

3. Alternative Site Options Considered and Rejected

The table below sets out the reasonable alternative sites considered for allocation through the site selection process. A justification for their exclusion is included within the table, however more detailed information is set out in the comprehensive site assessment forms from the site selection process. Sites located within the **Green Belt** are in **bold**.

Summary site assessment sheets for each rejected site are included from page 88 onwards.

Site ID	Site	Town	Reasoned Justification for exclusion
AC3/001	Lakeside, Chertsey Road	Sunbury	Within a strategically important swathe of Green Belt. Negative environmental impacts identified.
AC3/008	Field to rear of Meadhurst Primary School, Feltham Hill Road	Ashford	Whilst the site is weakly performing Green Belt, it is the only playing field for Meadhurst Primary School.
AE3/005	28-44 Feltham Road	Ashford	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. Retain in SLAA as windfall.
AS1/001	Tesco Extra, Town Lane	Stanwell	Limited benefits identified from an allocation. Retain in SLAA as windfall. Any development would need to resist the loss of the existing retail use.
AS1/004	Happy Landing PH, Clare Road	Stanwell	Limited benefits identified from an allocation and non-strategic nature. Retain in SLAA as windfall.
AS1/008	Ashford Hospital (East Yard), Town Lane	Ashford	Planning application submitted 26/07/19. Review if permission is not granted.
AS2/001	Ashford Youth Club, Kenilworth Road	Ashford	Limited benefits identified from an allocation as only a small yield from redevelopment.
AS2/002	Works adjacent to Harrow Road	Ashford	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. Retain in SLAA as windfall.

Site ID	Site	Town	Reasoned Justification for exclusion
AS2/003	648 (Garage) London Road	Ashford	Limited benefits identified from an allocation and non-strategic nature. Retain in SLAA as windfall.
AS2/004	Land south of London Road and north of Stanwell Road	Ashford	Weakly performing Green Belt but a large proportion of the land is occupied by school playing fields.
AT1/010	Harper House, Fordbridge Road	Ashford	Redevelopment would only result in a minor net gain in units.
HS1/003	Land to N of Croysdale Avenue	Sunbury	Performs an important function regarding the wider strategic Green Belt.
HS1/004	Units 1 and 2, Longwood Business Park, Fordbridge Road	Sunbury	Flooding issues and important to the wider strategic Green Belt.
HS1/005	Land adjacent to Squires Garden Centre, Halliford Road	Shepperton	Performs an important function regarding the wider strategic Green Belt.
HS1/006	Land at Hazelwood and Upper Halliford Road	Sunbury	Performs an important function regarding the wider strategic Green Belt.
HS1/007	Land at Fordbridge Road	Sunbury	Performs an important function regarding the wider strategic Green Belt.
HS1/008	Land north of Charlton Lane	Sunbury	Performs an important function regarding the wider strategic Green Belt. Possible Crossrail 2 safeguarding.
HS1/009	Bugle Nurseries, 171 Upper Halliford Road	Shepperton	Strongly performing and makes an important contribution to the wider strategic Green Belt.
HS1/013	Sunbury Golf Course, Charlton Lane	Shepperton	Strongly performing Green Belt. Negative Sustainability Appraisal impacts.

Site ID	Site	Town	Reasoned Justification for exclusion
HS1/014	137, Upper Halliford Road	Shepperton	Strongly performing and makes an important contribution to the wider strategic Green Belt.
HS1/015	The Bishop Wand School, Layton's Lane	Sunbury	Recommended for further consideration in Green Belt Assessment 2 but occupied by school.
HS2/003	Land north of Nursery Road	Sunbury	Site removed due to concerns about availability.
LS1/001	Linton Place, New Road	Shepperton	Strongly performing Green Belt.
LS1/002	Land off Shepperton Road	Shepperton	Significant flood risk and loss of agricultural land.
LS1/003	Land and Works off Littleton Lane A, Shepperton Road	Shepperton	Outside of 250m buffer around urban area and predominantly within flood zone 3b.
LS1/004	Land off Staines Road	Staines	Strongly performing Green Belt and flood risk.
LS1/005	Land east of Charlton Road	Sunbury	SNCI designation and makes an important contribution to the wider strategic Green Belt.
LS1/008	Staines Road Farm (Southern Site), Laleham Road	Shepperton	Strongly performing Green Belt.
LS1/015	Staines Road Farm (Main Site), Laleham Road	Shepperton	Strongly performing Green Belt.
LS1/016	Land North of B376, Shepperton Road	Laleham	Strongly performing and makes an important contribution to the wider strategic Green Belt.
LS1/018	Land around Manor Farm (south/east of Charlton Road), Charlton Road	Shepperton	Performs an important function regarding the wider strategic Green Belt. Limited sustainability of location.

Site ID	Site	Town	Reasoned Justification for exclusion
LS1/019	Land west Charlton Lane	Shepperton	Strongly performing and makes an important contribution to the wider strategic Green Belt. Limited sustainability of location.
LS2/001	Shepperton Studios, Studios Road	Shepperton	Outline planning permission granted. Review impacts of development in future Local Plan.
LS2/004	The Bull, 152 Laleham Road	Shepperton	Availability not confirmed. Limited benefits identified from an allocation and non-strategic nature. Retain in SLAA as windfall.
LS2/008	Land north of Laleham Road	Shepperton	Recommended for further consideration in Green Belt Assessment 2 but occupied by recreation land.
LS3/005	404-412, Staines Road West	Ashford	Availability not confirmed. Limited benefits identified from an allocation and non-strategic nature. Retain in SLAA as windfall.
LS3/007	Laleham Allotments and Recreation Ground, The Broadway	Laleham	Recommended for further consideration in Green Belt Assessment 2 but occupied by allotments and recreation land.
LS3/008	Laleham Park, Shepperton Road	Laleham	Recommended for further consideration in Green Belt Assessment 2 but occupied by recreation land.
RL1/001	Staines Ex Servicemen Club, 6, Laleham Road	Staines	Limited benefits identified from an allocation and non-strategic nature. Retain in SLAA as windfall.
RL1/006	43-44 Thames side	Staines	Flood risk and availability not confirmed.
RL1/008	Land to Rear of Ashford Road	Staines	Strongly performing and makes an important contribution to the wider strategic Green Belt. Restoration anticipated in future from previous mineral workings.

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RL1/009	Waterside Nursery Limited, Staines Road	Laleham	Strongly performing and makes an important contribution to the wider strategic Green Belt.
SC1/006	Tesco Extra, Escot Road	Sunbury	Limited benefits identified from an allocation. Retain in SLAA as windfall. Any development would need to resist the loss of the existing retail use.
SC1/009	Land to the North of M3 J1,	Sunbury	Makes an important contribution to the wider strategic Green Belt. Site considered unsuitable for residential use.
SC1/010	Land East of Groveley Road and Vicarage Road	Sunbury	Strongly performing and makes an important contribution to the wider strategic Green Belt.
SC1/012	Sunbury One, Brooklands Close	Sunbury	Limited benefits identified from an allocation. Retain in SLAA as windfall.
SC1/014	r/o 2-32 Escot Road/ Spelthorne Grove	Sunbury	Site performs a recreation role.
SE1/014	Land to SE of Hanworth Road	Sunbury	Makes an important contribution to the wider strategic Green Belt.
SE1/015	Kempton Park, Staines Road East	Sunbury	Strongly performing and makes an important contribution to the wider strategic Green Belt.
SH1/003	Land off Littleton Lane B	Shepperton	Significantly constrained by flood risk.
SH1/004	Land off Thameside	Staines	Significantly constrained by flood risk.
SH1/016	Land North of Renfree Way	Shepperton	Significantly constrained by flood risk.

Site ID	Site	Town	Reasoned Justification for exclusion
SH3/004	Shepperton Autoway, Walton Bridge Road	Shepperton	Limited benefits identified from an allocation. Retain in SLAA as windfall.
SN1/002	Camgate Centre, Long Lane	Stanwell	Limited benefits identified from an allocation. Not suitable for residential use and in commercial use already.
SN1/003	Land at Stanwell Farmhouse, Bedfont Road	Stanwell	Strongly performing and makes an important contribution to the wider strategic Green Belt.
SN1/004	Land at Birch Green/Staines Pumping Station (Site A), Stanwell Moor Road	Staines	Makes an important contribution to the wider strategic Green Belt.
SN1/007	Land at Green Acre Farm, Bedfont Road/Clare Road	Stanwell	Strongly performing and makes an important contribution to the wider strategic Green Belt. Contamination on site.
SN1/008	Land south of Southern Perimeter Road,	Stanwell	Strongly performing and makes an important contribution to the wider strategic Green Belt.
SN1/009	Land at Poyle Meadows, Horton Road	Stanwell Moor	Designated SSSI.
SN1/014	Mentone Farm, Bedfont Road	Stanwell	Partly strongly performing Green Belt. The site is however already in commercial use so there may be limited benefits for allocating for a similar use.
SN1/016	Town Lane Recreation Ground, Town Lane	Stanwell	Recommended for further consideration in Green Belt Assessment 2 but occupied by recreation land.
SN2/001	Minerva House, Minerva Close	Stanwell Moor	Limited benefits identified from an allocation and non-strategic nature. Retain in SLAA as windfall.
SN2/002	Hope Inn, Hithermoor Road	Stanwell Moor	Unsustainable location and noise contour impacts. Partly within Green Belt but weakly performing.

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SN2/003	Land north of Horton Road	Stanwell Moor	The site makes an important contribution to the wider strategic Green Belt.
SN2/004	Land to rear of Hithermoor and Horton Road	Stanwell Moor	Multiple ownerships and neighbouring Oak Leaf Farm which is likely to be a 'bad neighbour'. Noise impacts from proximity to Airport.
SN2/005	Hithermoor Farm, Farm Way	Stanwell Moor	Unsustainable location.
SN4/001	Land at Spout Lane	Stanwell	Strategic Green Belt and already in commercial use so limited benefit from allocating site.
ST1/004	193 London Road	Staines	Commercial use – mixed use not compatible with existing.
ST1/006	233-269 London Road	Staines	Commercial use – mixed use not compatible with existing.
ST1/012	Masonic Hall and Old Telephone Exchange site, Elmsleigh Road	Staines	Considered within ST4/009 as within site boundary.
ST1/013	Land at Vicarage Road, Wraysbury Road	Staines	Less important Green Belt but allocated as flood storage compensation for previous development. Flood risk on site.
ST1/014	Thames Water Training Centre, Coppermill Road	Wraysbury	Unsustainable location and designated SNCI. Moderately performing Green Belt.
ST1/015	Land at Birch Green/ Staines Pumping Station (Site B), London Road	Staines	The site makes an important contribution to the wider strategic Green Belt. Air and noise pollution issues.
ST1/016	Land at Birch Green/ Staines Pumping Station (Site C), London Road	Staines	The site makes an important contribution to the wider strategic Green Belt. Air and noise pollution issues.
ST1/017	Hengrove Farm, London Road	Staines	Strongly performing Green Belt.

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ST1/036	Universal Tyre Co Ltd, Laleham Road	Staines	Limited benefits identified from an allocation and non-strategic nature. Retain in SLAA as windfall.
ST2/003	Spelthorne Leisure Centre and adjoining playing field, Knowle Green	Staines	Not available for housing redevelopment.
ST2/005	Friendship House, 49-51, Gresham Road	Staines	Limited benefits identified from an allocation and non-strategic nature. Retain in SLAA as windfall.
ST2/008	Staines Tinware, Langley Road	Staines	Limited benefits identified from an allocation and non-strategic nature. Retain in SLAA as windfall.
ST3/003	Land off, Pullmans Place	Staines	Limited benefits identified from an allocation and non-strategic nature. Retain in SLAA as windfall.
ST3/008	Burma House, Station Path	Staines	Limited benefits identified from an allocation and non-strategic nature. Retain in SLAA as windfall.
ST3/013	Moormede Open Space, Waters Drive	Staines	Recommended for further consideration in Green Belt Assessment 2 but occupied by recreation land.
ST4/018	Land to rear of Staines Town Hall, Market Square	Staines	Limited benefits identified from an allocation and non-strategic nature. Retain in SLAA as windfall.