

Runnymede 2030

Local Plan

Runnymede Strategic Land Availability Assessment 2025

May 2026



Important Notice: Disclaimer

The Strategic Land Availability Assessment (SLAA) is a key part of the evidence base that will be used to inform the Council's next iteration of the Local Plan. It does not in itself constitute planning policy. It is important to note that the SLAA **does not** allocate sites for development. The identification of a site in this document as having the potential for housing and/or other development is based on the evidence before the Council at the time of writing. The SLAA will not prejudice or influence the determination of any subsequent or future planning application for that site. Additionally, the Council has not assessed the relative sustainability of the sites in this SLAA, nor whether they constitute or contain any Grey Belt land. This will be considered in more detail at a later stage of the preparation of the Local Plan using the Council's revised evidence base and as part of detailed site selection work.

Specifically in relation to Grey Belt, this is a new consideration in the 2025 SLAA. It should be noted that the Council is currently in the process of undertaking an updated Green Belt Review. One aim of the Green Belt Review is to determine if any Green Belt land (including potential development sites submitted for consideration as part of the Local Plan process) may potentially qualify as Grey Belt land under the criteria in the NPPF. As specified in the SLAA methodology¹, as this iteration of the SLAA is being published before the updated Green Belt Review work is complete, it has not been possible to identify or assess the extent to which submitted sites may qualify as Grey Belt. However, any sites identified as potentially meeting the criteria for Grey Belt through the review process, and which are subsequently found to have development potential following consideration of wider planning matters, will have their development potential assessed in future iterations of the SLAA.

Any comments made in relation to a particular site do not constitute a planning brief or formal planning advice.

All proposals for development arising during the plan period will be considered on their individual merits in relation to adopted and emerging development plan policies and other material considerations relevant at the time of determination. At this present time all planning applications are being assessed according to the adopted development plan. In Runnymede, this is the National Planning Policy Framework (NPPF)², adopted Runnymede 2030 Local Plan³, the Surrey Minerals Plan 2011⁴, Aggregates Recycling Joint Development Plan Document (2013)⁵ and the Surrey Waste Local Plan 2019-2033⁶ published by Surrey County Council, Policy NRM6 of the South East Plan (SEP) and adopted Neighbourhood Plans⁷.

¹ [SLAA Methodology 2025](#)

² [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](#)

³ [Runnymede 2030 Local Plan – Runnymede Borough Council](#)

⁴ [Surrey Minerals Plan Core Strategy Development Plan Document 2011 - Surrey County Council \(surreycc.gov.uk\)](#)

⁵ [Aggregates Recycling Joint Development Plan Document - Surrey County Council \(surreycc.gov.uk\)](#)

⁶ [Surrey Waste Local Plan 2019-2033 - Surrey County Council \(surreycc.gov.uk\)](#)

⁷ ['Made' Neighbourhood Plans](#)

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Executive Summary

The purpose of the Strategic Land Availability Assessment (SLAA) is to help the Council identify specific sites that will help meet housing and / or employment requirements as well as the needs of Gypsies, Travellers and Travelling Showpeople within Runnymede and the wider Housing Market and Functional Economic Areas.

This SLAA is an update to the Runnymede SLAA Report January 2021. The document has been produced in accordance with national planning policy and guidance and the jointly produced SLAA methodology with Spelthorne Borough Council (which was published in October 2025), who share the same Housing Market Area (HMA).

The SLAA has not been jointly prepared with other neighbouring authorities as these authorities are at different stages of Local Plan preparation. However, this does not preclude the authorities continuing to work collaboratively and on an ongoing basis with each other on matters related to meeting housing and other development needs.

The SLAA evidence is used to assist the Council in identifying the supply of housing, which will help deliver the identified housing requirement, as set out in the adopted Runnymede 2030 Local Plan.

189 sites have been considered as part of this process, utilising a number of sources of supply. A list of all sites can be found at Appendix 1, and the assessment of sites is available to view in the SLAA site book⁸.

65 sites are considered to be 'deliverable' using the definition set out in the National Planning Policy Framework 2024 i.e., these sites are deemed suitable, available and achievable for development and therefore can be delivered within five years. This includes those submitted for residential uses (suggested on 47 sites), residential institutions (suggested on 2 sites), student accommodation (suggested on 1 site), Gypsy and Traveller and Travelling Showpeople pitches / plots (suggested on 11 sites) and employment generating uses (suggested on 16 sites). It should be noted that the figures for the different types of sites amount to a higher number than the total number of sites that were deemed deliverable due to some sites being proposed for multiple uses, e.g., residential and Gypsy and Traveller pitches/plots.

The average annual housing delivery figure, as set out in the adopted Runnymede 2030 Local Plan, is 500 dwellings per annum between 2015-2030. This figure will need to be updated in the next iteration of the Local Plan, as the Council will need to use the housing need figure from the Government's Standard Method approach, unless it can demonstrate exceptional circumstances for adopting a different approach. In September 2025, the Council produced a five-year housing trajectory as part of the updated [5 Year Housing Land Supply Statement \(September 2025\)](#), using the Local Housing Need figure generated by the Government's Standard Method which stood at 640 at the time. In the next iteration of the SLAA this position will be reviewed, using the most up-to-date local housing need figure.

It should be noted that the period that this SLAA runs up to is 31 March 2025, but the document has been published in May 2026. This is due to delays in collating all the sites and completing the site assessment work. Future iterations of the SLAA will be produced and published as the new Local Plan for the Borough develops.

⁸ [2030 Local Plan Review Evidence Base documents – Runnymede Borough Council](#)

Introduction

1. The National Planning Policy Framework (NPPF) requires every Local Planning Authority (LPA) to assess the amount of land that is available for housing and economic development in its area. In the past, these assessments tended to focus solely on housing but have now been expanded in Government planning policy guidance to also include economic development uses.
2. This assessment focuses on land available for housing, employment and other economic development uses (as defined by the NPPF), residential institutions (Use Class C2), the travelling community and student accommodation. Land available for Suitable Alternative Natural Greenspace (SANG) and Biodiversity Net Gain (BNG) is also noted. A full list of potential uses is provided in paragraph 8 of the SLAA methodology⁹. It should be noted that the site size thresholds that a site must meet for the purposes of residential and non-residential development to be included in the SLAA are as follows:
 - The site should be able to accommodate 5 or more net additional dwellings; or
 - It should be at least 0.25 hectares in size; or
 - it should be able to accommodate at least 500sqm of additional floorspace (for non-residential developments).
3. The evidence contained in the SLAA will be used to underpin the development of the next iteration of the Local Plan, which the Council is seeking to have adopted in accordance with the latest Local Plan timetable¹⁰.

Assessment

Methodology – Stage 1: Identification of sites and broad locations

4. The approach to the SLAA is based on the methodology set out in the National Planning Policy Guidance (PPG) and summarised below in Figure 1.
5. The housing target in the adopted Runnymede 2030 Local Plan is an average of 500dpa and was agreed under the transitional arrangements. However, in September 2025, the Council produced a 5 Year Housing Land Supply Statement using the Local Housing Need figure of 640dpa as the strategic policies of the 2030 Local Plan had become more than five years old (and in accordance with paragraph 78 of the 2024 NPPF). In the next iteration of the SLAA, the Council will update the figure to reflect the conclusions drawn from the latest Housing and Economic Development Needs Assessment (HEDNA), which contains up-to-date housing stock data and affordability ratios.
6. Importantly, the SLAA also identifies land for other uses besides housing; in particular, sites that could be used to help meet identified needs for employment. The Council's Employment Land Review (ELR), March 2016, was sensitivity checked by consultants. The consultants in the 2018 partial SHMA update found that there was a surplus of office accommodation in the Borough (taking account of existing commitments) and a need for between 25,200 and 32,500sqm of industrial floorspace. The SLAA identifies a net B-use supply of some 10,732sqm of

⁹ [2025 SLAA Methodology](#)

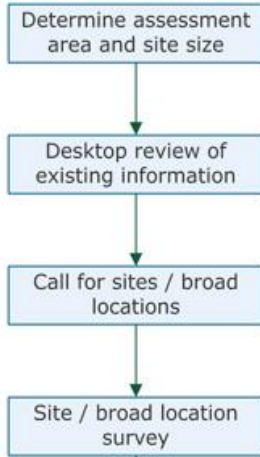
¹⁰ [Local Plan Timetable – Runnymede Borough Council](#)

floorspace and includes land at Byfleet Road, which is allocated in the 2030 Local Plan to meet the industrial shortfall identified in the SHMA. This site has been granted planning permission for 17,491sqm Class E(g)/B2/B8 floorspace under planning application RU.21/0207 (granted on 19/12/2024). The net total is lower due to other sites having planning permissions which result in a net loss of floorspace.

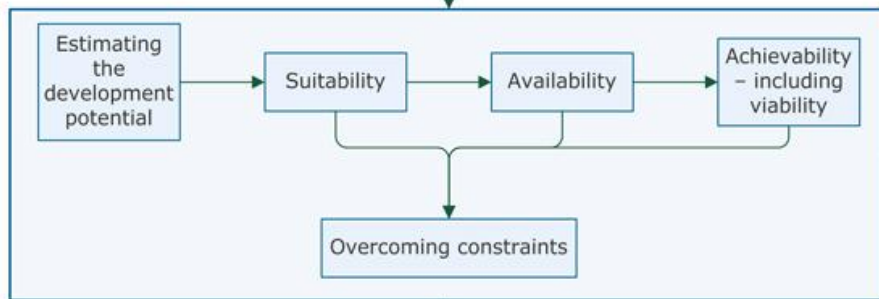
7. It should be noted that at the time of the publication of the 2025 SLAA, an updated [HEDNA has been prepared](#), which replaces the previous SHMA. This sets out (in tables 1-3) that for the period of 2028-2043, Runnymede will need:
 - between 29,000 and 36,000sqm (net) of office premises delivered on new sites, equivalent to 2,100-2,400sqm per annum.
 - between 2,500 and 6,300sqm of industrial floorspace delivered on new sites, equivalent to 170-190sqm per annum.
 - between 24,000–25,000sqm warehousing and logistics delivered on new sites equivalent to 1,600sqm per annum.
8. These figures will be used in future iterations of the SLAA to calculate how the current land supply is faring against future projections of need for the Borough.
9. To ensure a consistent methodology, the Runnymede SLAA has been produced in accordance with a joint SLAA methodology produced between Runnymede and Spelthorne Borough Councils, who have previously been identified as sharing the same 'Northwest Surrey Housing Market Area' (HMA) in the Runnymede / Spelthorne Strategic Housing Market Assessment (SHMA) (2015).

Figure 1: Methodology Flowchart

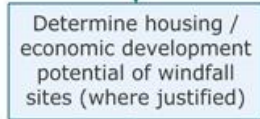
Stage 1 - Site / broad location identification



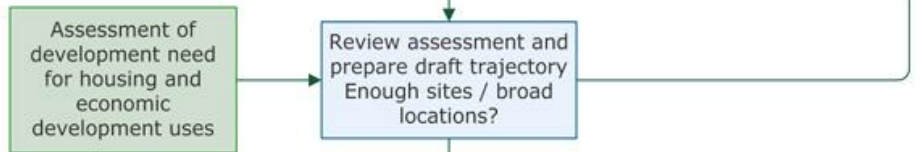
Stage 2 - Site / broad location assessment



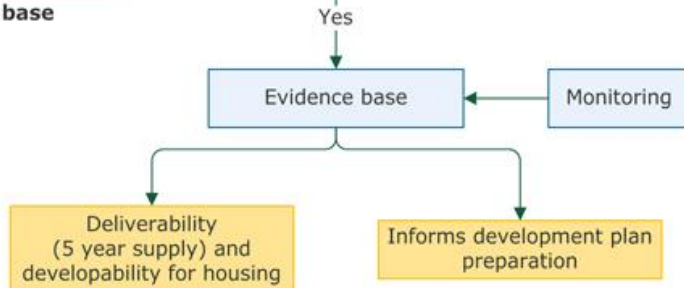
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Source: PPG Housing and Economic Land Availability Assessment Paragraph: 005 Reference ID: 3-005-20190722 Revision date: 22/07/2019.

<https://assets.publishing.service.gov.uk/media/5a807559ed915d74e33fa8ba/land-availability.pdf>

10. In accordance with the PPG advice, a wide range of sources have been used to identify SLAA sites. The process which the Council went through, to try and identify sites for inclusion in the SLAA, is set out in the table below:

Type of site	Description
Any pre-application inquiries / expired permissions which might yield sites for inclusion in the SLAA.	Sites where the Council is already in discussion with a developer (where it is not confidential or where the landowner agrees to publicise the site). Sites where planning permission has expired in the last three years, where there is a reasonable prospect of a new application being submitted based on discussions with the applicant/agent.
Undetermined planning applications at appeal.	Sites which officers consider could potentially be approved for development.
Planning application refusals or withdrawn.	Sites where the principle of residential or economic development has been agreed but have been refused for another reason, e.g., where refusal is due to matters of design.
The Council's Brownfield Land Register.	Sites identified in the Brownfield Land Register.
Unimplemented / outstanding planning permissions.	Sites in the Council's monitoring data where development has been permitted but has not commenced and permission has not expired.
Planning permissions under construction.	Sites where development has started but is not completed.
Prior approvals permitted for conversion from office to residential use.	<p>For these sites, additional checks on likely delivery were undertaken.</p> <ul style="list-style-type: none"> • Where it was confirmed that the housing units were expected to be delivered by the applicant/agent, the net figure for the site was included in the trajectory; • Those that said that their sites wouldn't be delivered in the time period were not included in the trajectory; and • Where no response was received, a non-implementation rate of 23% was applied to the dwelling numbers approved.
Local Plan sites that have not been granted permission.	Sites which have been allocated for housing or economic development in the Runnymede 2030 Local Plan, but which have not yet been granted planning permission.
Sites considered in Neighbourhood Plans in the Borough.	Sites considered as part of preparing a Neighbourhood Plan and sites allocated

Type of site	Description
	in an adopted (made) Neighbourhood Plan which haven't yet been permitted.
Sites put forward during a Call for Sites exercise.	Any sites submitted directly to the Council for consideration through periods of consultation and / or submitted independently e.g., from landowners, agents and developers. A formal 'Call for Sites' took place in late 2022 and in May-June 2024. The Council also accepted sites promoted outside of the formal 'Call for Sites' period.
Sites already within the SLAA process.	Sites previously submitted as part of the SLAA process will remain within it for three years (unless promoters indicate to the Council that they wish their sites to be removed), if they meet the criteria for assessment, set out above in paragraph 2.
Surplus public sector land.	Land owned / promoted by the Council, Surrey County Council, or other public bodies such as the NHS. Central Government's register of public sector land in the Borough was also checked to see if there were any potential areas / sites available.
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings).	Sites identified in either rural or urban locations, where a building is vacant or underused. Information was sought from the Council's empty property register. All site owners identified and contacted to see if they would like their sites included in the SLAA. These sites are shown in Appendix 3.
Making productive use of under-utilised facilities such as garage blocks.	Following discussions with the Council's Housing Department, a number of garages were identified.
Large scale redevelopment and redesign of existing residential or employment areas.	Following discussions with the Council's Housing Department, a small number of large areas for redesign and redevelopment were identified.
Site suggestions from officers.	Sites from general knowledge of the Borough were also included if they had not already been identified through other sources of supply. This included suggestions from the Council's Commercial Services Team and Development Management officers.

11. A total of 189 sites have been considered in the 2025 SLAA. Since the previous version, published in 2021, 93 sites were removed because they were complete, had not been promoted / confirmed for retention in the previous two years (as per

the SLAA methodology) or were considered as part of a wider SLAA site (a full list of these sites can be found at Appendix 1).

12. Information on how the Council has engaged with relevant partners as part of its cross-boundary engagement activity (previously part of its 'Duty to Cooperate' activity) can be found on the Planning Policy web pages¹¹.

Methodology – Stage 2: Site / broad location assessment

13. Stage 2 of the assessment process involved assessing whether the remaining sites were:

- **'Suitable'** for the type of development proposed considering land uses, constraints and other factors;
- **'Available'** based on the best information at hand that there weren't any insurmountable issues with the site and that it was expected that it could be developed; and
- **'Achievable'** this is an initial high-level judgement about the economic viability of the site and the ability of a developer to develop it within a particular time period.

14. Information on suitability, availability and achievability of developing the sites was collected and analysed through a combination of desktop assessments, using GIS, and information submitted by landowners, agents and developers. Existing studies, such as the Employment Land Review and the collation of data as part of compiling the Council's updated Brownfield Land Register were also used to inform the site assessments.

15. To determine whether a site is 'suitable' (in principle) for development, and if so the type and scale of development that might be appropriate, a number of considerations were relevant:

- Location – character and predominant uses within the area;
- Environmental Constraints – flood constraints; biodiversity; listed buildings; tree preservation orders; and
- Policy Constraints – Green Belt; whether the site is a designated employment site etc.).

16. After an assessment of suitability was undertaken, an assessment to determine the type and capacity of development that could be achieved was made (if it had not already had planning permission). When estimating the potential yield of a site, various factors were considered, including physical constraints, policy constraints planning history and densities in the vicinity of the site.

17. All available information was used to help ascertain whether a site was 'available' for development, including information gathered from the 'Call for Sites' exercise (or when a landowner / agent promoted the site through individual site submissions), as well as investigating the planning history. In addition, where sites appeared to have become stalled, or there was little recent development / planning activity, additional checks were made with the relevant parties to determine if a site was still available

¹¹ <https://www.runnymede.gov.uk/planning-policy/duty-cooperate>

or not. Where there was no evidence to suggest that the landowner would bring forward development on the site then it could not be considered available for development and thus was not included in the trajectory.

18. Sites which were both 'suitable and 'available' were then assessed in terms of whether they were achievable (the PPG confirms that a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time). Sites fall into two categories: 'deliverable' sites (those with a realistic prospect that it will be delivered within 5 years), and 'developable' sites (those available for years 6-10 or where possible for sites unlikely to be developed for 11 years or more). In total, there were 65 sites that made it through Stage 2 of the assessment process.
19. All sites considered as part of the SLAA process can be viewed on the Council's interactive mapping system¹².
20. Sites considered as part of the SLAA process have also informed the Council's Brownfield Land Register, a Government requirement. This Register only records sites that are deemed to be deliverable and are brownfield (e.g., previously developed land).

Methodology – Stage 3: Windfall assessment (where justified)

21. Annex 2 of the NPPF states that windfall sites are 'Sites not specifically identified in the development plan'. In Runnymede, this historically applies to small-scale sites (e.g., those with a net gain of 1-4 residential units).
22. As set out in the NPPF and PPG, where justified, windfall sites can contribute towards housing supply. There must however be realistic evidence to demonstrate that delivery of windfall sites will consistently continue.
23. The SLAA methodology sets out that small-scale windfall has consistently contributed to the housing supply in Runnymede and that windfalls are continuing to come forward in the Borough. It is therefore proposed that the SLAA continues to include a windfall allowance in the housing trajectory of sites delivering up to four net additional dwellings.
24. This information in relation to windfall development is included in this version of the SLAA to give an updated picture of the level of development that may come forward from windfall sites in future in the Borough, but it should be noted that this iteration of the SLAA does not include a trajectory. This is due to the baseline date for this SLAA being 31 March 2025, and the Council having published (in September 2025) a 5 Year Housing Land Supply Statement. Future iterations of the SLAA will include an accompanying trajectory.
25. To calculate what the windfall contribution could be for Runnymede in the trajectory, past completions on windfall sites from April 2020 to March 2025 were analysed and an average taken. This is set out in the table below.

¹² <https://maps.runnymede.gov.uk/website/maps/index.html>

Year	Windfall figure
2020/21	33
2021/22	45
2022/23	10
2023/24	24
2024/25	35
Total	147/5 years = 29 units (average)

26. It is considered that a windfall allowance can be applied in Runnymede in future indicative housing trajectories, as there has been, and continues to be, a consistent and reliable supply of windfall sites in the Borough, as demonstrated in the table above. To avoid double counting of existing planning permissions, this allowance will only be included from year four and onwards i.e., to allow for the completion of existing permissions in future versions of the trajectory.

Methodology – Stage 4: Assessment review

27. The SLAA is an iterative process, as is clearly set out in Figure 1 above. The SLAA will be kept under review and updated, if necessary, prior to the submission of the reviewed Local Plan for examination.

Specialist accommodation

28. With respect to C2 residential institutions and student accommodation, the Planning Practice Guidance allows local planning authorities to count these sources of supply against their housing requirement based on the number of dwellings they release into the wider housing market. To avoid double-counting C2 and C3, housing trajectories for Runnymede (in future iterations of the SLAA) will convert any commitments for C2 and student accommodation into their C3 equivalent. See Appendix 4 for details of the C2 developments included in this SLAA and how these have been converted into their C3 equivalents.

Gypsies, Travellers and Travelling Showpeople

29. Traveller needs were last updated for the Council by independent consultants in January 2018¹³. The adopted Runnymede 2030 Local Plan sets out the level of need over the Plan period and the proposed allocations which will help meet identified needs. An updated Gypsy and Traveller Accommodation Assessment is being prepared at the time of publishing this SLAA and will be referred to in future iterations.
30. Appendix 6 sets out the updated position for the Borough in terms of the need and supply for Gypsy and Travellers and Travelling Showpeople pitches / plots.

Methodology – Stage 5: Final evidence base

31. The SLAA methodology reflects the requirements of the NPPF for local planning authorities to identify and update annually their housing land supply evidence for the Plan period. For the period up to 2025, this has been set out in the Council's [5 Year Housing Land Supply Statement](#). This and future iterations of the SLAA will be used to inform development plan preparation.

¹³ <https://www.runnymede.gov.uk/downloads/file/996/qtaa-jan18>

32. For employment, there are no requirements to identify a 5-year supply of land. The Council allocated land through the Local Plan at Byfleet Road for in the region of 20,000sqm additional B-use floorspace and this has subsequently been granted planning permission in 2024 for 17,491sqm of Class E(g)/B2/B8 floorspace under application RU.21/0207. A range of other employment sites also benefit from extant planning consents relating to B class floorspace with the net total identified as 10,732sqm. This figure is lower than the 17,491sqm figure above due to net losses of B-use floorspace in a number of applications.
33. The Council will monitor delivery of sites through its Authority Monitoring Report, which will help update the SLAA on an annual basis, as well as monitoring the Local Plan.

Conclusions, monitoring and next steps

34. The evidence contained within the SLAA will help inform the approach to housing and employment needs in the next iteration of the Local Plan, which will be prepared in accordance with the latest Local Plan timetable.
35. The most up-to-date version of the SLAA available at the time will be submitted with the Local Plan and other evidence for examination.

Appendix 1 Sites from the 2021 SLAA (and those that have emerged since its publication) that have been deleted from / not included in the 2025 SLAA

Please note that some sites may have been deleted previously, for example because officers had not heard from the landowner / agent for over two years as per the SLAA methodology, but subsequently the site was re-submitted for inclusion in the SLAA later and thus has a new SLAA number / entry. In addition, this list includes a number of sites that emerged and were in the draft SLAA list since the publication of the 2021 SLAA but have subsequently been removed for a variety of reasons.

SITE ID	Name	Reason for removal from the SLAA
14	Brox End Nursery, Ottershaw	Completed 2024/25
17	Land at Coombelands Lane, Addlestone	Completed in 2022
19	Oak Tree Nursery, Stroude Road, Virginia Water	No reply from agent for over two years
22	Land South of St Davids Drive & Roberts Way, situated between London Road & Bakeham Lane, Englefield Green	Agent confirmed on 27/02/2024 that this site should be removed from the SLAA
77	Land to the rear of 232 Brox Road, Ottershaw	No reply from agent for over two years
122	79 Woodham Park Road, Woodham	Being developed under RU.18/1570 for one net additional unit covering circa half the site. Conditions being discharged in 2023/24 so this permission is progressing.
141	160-162 High Street, Egham	SCC are now looking to sell and not looking to develop the site.
148	Land rear of 8 Stepgates, Chertsey	Agent confirmed on 07/12/2022 that his client is no longer interested in the site and he is not instructed on it.
157	Egham Gateway West	Completed 01/09/2021-31/10/2022
178	10-22 High Street, Addlestone	Completed
190	Strodes College Lane Allocation, Egham	Completed 05/10/2022
202	Pantiles Nurseries, Almnors Road, Lyne	Not promoted but retain as implemented consent on the site
204	Bellbourne Nursery, Hurst Lane, Virginia Water	Agent for the site has advised that the new landowner is only seeking to use the site for B8 purposes. As the permitted B8 development on the site only amounts to 189sqm, this is below the threshold to be entered into the trajectory.
206	Trys Hill Farm, Lyne Lane, Lyne	Permitted for 8 gross, 3 net dwellings under RU.23/0889.
208	Land adjacent Ulverscroft, Bakeham Lane, Englefield Green	Former owner confirmed 13/02/2024 the site has been sold so no longer promoting it.
213	Holme Farm, Woodham Park Road, Woodham (Central Vet Lab parcel C)	Agent has confirmed that the site is currently used by a local

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SITE ID	Name	Reason for removal from the SLAA
		charity for non-residential purposes and thus not available for development currently.
235	Willow Farm, Ottershaw	Removed as site how has planning permission for traveller pitches.
241	Crest House, Station Road, Egham	Site has lapsed and has not been implemented.
251	300 / 400 Bourne Business Park, Dashwood Lang Road, Addlestone	Only recent permission was for 145sqm gym floorspace which has either been completed or expired by August 2022.
269	Land East of Thorpe Industrial Estate, Egham	No reply from agent for over two years
288	Brockhurst, Brox Road, Ottershaw	46 units demolished and only circa 50 proposed so a windfall site
291	Land R/O 436 Stroude Road, Virginia Water	Too few proposed units (net two) to go in the SLAA.
303	Two Bridges, Guildford Street, Chertsey	RU.21/0011 has lapsed. No response received from agent in over two years.
309	Anners, Village Road, Thorpe	Lapsed
317	Land fronting The Glanty, Staines-upon-Thames	Completed
319	9-11 Victoria Street, Englefield Green	Completed
320	High Street North Opportunity Area, Egham	Council has explored this site, but it is not feasible or viable.
328	Old Library Site, Church Road, Addlestone	Cannot deliver 5+ net units due to trees, bus stop needing to be moved and a land take requirement from the adjacent park. Possibly a windfall site.
330	1 High Street & 2 Church Road, Addlestone	Completed
336	302 Woodham Lane, New Haw	Completed in 2024/25 year
338	18-20 St Georges Road, Addlestone	Completed 10/05/2022
339	Land at Mill Lane, Thorpe	Agent confirmed on 12/02/2024 that the site is to be deleted.
340	Land at Green Road, Thorpe	Agent confirmed on 12/02/2024 that the site is to be deleted.
348	65-67 Bridge Road, Chertsey	Delete from SLAA as has no planning status.
351	Black Lake Farm, Stroude Road, Virginia Water	No reply from agent for over two years
352	ADP House, Syward Place, 40-48 Pycroft Road, Chertsey	Completed in 2024/25 year
356	The George, Chertsey Road, Addlestone	Windfall site (only net three units)
357	Unit 2, Aviator Park, Addlestone	Completed 07/04/2022
361	Unit A, Gogmore Lane, Chertsey	Completed 03/12/2021

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SITE ID	Name	Reason for removal from the SLAA
362	Gresley House, Foundry Court, Gogmore Lane, Chertsey	Completed 03/12/2021
363	Lakeview, 1000 Hillswood Drive, Ottershaw	Lapsed
364	Lotus One, The Causeway, Staines-upon-Thames	Lapsed
365	Foundation House, Stonylands Road, Egham	Completed 02/01/2024
366	Premier House, 16 Gogmore Lane, Chertsey	Completed
367	Haleworth House, Egham Hill, Englefield Green	Lapsed
368	Christ Church Longcross Road, Longcross	Completed in 2024/25 year
369	Land at 97 and 98 Harvest Road, Englefield Green	Completed
370	Tamesis 2, The Glanty, Egham	Lapsed
371	31 The Causeway Staines-Upon-Thames	Completed
372	The Compasses 26-28 London Street, Chertsey	Completed
373	Former Metrode Products Ltd Site Hanworth Lane Chertsey	Completed
374	Global House Station Place, Fox Lane North, Chertsey	The Asset manager for this property has advised that it is fully let to 2025 and thus they will not be bringing the development forward.
375	Rivermead House, Hamm Moor Lane, Addlestone	Lapsed
376	76 Liberty Lane & 2 Fieldhurst Close, Addlestone	Windfall site so not enough units to go in the SLAA
377	16 Hanworth Lane, Chertsey	Completed
378	Portman House / Rutherwyk House, Guildford Street, Chertsey	Completed
387	Galleon House, 4-10 Guildford Road, Chertsey	Completed
388	Centrum, 36 Station Road, Egham	Completed
389	Victoria Inn, 427 Woodham Lane, Woodham	Windfall site so not enough units to go in the SLAA
390	Parkwood, Wick Lane, Englefield Green	Windfall site so not enough units to go in the SLAA
392	Runnymede House, 96-97 High Street, Egham	Lapsed
393	St George's College, Woburn Hill, Addlestone	Complete
394	Melita House, Bridge Road, Chertsey	Agent advises that the applicant is seeking new pre-app advice so will not be implementing these permissions.
395	Chilsey House, Chilsey Green Road, Chertsey	Completed June 2023

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SITE ID	Name	Reason for removal from the SLAA
396	40 Station Road, Egham	Complete
397	Thorpe C of E Infant School, The Bence, Thorpe	Complete
398	Chertsey High School, Chertsey Road, Addlestone	Complete
399	Land at Ridgewood, Ridgemean Road, Englefield Green	Windfall site so not enough units to go in the SLAA
400	St Anthony's Cottage & Wentworth Grange, Portnall Drive, Virginia Water	Windfall site so not enough units to go in the SLAA
401	Still Waters, Wellington Avenue, Virginia Water	Windfall site so not enough units to go in the SLAA
402	Fernbank Farm, Bridge Lane, Virginia Water	Windfall site so not enough units to go in the SLAA
403	Land between 32 & 36 Abbots Drive, Virginia Water	Windfall site so not enough units to go in the SLAA
406	Bishopsgate School, Bishopsgate Road, Englefield Green	Complete
407	Darley Dene School, Garfield Road, Addlestone	Complete
408	Salesian School Annexe, Highfield Road, Chertsey	Complete
409	American Community School, London Road, Virginia Water	Lapsed
410	PGR Building, Ten Acre Lane/Delta Way, Egham	Lapsed
411	3 Simplemarsh Road, Addlestone	Agent advised site has been sold and new owner intends to develop it for educational uses so not likely to come forward.
412	12 Simplemarsh Road, Addlestone	Completed 05/10/2022
414	Krome House, 244-256 Station Road, Addlestone	Complete
415	214 Wendover Road, Staines-upon-Thames	Complete
416	38-40 Woodham Lane, New Haw	Lapsed
417	2 and 2a Guildford Road, Chertsey	Most recent application withdrawn. Future intentions for the site are unclear and the site is not being promoted by the landowner.
421	Unit 2, Lotus Park, Staines-upon-Thames	Lapsed
423	Unit 1, Aviator Park, Addlestone	Completed as of 09/06/2023
426	15 London Street, Chertsey	Agent confirmed on 27/02/2024 that the site has been sold. More recent applications suggest retained office use so not being developed for residential use.
427	8 Manorcrofts Road, Egham	Most recent (and granted application) RU.25/0184 is for extensions and not the provision of additional units.

SITE ID	Name	Reason for removal from the SLAA
429	East Lodge, Bishopsgate Road, Englefield Green	Agent confirmed on 09/02/2024 that the site should be removed
446	Bourne Valley Garden Centre, Woodham	Agent confirmed on 11/03/2024 that the site has been sold and thus should be deleted
453	The Chapel, Former Brunel University Campus, Englefield Green	Completed in 2024/25 year
456	Woburn Hill House, Addlestone	Both agents confirmed on 12/02/2024 that they are no longer involved with the site and it has not been promoted since 2022.
459	Abbey Grove, 31 Windsor Street, Chertsey	No longer owned by Council and has not been promoted by new owner.
464	Crown House, High Street, Egham	Converted into a school so not being developed for residential use.

Smaller parcels of land have been considered as part of the wider sites where appropriate instead of being removed.

Appendix 2 All sites included in the 2025 SLAA

SITE ID	Name
2	Woodcock Hall Farm, Thorpe
13	Stroude Farm, Stroude Road, Virginia Water
18	Longside, Thorpe Lea Road, Egham
24	Land at Prairie Road, Hatch Close & Hatch Farm, Addlestone
29	Charnwood Nurseries, New Haw
30	CABI, Bakeham Lane, Virginia Water
32	Coltscroft, Rosemary Lane, Thorpe
36	Sandylands Home Farm East, Blays Lane, Englefield Green
38	Thorpe Park Farm, Staines Road, Thorpe
42	CEMEX Thorpe 1, Ten Acre Lane, Thorpe
44	CEMEX Thorpe 3, Ten Acre Lane, Thorpe
46	Land at Great Grove Farm (Charter Park), Ottershaw
48	Hanworth Lane, Chertsey
50	Brunel University Site, Coopers Hill Lane, Englefield Green
51	Byfleet Road, New Haw
52	Dial House & Wisteria, Englefield Green
59	Land at Hurst Lane, Virginia Water
60	Pycroft Road, Chertsey
62	Land at Addlestone Moor, Addlestone
99	Longcross Garden Village
103	Stroude Road, Virginia Water
120	Hythe Farm, 81/83 Hythefield Avenue, Egham
123	CEMEX House, Coldharbour Lane, Thorpe
129	Wey Manor Farm, Wey Manor, New Haw
132	Ledger Drive, Addlestone
154	Land at Hawthorne, Addlestone
156	Blays House, Blays Lane, Englefield Green
158	Land at Squires Garden Centre, Holloway Hill, Lyne
163	Land at Wellington Avenue, Wentworth, Virginia Water
165	Egham Library Opportunity Area
168	Land adjacent to Almnors Farm House, Almnors Road, Lyne
169	1 and 1a Downside, Chertsey
177	Royal Holloway University of London campus, Egham Hill, Englefield Green
199	Land to the north west of Almnors Road, Lyne
201	Chertsey Opportunity Area
205	Crockford Bridge Farm, New Haw Road, Addlestone
218	Rusham Park, Whitehall Lane, Egham
224	Land adjacent to 62 Addlestone Moor, Addlestone
225	Land adjacent to Sandgates, Guildford Road, Chertsey
226	40 Crockford Park Road, Addlestone
227	Woburn Park Farm, Addlestone Moor, Addlestone
229	Virginia Heights, Sandhills Lane, Virginia Water
231	St Peters Hospital, Guildford Road, Chertsey
233	6 Northcroft Road, Englefield Green
248	Land to East of Orbis Causeway Business Park Staines
253	Egham Gateway East
256	Thorpe Lea Road North, Egham
257	Thorpe Lea Road West, Egham
258	Virginia Water North

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SITE ID	Name
261	Virginia Water South
263	Ottershaw East
264	Addlestone West Allocation
265	Lyne Hill Nursery, Lyne
266	Land West of St George's College, Woburn Hill, Addlestone
268	81-87 Woodham Park Road, Woodham
273	Land South of Great Grove Farm, Ottershaw
274	Allington & 37, 47, 57 Howards Lane, Addlestone
277	The Old Chalet, Virginia Water
279	Land North of Cowley Avenue, Chertsey
281	Land at Clockhouse Lane East, Egham
282	Land East of Fishing Lake, Thorpe Lea Road, Egham
284	Christmas Tree Farm, Ottershaw
289	Webbs, The Green, Englefield Green
292	Land east of Bishops Way, Egham
293	Land north of Kings Lane, Englefield Green
299	Barbara Clark House, St Jude's Road, Englefield Green
300	Land adjacent to 70 Crockford Park Road, Addlestone
301	Laleham Golf Club, Thorpe
312	Home Farm, Stroude Road, Virginia Water
314	Culverdon House, Abbots Way, Chertsey
316	Units 4-8 Weybridge Business Park, Addlestone
318	Addlestone East
322	Padd Farm, Hurst Lane, Virginia Water
323	Cacti Nursery, Bousley Rise, Ottershaw
325	King's Oak Fields, Row Town, Addlestone
329	Garages at Ripley Avenue, Egham
343	Land south of Ruxbury Road, Chertsey
344	Angel Farm, Longcross Road, Lyne
345	Land adjacent to Byfleet Road BBU, New Haw
346	Clockhouse Nursery, Virginia Water
347	New Oak Farm, Hardwick Lane, Lyne
349	Clifton Garden Centre, Woburn Hill, Addlestone
350	Hamm Court Farm, Hamm Court, Addlestone
353	Lakeside, 30 The Causeway, Staines upon Thames
354	Highmoor Farm, Stroude Farm, Virginia Water
355	Land west of Guildford Road, Ottershaw
358	Middlesex Court, Addlestone
359	Parkside Regeneration, New Haw
360	Land to the south of Moated Farm Drive, New Haw
379	Chertsey Bittams A
380	Chertsey Bittams B
381	Chertsey Bittams C
382	Chertsey Bittams D
383	Chertsey Bittams E
384	Central Veterinary Laboratory Parcel B, Addlestone
391	Lindsey House 1-11 Station Road and 2-4 High Street, Addlestone
404	Kingswood Hall, RHUL, Cooper's Hill Lane, Englefield Green
405	Land at Adas Farm, Lyne
413	Runnymede Hotel and Spa, Windsor Road, Egham
418	Plot 2000, Hillswood Business Campus, Ottershaw

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SITE ID	Name
419	Chesters, Luddington Avenue, Virginia Water
420	Holly Close garages, Englefield Green
422	Eastworth House, Eastworth Road, Chertsey
424	Land West of Thorpe Bypass (B388), Egham
425	Land adjacent to Lyne Lane Sewage Treatment Works, Lyne
428	Land to rear of 299 - 311 Green Lane, Chertsey
430	Norlands Lane Landfill Site, Thorpe - Parcel A
431	Norlands Lane Landfill Site, Thorpe - Parcel B
432	Norlands Lane Landfill Site, Thorpe - Parcel C
433	Norlands Lane Landfill Site, Thorpe - Parcel D
434	Norlands Lane Landfill Site, Thorpe - Parcel E
435	1 Guildford Street, Chertsey
436	118 Guildford Street, Chertsey
437	Garages at Heriot Close, Chertsey
438	Land at Fair Oaks, Ottershaw
439	Land at Runnymede Hill Veterinary Hospital, Englefield Green
440	Land South of Green Lane, Chertsey
441	Land south of Lyne Crossing Road, Lyne
442	Oak Tree Farm, Thorpe
443	Villa Santa Maria, Chertsey
444	20 Crockford Park Road, Addlestone
445	Land at Clockhouse Lane West, Virginia Water
447	Land West of Muckhatch Lane & Woodlands, Thorpe
448	Land South of Muckhatch Lane, Thorpe
449	Spring Farm, Muckhatch Lane, Thorpe
450	Land North of Rosemary Lane, Thorpe
451	Silverlands House, Lyne
452	The Rear of 1 North Street, Egham
454	Thorpe Park Resort, Thorpe
455	Land to the east of Staines Road, Thorpe
457	Land at Albany Place, Egham
458	Laser House, 75-79 Guildford Street, Chertsey
460	Cegedim House, Pound Road, Chertsey
461	Trumps Farm, Kitsmead Lane, Longcross
462	Trumps Farm Waste Centre, Longcross
463	83-87 Guildford Street, Chertsey
465	Land at 24 and 36-38 Station Road, Chertsey
466	Crest House, Pycroft Road, Chertsey
467	New Haw Social Club, Woodham Lane, New Haw
468	Timbers Chase, Ruxbury Road, Chertsey
469	Green Acres Farm, Hardwick Lane, Lyne
470	Fangrove Park, Lyne Lane, Lyne
471	Land North of Green Lane, Chertsey
472	Land south of Hanworth Lane, Chertsey
473	122 Green Lane, Addlestone
474	Geesemere, Guildford Road, Ottershaw
475	Longside Lake, Virginia Water
476	Englefield Green Health Centre, Englefield Green
477	Brambles, 10 Whitehall Farm Lane, Virginia Water
478	Unit 2, Downside, Chertsey
479	Cavendish House, 5 The Avenue, Egham

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SITE ID	Name
480	97-99 Fordwater Road, Chertsey
481	Stuart Cottage, Rosemary Lane, Thorpe
482	Brooklands Court, Byfleet Road, New Haw
483	Alchemy House, 15 Band Lane, Egham
484	Land at Barrsbrook, Chertsey
485	Barrsbrook Farm, Chertsey
486	Land to the north of Sandhills Lane, Virginia Water
487	Land off Woodham Park Road, Woodham
488	Ash Farm, Bousley Rise, Ottershaw
489	Aviator Park, Station Road, Addlestone
490	Nexus, Station Road, Egham
491	Virginia House, 35-51 Station Road, Egham
492	Heriot House, Heriot Road, Chertsey
493	Milton Park Farm, Virginia Water
494	Land between Willow Farm and North Lodge, Ottershaw
495	65-67 Bridge Road, Chertsey
496	Land rear of Abbey Meadows, Chertsey
497	Cobbs, Lyne Lane, Lyne
498	Land at Great Cockcrow Railway, Chertsey
499	John Cree House, 24b High Street, Addlestone
500	Land to the south-west of Harrow Close, Chertsey
501	Abbey Cloisters, Abbey Green, Chertsey
502	Abbey Barn, Abbey Green, Chertsey
503	Abbey Studios, 1-3 London Street, Chertsey
504	1 and 2 Botleys Cottages, Stonehill Road, Lyne
505	Concrete Batching Plant, Thorpe Lea Road, Egham
506	Glenridge Farm, Virginia Water
507	Land to the southeast of Sandhills Lane, Virginia Water
508	61 Church Road, Addlestone
509	The Foresters Arms, 1 North Street, Egham
510	The Hythe Centre, Thorpe Road, Egham
511	Unit 6 Alpha Way, Egham
512	Crabtree Office Village, Eversley Way, Egham
513	Animal and Plant Health Agency (APHA), New Haw
514	Plot 4, Fordwater Trading Estate, Ford Road, Chertsey
515	Greenacre, St Judes Road, Englefield Green
516	16A Beechtree Avenue, Englefield Green
517	Osprey House, Station Road, Addlestone

Appendix 3 Vacant / derelict sites in Runnymede Borough

Vacant sites as at 01/11/2025
The Compasses, 158 Thorpe Lea Road, Egham, TW20 8HA
Sycamore Farm, Chertsey Lane, Staines-Upon-Thames, TW18 3NG
Alexandra House, Gogmore Lane, Chertsey, KT16 9AP
The Woburn Arms, Addlestone Moor, Addlestone, KT15 2QH
2 Egham Hill, Egham, TW20 0AY
Brake Brothers, Alpha Way, Crabtree Road, Thorpe Industrial Estate, Thorpe, TW20 8RT
Swan Court, Watermans Business Park, Kingsbury Crescent, The Causeway, Staines-Upon-Thames, TW18 3BA

This table includes whole sites and buildings but does not include partial vacancies where a full redevelopment would be unlikely to be possible.

It should be noted that whilst all the landowners of these sites were contacted to ask if the sites were available for development, no response was received to any of the letters. As such, it has been assumed for the purpose of the 2025 SLAA that none of these sites are available for development.

Appendix 4 C2 sites in the SLAA 2025

Below is a table that sets out the C2 sites that were assessed as part of the SLAA 2025. This includes the conversion into an equivalent of C3 units as set out in the SLAA methodology.

Residential institutions

It should be noted that the conversion rate for residential institution units / bedspaces into a C3 equivalent is 1.9:1, and thus 1.9 units / bedspaces of residential institution units are required to account for one C3 unit. This is line with the 2011 Census data for Runnymede Borough which is what the PPG advises LPAs to use (as this is what it links to) to determine an appropriate conversion rate¹⁴.

SLAA site no.	Site name	Settlement area	No. of units (C3 equivalent)	Year(s) site is expected to deliver units
99	Longcross Garden Village	Longcross	60 (32)	Not until at least 2030/31
123	Cemex House, Coldharbour Lane, Thorpe	Thorpe	79 (42)	2025/26 and 2026/27
Total			139 (72)	

As can be seen in the table above, there is a net total of 139 units / bedspaces set out in the SLAA, which is equivalent to 72 C3 residential units. This is included as part of the overall supply of housing land in the Borough. It should be noted that the figures in the table above may not match exactly due to rounding.

Student accommodation

The conversion rate for student units/bedspaces into a C3 equivalent is 3.1:1, and thus 3.1 units/bedspaces of student accommodation units are required to account for one C3 unit. This is line with the 2011 Census data¹⁵ for Runnymede Borough which is what the PPG advises¹⁶ LPAs to use to determine an appropriate conversion rate.

SLAA site no.	Site name	Settlement area	No. of units (C3 equivalent)	Year(s) site is expected to deliver units
218	Rusham Park, Whitehall Lane, Egham	Egham	1400 (452)	2027/28 and 2028/2019
Total			1,400 (452)	

¹⁴ Paragraph: 016a of <https://www.gov.uk/guidance/housing-for-older-and-disabled-people> states that 'For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published [Census data](#).'

¹⁵

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008207ct07732011censusnumberofstudentsinstudentonlyhouseholdnationaltolocalauthoritylevel> - it should be noted that at the time that the 2025 SLAA was prepared, the PPG guidance (see below) still linked to 2011 Census data.

¹⁶ <https://www.gov.uk/guidance/housing-supply-and-delivery> - Paragraph: 034 Reference ID: 68-034-20190722 Revision date: 22 July 2019

As can be seen in the table above, there is a net total of 1,400 units of student accommodation set out in the SLAA, which is equivalent to 452 C3 residential units. This is included as part of the overall supply of housing land in the Borough.

Appendix 5 Small sites utilised to calculate the potential windfall rate for Runnymede Borough

Below is a table that sets out all the small windfall sites (e.g., those that would provide a net gain of 1-4 additional units) that have an extant permission as of 31/10/2025. As discussed in Appendix 7 below, a 12% discount rate will only be applied in a trajectory to those sites that have not been implemented as it is assumed that those sites that have been implemented will deliver the full number of units.

Application no.	Site address	Net no. of units	Under construction (U/C) or not started (N/S)
RU.21/1750	65 Lindsay Road	1	N/S
RU.22/0838	92 Church Road	2	U/C
RU.23/0290	1 Victory Park Road	1	N/S
RU.22/1670	Land to the rear of nos. 30 - 38 Conquest Road	4	N/S
RU.23/0248	1 Marsh Lane	1	N/S
RU.22/1671	6 Woodham Lane	1	N/S
RU.23/0351	221 New Haw Road	4	N/S
RU.24/0467	Hyde House 19 Station Road	1	N/S
RU.24/0267	231 Chertsey Road	1	N/S
RU.24/1662	1 Corrie Road	2	N/S
RU.25/0065	170 Station Road	2	N/S
RU.24/1152	29 Crockford Park Road	1	N/S
RU.21/1843	Blue Cedars Holloway Hill Lyne	4	N/S
RU.22/1285	22 Station Road Surrey	1	N/S
RU.21/2098	Angel Farm Longcross Road	1	N/S
RU.23/0485	40 Guildford Street	2	N/S
RU.23/0841	64 Guildford Street	3	N/S
RU.23/0104	Forge Oak Guildford Road	1	U/C
RU.23/0889	Trys Hill Farm Lyne Lane	3	N/S
RU.24/0470	Hamilton Court, Lantern House Gogmore Lane	4	U/C
RU.24/0850	Surrey Hills Ranch Longcross	1	N/S
RU.24/0831	2 Station Road	1	U/C
RU.25/0179	Redlands Farm Lyne Lane	2	N/S
RU.21/1032	137 - 139 Second Floor Offices High Street	4	N/S
RU.21/0826	137 - 139 First Floor Offices High Street	2	N/S
RU.21/1402	136 - 139 Ground Floor Offices High Street	2	N/S
RU.23/0721	46 High Street	4	U/C
RU.24/0055	41-42 Grange Road	3	N/S
RU.23/1705	Two Garages Heritage Court, 58-66 Station Road	1	N/S
RU.24/0631	Land Adjacent to 72 Spring Rise	1	N/S
RU.25/0301	49 High Street	4	N/S
RU.24/1318	27 Milton house Station Road	1	U/C
RU.22/0559	Side garden to 16 Hollycombe	1	N/S
RU.22/1106	Alexandra Court, Unit 5 Alexandra Road	1	N/S
RU.22/0463	2A Victoria Street	1	N/S

Application no.	Site address	Net no. of units	Under construction (U/C) or not started (N/S)
RU.21/0053	Pantiles Cottage & Queenswood Cottage Roberts Way	1	N/S
RU.22/1358	7 Kings Lane	1	N/S
RU.24/1643	East Lodge Bishopsgate Road	1	N/S
RU.25/0126	18-23 Victoria Street	4	N/S
RU.23/1550	78 Common Lane	1	N/S
RU.24/1267	91 Kings Road	1	N/S
RU.25/0037	5 The Broadway	1	U/C
RU.22/1139	64 Brox Road	1	U/C
RU.22/0925	110 Murray Road	1	N/S
RU.21/0687	Land adjacent to Plots 4 & 5 Old Farm Close	2	U/C
RU.22/1368	2 Western Avenue	1	N/S
RU.21/2121	Land Rear of Hurst Farm Lodge Green Road	1	N/S
RU.23/0449	Land adjacent to Frank Muir Playing Fields Rosemary Lane	2	N/S
RU.22/0441	Tossa Knowle Hill	1	N/S
RU.23/1730	469 & 471 Stroude Road	1	N/S
RU.23/1495	The Chalet Callow Hill	1	N/S
RU.24/0774	Hillside House Woodlands Road West	1	U/C
RU.25/0041	Burnside Gorse Hill Road	1	N/S
RU.24/1571	4 Field Cottage, Land Adjacent The Lane	3	N/S
RU.22/1433	Site of Heorot, Swan Cottage and The Cabin Laleham Reach	-1	N/S
RU.22/0526	Wasp Farm 68 Station Road	-1	N/S
RU.23/1662	2 Station Road North	-1	N/S
RU.21/1313	Harrow Weald Coopers Hill Lane	-1	U/C
RU.22/0518	Harrow Weald Coopers Hill Lane	-1	U/C
RU.23/1096	Lyne Hill House Lyne Crossing Road	-2	N/S
Total (net)	N/A	88	N/A

As at the time of writing the 2025 SLAA (for the period up to and including the end of October 2025), there was a total of 88 units that were permitted on small scale windfall sites that would deliver 1-4 net additional units, and of these, 16 (net) units were under construction and thus no discount would be applied to these. The 12% discount would be applied to the remaining 72 units, which would result in the removal of nine units from the expected level of delivery from small scale windfall sites over the next three years. Therefore, this would leave a total of 79 net units being expected to come forward on small sites in years 1-3 of a trajectory split evenly as 26, 26 and 27 units in each year. In years 4-5 of the trajectory, a windfall allowance would be applied, and how this is calculated is set out in Methodology – Stage 3: Windfall assessment in the main body of the report.

Appendix 6 Gypsy and Traveller delivery and sites in the SLAA 2025

Policy SL22 identifies the need for 83 gypsy & traveller pitches in the Borough over the Local Plan period. 35 of these are allocated as part of the Local Plan's major housing allocations. Beyond the allocations, sites are to be delivered in other ways listed in the policy. SL22 was drafted on the basis of the previous more restrictive definition of gypsies and travellers as contained in the Planning Policy for Traveller Sites (PPTS)

Following a change of definition in the PPTS in December 2023, the Council accepts that the accommodation needs for gypsies and travellers in the Borough are likely to have increased, and in this regard, this part of the policy set out above is out of date.

The current published version of the Council's Gypsy and Traveller Accommodation Assessment (GTAA) was published in January 2018 and underpins Policy SL22 of the Local Plan. The 2018 GTAA further considers the needs of those households who, at the time of assessment, did not meet the definition of a gypsy and traveller as included in the PPTS at the time of its production. Beyond this, the GTAA considers the needs arising from unknown households.

The Council has appointed Opinion Research Services to provide a comprehensive update to the 2018 GTAA to underpin the next iteration of the Borough Local Plan. The updated GTAA is expected to be published in summer 2026. This GTAA will seek to identify an up to date picture of the level of need for new pitches and plots in the Borough based on the current definition of gypsies, travellers and travelling showpeople.

When considering the impact of the change in the definition of a gypsy and traveller in the PPTS based on the Smith judgement on needs in the borough, it is difficult to quantify without a new and up to date GTAA, exactly by how much needs have increased by.

However, the 2018 GTAA is considered to include enough information to provide an estimation. This is because the document contains information on the accommodation needs from gypsies and travellers who met the planning definition at the time of producing the 2018 GTAA, the accommodation needs arising from those who did not meet the definition, and also an estimate of the accommodation needs arising from unknown households. The findings are summarised in the table below (for the current plan period only).

Year→	2015-2022	2022-2027	2027-2030
Source of need as referred to in the 2018 GTAA ↓			
Households meeting previous planning definition	71	12	0
Unknown households	26	2	2
Households not meeting the previous planning definition	38	4	3
Total	135	18	5

Based on the conclusions drawn in the 2018 GTAA, the level of need across the plan period (2015-2030) as a whole could increase from the 83 pitches referred to in the Local Plan to approximately 158 pitches over the above referenced time periods.

Pitches delivered since start of the plan period/pitches under construction

Site	Planning ref.	No. pitches
Land adj. Lynns Park, Stonehill Road, Ottershaw	RU.21/0777	1
New Oak Farm (north), Hardwick Lane, Chertsey	RU.21/1553	1
Willow Farm, Chobham Road, Ottershaw	RU.23/1432	7*
Eden Farm	RU.22/0947	3
Land adj, Edale, Rowtown	RU.24/0017	1
Greenacres Farm, Hardwick Lane	RU.24/0269	12
Acorn Farm, Village Road, Thorpe	RU.25/0503	6
Chertsey Bittams C	RU.23/0338	11
Ottershaw East	RU.22/0454	2
New Oak Farm, Hardwick Lane (south)	RU.25/0090	20
		64 pitches

* Across 4 extended family pitches. See APP/Q3630/W/24/3338481, particularly the wording of condition 4 which has informed the Council's position on this site

Sites with planning permission/a resolution to grant planning permission (pitches not yet under construction)

Site	Planning ref.	No. pitches
Chertsey Bittams A	RU.21/0272 (hybrid)	5
Virginia Water South, Trumps Green Road, Virginia Water	RU.22/0278 (O) RU.23/1061 (RM)	1
Thorpe Lea Road West: Mayflower Nurseries	RU.21/1324 (O)	1
Beechcroft Stables, Stroude Road	RU.25/1148 (resolution to grant)	5
Pycroft Road Allocation	RU.21/0893	5
Land South of Wickham Piggery, Egham	RU.23/0890	8
New Oak Farm (north), Hardwick Lane, Chertsey	RU.21/1553	+3 from currently approved layout
Glenville Farm, Thorpe Road, Egham	RU.23/0698	2
		30 pitches

The above tables show that there are a significant number of pitches (94) coming forward for gypsies and travellers in Runnymede. This exceeds the need figure in the Local Plan and represents 59% of the estimated uplifted need figure based on the change in definition of a gypsy and traveller using information contained in the 2018 GTAA.

Appendix 7 Non-implementation rate calculations

Calculation of the non-implementation rate for sites with planning permission

For the 2025 SLAA (and future iterations of it and associated trajectories), the Council is now taking a much stricter approach to the sites included (e.g. those of 5+ net additional residential units), given the change in the Government's definition of 'deliverable'. This is following the same approach taken to that set out in the Five-Year Housing Land Supply Statement (September 2025)¹⁷. Therefore the 7% discount rate used in the 2021 SLAA is no longer being applied to allocated and unimplemented sites with planning permission. This is due to these types of sites only now being included in a trajectory where this is a much greater level of certainty around their delivery. Further details in relation to the approach taken in the Five-Year Housing Land Supply Statement (September 2025) is set out below.

The Glossary in Annex 2 of the NPPF defines deliverable sites and divides them into categories as follows:

'Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'

The first part of a trajectory therefore includes the sites that meet these definitions from the NPPF and are split into two categories: category A sites or category B sites, in accordance with the national definition set out above.

In deciding whether sites meet the above definition and are likely to deliver completions within the relevant 5-year period, guidance in the 'Housing supply and delivery'¹⁸ section (specifically Paragraph 007) of the PPG (2024) has been considered. This sets out that the 'clear evidence' to demonstrate that housing completions will begin within this timeframe may include:

- Current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;

¹⁷ <https://www.runnymede.gov.uk/downloads/file/2596/updated-2025-5year-statement>

¹⁸ <https://www.gov.uk/guidance/housing-supply-and-delivery>

- Firm progress with site assessment work; or
- Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

Sites will only be included in a trajectory, where the Council is satisfied that there is clear evidence of a realistic prospect of delivery. Information relating to the deliverability of each site will be set out in the 'Notes' column in the accompanying trajectory. In line with the definition of 'deliverable' itself and accompanying guidance in the PPG as referred to above, this does not require complete certainty, and reflects conclusions drawn at the time at which each site was assessed.

However, when it comes to windfall sites (e.g. those providing sites of 1-4 net additional units) for years 4 and 5 of a trajectory, this has been re-calculated and are now at a much lower rate than that seen in previous years. This has followed a full re-assessment of the delivery of windfall sites between 2015 – 2025 to ensure that the data is accurate, following discrepancies being identified during routine checks as part of preparing the Strategic Land Availability Assessment (SLAA). Officers are now satisfied that this (lower) rate of expected windfall delivery (29dpa) is a more accurate reflection. This figure will be reviewed for future calculations of the Council's 5 Year Housing Land Supply position.

The lapse rate for non-implemented small / windfall sites is now calculated to be 12% (an increase from 7% for the previous version of the SLAA from February 2025). This is based on more up-to-date information on the number of applications permitted and subsequently not implemented for the years 2019/20 to 2021/22. This represents the most recent three (monitoring) years for which the full, standard three-year permission length will have passed, so an accurate picture of the rate of non-implementation can be assessed. It should be noted that these years do cover the period of the Covid-19 pandemic and its associated effects upon the economy, including lockdowns, which may have resulted in a greater number of applications being left to lapse than might have otherwise been expected. Officers will continue to monitor this situation and re-calculate this rate when a new SLAA is produced with more up-to-date information available.

Calculation of the windfall rate of units granted permission via Permitted Development Rights Applications

Permitted development rights (PDRs) are rights to make certain changes to a building without the need to apply for planning permission. They derive from a general planning permission granted by Parliament, rather than from permission granted by the local planning authority (LPA). Before some PDRs can be used, the developer must first obtain "prior approval" in relation to specified aspects of the development from the LPA. Some PDRs cover building operations, such as home extensions, whereas others cover change of use of buildings. Under the 2015 Order, planning permission is not needed for changes in use of buildings within each subclass and for certain changes of use between some of the use classes.

The Council has monitored the prior approval applications relevant to the changes of use between different classes. Analysis of this data for the period of 2015/16 and 2024/25 has been undertaken, relevant to change in use classes E, B2 and B8.

It should be noted that the non-implementation rate for large (e.g. 10 units or more) Permitted Development sites where the Council has not had confirmation of implementation (or the intention to do so from the site owner / agent) etc. has been amended compared to the 2021 SLAA and its 5YHLS calculation. The first change to the non-implementation rate is

that it has now been based on the number of units each application would permit, where previously this had been based on the floorspace of the permitted developments. This change has been made as the floorspace data for Permitted Development applications is not a mandatory piece of information applicants are required to submit, and thus the information collated in the Council's monitoring records is inherently incomplete and thus could have the potential to give an inaccurate picture of the non-implementation rate.

In addition to the change in approach to the calculation of the rate itself, the figure used in the calculation of the 2025 SLAA has been based on 2015-2025 data (as opposed to 2015-2021 in the previous SLAA and 5YHLS statement). These changes to the approach mean that the 2025 non-implementation rate now stands at 28% being removed from the initial total of permitted units coming forward via Permitted Development applications, compared to a non-implementation rate of 67% in the 2021 SLAA 5YHLS calculation. Officers will continue to monitor this situation and re-calculate this rate when an updated SLAA is produced with more up-to-date information available. The data provided below is given to demonstrate the most up to date position available the time of the publication of the 2025 SLAA.

Prior approvals granted in Runnymede since 1st April 2015:

Year	Live / completed	Expired	Total	Implementation (completed or under construction) rate (%)	Non-Implementation (expired or not yet commenced) rate (%)
2015/16	9	0	9	100.00	0.00
2016/17	58	0	58	100.00	0.00
2017/18	78	0	78	100.00	0.00
2018/19	79	131	210	37.62	62.38
2019/20	44	1	45	97.78	2.22
2020/21	317	62	379	83.64	16.36
2021/22	306	167	473	64.69	35.31
2022/23	0	75	75	0.00	100.00
2023/24	30	1	31	96.77	3.23
2024/25	135	23	158	85.44	14.56
TOTAL	1,056	460	1,561	76.594	23.41

It is clear from the table above that 28% of the units for Prior Approvals have not been implemented. Therefore, this non-implementation rate for Prior Approvals of 28% would have been used as part of a trajectory for the units proposed on large sites (e.g., that have permission for a development that would result in a net gain of 10 or more residential units) that have been granted permission via a PDR application where the Council has received no response from the site owner / agent as to whether the permission is going to be implemented or not. This rate would be used to reflect the fact that a large number of sites that get a permission via this route are not actually developed.

For those sites where a definite response from the site owner / agent is received (either to confirm that they would be or definitely would not be implementing the permission) this rate will not be applied as either the developer / agent has confirmed that all of the units would be coming forward, or none would be coming forward at all as the permission would not be implemented. Where developers confirmed that sites would be delivered, they were added to the trajectory. Delivery timescales are in line with developer intentions where provided.

Appendix 8 Supply of Non-residential uses

The table below sets out the various non-residential sites and developments that have been submitted as part of the SLAA. The total floorspace for C1, B2, B8, E, F and Sui Generis uses is set out at the bottom (with the individual sites marked with an asterisk in the table below), though it should be noted that the list below also includes other uses such as retail, healthcare and educational developments as well. Please note that these sites and floorspace figures are not a comprehensive record of the net gain of non-residential floorspace. For a complete picture of the losses and gains in non-residential floorspace in the Borough please see the Council's Annual Monitoring Report records.

SLAA site no.	Site name	C1	B2	B8	E	F	Sui Generis
318	Addlestone East				330		
514	Plot 4, Fordwater Trading Estate, Ford Road, Chertsey		90				
248	Land to East of Orbis Causeway Business Park Staines	7,804	887.5	887.5	-7,345		
413	Runnymede Hotel and Spa, Windsor Road, Egham	1,506					
510	The Hythe Centre, Thorpe Road, Egham				867	-867	
511	Unit 6 Alpha Way, Egham		3793	-7,586	3,793		
177	Royal Holloway University of London campus, Egham Hill, Englefield Green					40,000	
99	Longcross Garden Village				7,350		36,000
263	Ottershaw East				800		
418	Plot 2000, Hillwood Business Campus, Ottershaw				8,400		
322	Padd Farm, Hurst Lane, Virginia Water						-270
51	Byfleet Road, New Haw		5,830	5,830	5,830		
345	Land adjacent to Byfleet Road BBU, New Haw			1,000			
467	New Haw Social Club, Woodham Lane, New Haw					0	
513	Animal and Plant Health Agency (APHA), New Haw				12,260		
TOTAL		9,310	10,600.5	131.5	32,885	39,133	35,730

Appendix 9 Supply of residential sites

The table below sets out the list of sites that are projected to come forward over the 1-15-year period of this SLAA, that would provide at least five or more net additional dwellings. The Council's 2025 5 Year Housing Land Supply Statement (September 2025) provides the most recently published statement of the Council's current 5 Year Housing Land Supply position.

SLAA site number	Site name	Settlement Area	Total site capacity (net)
C3 accommodation¹⁹			
132	Ledger Drive	Addlestone	16
264	Addlestone West allocation	Addlestone	70
318	Addlestone East	Addlestone	75
349	Clifton Garden Centre, Woburn Hill	Addlestone	74
358	Middlesex Court	Addlestone	140
384	Central Veterinary Laboratory - Parcel B	Addlestone	150
391	Lindsey House, 1-11 Station Road and 2-4 High Street	Addlestone	24
499	John Cree House, 24b High Street	Addlestone	6
508	61 Church Road	Addlestone	8
517	Osprey House, Station Road	Addlestone	12
48	Hanworth Lane	Chertsey	48
60	Pycroft Road	Chertsey	142
169	Unit 1 and 1a Downside	Chertsey	30
201	Chertsey Opportunity Area	Chertsey	81
231	St Peters Hospital	Chertsey	268
314	Culverdon House, Abbots Way	Chertsey	36
379	Chertsey Bittams A	Chertsey	149
380	Chertsey Bittams B	Chertsey	120
382	Chertsey Bittams D	Chertsey	172
383	Chertsey Bittams E	Chertsey	75
422	Eastworth House, Eastworth Road	Chertsey	123
436	118 Guildford Street	Chertsey	5
437	Garages at Heriot Close	Chertsey	23
463	83-87 Guildford Street	Chertsey	5
465	Land at 24 and 36-38 Station Road	Chertsey	26
466	Crest House, Pycroft Road	Chertsey	33
478	Unit 2, Downside	Chertsey	30
480	97-99 Fordwater Road, Chertsey	Chertsey	9
492	Heriot House, Heriot Road	Chertsey	30
165	Egham Library Opportunity Area	Egham	40
253	Egham Gateway East	Egham	30
256	Thorpe Lea Road North	Egham	35
257	Thorpe Lea Road West	Egham	75
281	Land at Clockhouse Lane East	Egham	5
329	Garages at Ripley Avenue	Egham	25
353	Lakeside, 30 The Causeway, Staines upon Thames	Egham	103

¹⁹ Includes large PD sites where landowner/promoter has confirmed their intention to implement

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SLAA site number	Site name	Settlement Area	Total site capacity (net)
364	Lotus One, The Causeway, Staines-upon-Thames	Egham	20
421	Unit 2, Lotus Park Staines-upon-Thames	Egham	24
452	The Rear of 1 North Street	Egham	7
490	Nexus, Station Road	Egham	67
491	Virginia House, 35-51 Station Road	Egham	20
509	The Foresters Arms, 1 North Street	Egham	6
512	Crabtree Office Village, Eversley Way	Egham	20
52	Dial House & Wisteria	Englefield Green	10
156	Blays House, Blays Lane	Englefield Green	100
289	Webbs, The Green	Englefield Green	10
299	Barbara Clark House, St Jude's Road	Englefield Green	26
404	Kingswood Hall, RHUL, Cooper's Hill Lane	Englefield Green	24
420	Holly Close Garages	Englefield Green	8
439	Runnymede Hill Veterinary Hospital	Englefield Green	6
515	Greenacre, St Judes Road	Englefield Green	8
516	16A Beechtree Avenue	Englefield Green	8
99	Longcross Garden Village	Longcross	1,700
451	Silverlands House	Lyne	25
263	Ottershaw East	Ottershaw	149
2	Woodcock Hall Farm	Thorpe	10
32	Coltscroft, Rosemary Lane	Thorpe	24
38	Thorpe Park Farm, Coldharbour Lane	Thorpe	20
44	CEMEX Thorpe 3, Then Acre Lane	Thorpe	40
30	CABI, Bakeham Lane	Virginia Water	28
258	Virginia Water North	Virginia Water	120
261	Virginia Water South	Virginia Water	140
312	Home Farm, Stroude Road	Virginia Water	7
359	Parkside and Braeside, New Haw	Woodham and New Haw	203
467	New Haw Social Club, 48 Woodham Lane, New Haw	Woodham and New Haw	8
482	Brooklands Court, Byfleet Road, New Haw	Woodham and New Haw	10
Large PD sites - No answer on intention to implement received			
364	Lotus One, The Causeway, Staines-upon-Thames	Egham	20
421	Unit 2, Lotus Park Staines-upon-Thames	Egham	24
Initial total:			5,185

SLAA site number	Site name	Settlement Area	Total site capacity (net)
Specialist- residential institutions			
99	Longcross Garden Village	Longcross	60 (32)
123	Cemex House, Coldharbour Lane, Thorpe	Thorpe	79 (42)
Total*			139 (74)
<i>*Numbers in brackets represent the C3 equivalent which is based on a local ratio of 1.9:1. Please note that the 'converted to C3' numbers are added into the trajectory.</i>			
Specialist - student			
218	Rusham Park, Whitehall Lane	Egham	1,400 (452)
Total*			1,400 (452)
<i>*Numbers in brackets represent the C3 equivalent which is based on a local ratio of 3.1:1. Please note that the 'converted to C3' numbers are added into the trajectory.</i>			

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