

SLAA 2017 - Officer Site Survey and Assessment

Site Information

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| Address | Land at Waters Edge | Site ID |
| | Mytchett Road | 803 |
| | Mytchett | |
| Site Area (ha) | 17.6 | |
| How Site was Identified: | Submitted in Call for Sites | |
| Existing Use: | Parkland or green space | |
| Is the Site Previously Developed Land (PDL)? | Mixed | |
| Planning Status: | Not in planning system | |

Policy, Environmental and Heritage constraints

| | |
|--|-----------------------------------|
| Policy, physical and access constraints (if applicable): | Countryside beyond the Green Belt |
| | SSSI / SNCI |
| | EA Flood Zone 2-3 |

Site Suitability

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| Suitability information: | The site is located within Countryside Beyond the Green Belt, partially adjoining the defined settlement area of Mytchett to the east. Just under half of the potential housing development zone indicated in the 2017 Call for Sites submission is located within Flood Zone 2. The site falls entirely within a SNCI designated area that would need to be accounted for in any future development proposals. The site is also covered by a TPO woodland designation. However, the areas indicated for residential development do not have tree coverage, so this would not in itself be a barrier to development. |
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Site Availability

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| Is site available?: | YES |
| Availability information: | The site has been submitted as part of the 2017 Call for Sites exercise. It has been informed that the site is available now, the owner is willing to sell the site and development has been indicated as coming forward in the 0-5 year period. Pre-application discussions are taking place. |

Site Achievability

Market and viability factors:

The site could form a possible sustainable extension to the settlement area of Mytchett and does already contain some areas of PDL in CBGB. Existing vehicular access is accessible from Mytchett Rd. The potential development zones are positioned outside of the areas with tree coverage subject to a TPO. The zones indicated contain some land that falls within EA Flood Zone 2 according to the Surrey Heath Strategic Flood Risk Assessment. It has been advised that flood risk can be mitigated by appropriate drainage and SUDS design given the extensive open space and waterbodies on the site. The site is covered by a SNCI designation. This will need to be accounted for in the design of any future development proposals and is currently being addressed through pre-application discussions. Accounting for the constraints on site and the approaches that will need to be taken toward them in development proposals, it is considered that phasing in the 6-10 year period is most appropriate.

Site Deliverability

Can identified constraints be overcome? Is this site viably developable (6 - 15 years) or deliverable (0 - 5)?

The site is located in a sustainable location adjoining the settlement area of Mytchett. The site is subject to constraints, but these are not absolute and workable solutions have already been suggested or are taking place through pre-application discussions. On-site SANG provision is also indicated as a proposed use, which could also be achievable subject to discussions with Natural England.

Potential Site Use

| Use Type | Indicative no. residential units (net) | Supporting comments |
|---|--|--|
| Housing (market, affordable, starter homes, self-build) | 150 | Development zone = 6ha. No. of units suggested = '>100' with affordable included. Requirement for SUDS and retention of ecological habitat due to SNCI designation given consideration in deriving densities. Nearby densities approx 28-30dph. 25dph applied. |
| Economic, SANG or uses other than housing | | 0.8ha of land is indicated to provide an on-site SANG. It is advised this would include a +2.3km circular walk that surrounds existing lakes, with the possibility of a route connecting to the Blackwater Valley path. |

Indicative Phasing

Estimated delivery timescale: 0-5 years, 6-10 years, 11-15 years, 15 years +

6-10

Site SLAA Category

Developable

Site Map

