biodiversity	3	No biodiversity constraints identified.
Agricultural Land Classification	3	No constraints identified.
Land and water contamination	3	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.
Heathrow Noise Contours	3	Site outside of 66 Leq noise contour.
Heritage Assets	1	- The site is adjacent to listed building with potentially significant impact on this. - The potential development site also includes a listed building (Old Fire Station) - Site is in an archaeological area and further investigation is required
Landscape Character and Townscape	1	- The site is located within the urban area with limited impact on landscape character expected. - The site is however adjacent to the Town Hall and the river. Whilst this is not a designated landscape area, there are sensitivities associated with riverside development. - This is highly demanding of a scheme to be designed in such a way as to minimise impact on both the listed building and the river - Previous refused applications have failed to achieve a design or density that is considered acceptable when taking into account the impacts on the existing visual constraints. This has also been upheld at appeal.

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 boarded by hoardings and is vacant land. There is no recreation or open space value
What is the nature and quality of its role?	None	
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 a recreation or open space role therefore no loss

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	3	Magna Carta School
Distance to health centre or GP surgery	3	Staines & Thameside Medical Centre
Distance to local convenience retail	3	Retail on Staines high street
Distance to major centres or centres of employment	3	Staines – 5 mins
Distance to bus stop with good service	3	Staines Bus Station
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		There is limited scope for parking provision on site – additional transport provision could be incorporated to reduce car dependency.

Stage 4
Stage 4a – Overall Performance of sites
Stage 2 summary
The site scores strongly at stage 2 as it is brownfield land within Staines Town Centre with the potential to provide housing and accords with the strategy. The site is however sensitive given the proximity to two listed buildings, one of which is on the identified development site. This would limit higher density and would require significant design quality. The site could accommodate a fairly small number of dwellings as a result, perhaps circa 10 units. The site is subject to few non-absolute constraints however it does fall largely within flood zone 3a, with a small proportion in 3b. Would require a detailed flood risk assessment with suitable mitigation and demonstrating a dry means of escape. 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 (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 with flooding a significant issue which needs to be addressed. The site also has significant negative impacts on heritage assets with two listed buildings on or adjacent to the site and the proximity to the river Thames.
Overall conclusions
The site is well-located within Staines Town Centre, with local services and employment within walking distance. The site has been subject to previous applications, the most recent of which was refused, upheld at appeal, for 14 dwellings (13/00835/FUL). There are significant design issues to overcome primarily around impact on listed buildings and river. This makes designing a scheme suitable is extremely challenging and any new proposal would likely need to be reduced in size and scale. The site is considered suitable for development subject to significant mitigation measures over heritage, character and flooding issues. The site could potentially be pursued in a Staines masterplan approach, however it is not considered necessary to allocate through the Local Plan as limited benefits have been identified from a potential allocation. The site could potentially come through the planning system, guided by policies in the Local Plan, without allocation.

Stage 4b – Deliverability	
Has the site been confirmed as available?	Yes
Has the owner been contacted?	Yes
Consideration of development phasing	Due to the site's small scale it is unlikely that phasing will be required.
Comments	Site has been added to brownfield register at owner's request and new application submitted for 14 dwellings (19/00239/FUL) with a decision pending.
Viability comments	No impacts identified that could influence viability.

Stage 4c – Site Capacity	
Site size (ha)	0.10
Landowner/promoter preferred use and units (residential or commercial)	The landowner has promoted site for housing and new application submitted for 14 dwellings.
Council comments on potential use and yield • Location and character • Type of development promoted • Mix of units • Density assumptions • Net developable area	The site is located within Staines Town Centre however high density not appropriate given the location of the site. Site is extremely sensitive and suitably designed scheme required. It is likely that a proposal for 14 units may not meet the requirements and as such a much reduced scheme may be required. Possible yield of 10 units.