

Runnymede Borough Council

Urban Area Capacity Study

May 2026

Classification: Official

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Introduction

1. Runnymede Borough Council is in the early stages of developing a revised Local Plan. As part of this preparation, the Council will be undertaking a Strategic Housing Land Availability Assessment (SLAA) which will identify land which is suitable, available and achievable for housing and economic uses in the future. The Urban Area Capacity Study ('the Study') will form part of the SLAA evidence base required to inform the identification of sites as part of the plan-making process.
2. Most sites assessed in the SLAA are submitted through 'Call for Sites' exercises. However, national Planning Practice Guidance (PPG) is clear that Local Planning Authorities should not simply rely on sites that they have been informed about but actively identify sites through the desktop review process that may assist in meeting the development needs of an area¹.
3. To meet the latest indicative local housing need of 639 dwellings per annum (dpa) for Runnymede², the priority is to maximise the delivery of development within the built-up urban area by making as much use as possible of previously developed brownfield sites and underutilised land. The purpose of this Study is to therefore understand the capacity of the Borough's designated 'Urban Area' (in accordance with the Council's adopted Local Plan policies map) to accommodate new development and identify additional urban sites which have currently not been included through the SLAA process to date. The Study will assist the Council in determining the capacity for development on existing brownfield/greenfield sites which are in the urban area that have not yet been identified.
4. Having systematically reviewed the urban area across the Borough's ten Settlement Areas, the Study then assesses sites for their potential inclusion in the Council's SLAA, which will in turn inform site selection for the revised Local Plan. Other evidence base studies will focus on the Borough's potential for development on Green Belt land, including land which meets the definition of Grey Belt.
5. The Study does not itself determine whether a site should be allocated for development or not or suggest that planning permission would be granted if an application for a site within the document is submitted to the Council. As with all capacity studies, estimating the potential for housing and other forms of development indicates what may be possible, not necessary what will happen in practice. Therefore, any density assumptions and housing figures included within the Study are purely indicative and should not be relied upon to achieve planning consent.

Policy Context

National Planning Policy Framework (2024)³

6. The NPPF states at paragraph 147 that:

¹ Paragraph: 010 Reference ID: 3-010-20190722, available at: www.gov.uk/guidance/housing-and-economic-land-availability-assessment#identification-of-sites-and-broad-locations

² As per the Housing affordability ratios published in March 2025 ([Housing affordability in England and Wales - Office for National Statistics](https://www.gov.uk/government/publications/housing-affordability-in-england-and-wales)) and Housing stock data: [Live tables on dwelling stock \(including vacants\) - GOV.UK](https://www.gov.uk/government/publications/live-tables-on-dwelling-stock-including-vacants).

³ Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

“Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies...and whether the strategy:

- a) makes as much use as possible of suitable brownfield sites and underutilised land;*
- b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and*
- c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.*

7. At chapter 11 of the NPPF, paragraph 125d) stresses that planning policies should promote and support the development of under-utilised land and buildings especially where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lockups and railway infrastructure). Criteria e) stresses how opportunities for upward extensions above residential and commercial premises should be identified.
8. In achieving appropriate densities, area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places (paragraph 130). Planning policies must ensure that developments make optimal use of the potential of each site, and paragraph 130a) endorses the use of minimum density standards for town centres and other locations well served by public transport. Paragraph 130b) goes on to state that it may be appropriate to set out a range of densities that reflect the accessibility and potential for different areas of the plan area.
9. The NPPF also provides steer on various matters which are relevant to this methodology and the assessment of potential sites, including:
 - Accessibility – The NPPF supports the use of sustainable modes of transport, methods and manage patterns of growth which make the best possible use of walking, cycling and public transport;
 - Protection of Green Belt – The NPPF sets out that Green Belt boundaries should only be altered in exceptional circumstances;
 - Flood risk – The NPPF sets out that the development should be directed away from areas of the highest risk of flooding, whether existing or in the future;
 - Open space – The NPPF opposes the loss of existing open space, sports and recreation buildings and land unless the land is surplus to requirements, would be suitably replaced, or is for an alternative provision;
 - Natural Environment – the NPPF seeks to minimise impacts on the natural environment, including maintaining or enhancing networks of habitats and green infrastructure. Sites should be allocated on land with the least environmental or amenity value;
 - Historic Environment – The NPPF sets out that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including designated and non-designed heritage assets.

National Planning Practice Guidance

10. The national Planning Practice Guidance (PPG) supports the implementation of the NPPF and provides additional guidance. The 'Housing and economic land availability assessment' section sets out guidance for site identification and assessment as stage 1 and 2 of a 5-stage process, as summarised in a flowchart⁴.
11. The PPG also states that local planning authorities should actively identify sites through a desktop review process. This identification should include sites which could be improved, intensified or changed. Sites which have constraints should be included in the initial site identification for comprehensiveness and to provide a complete audit, but these constraints need to be set out clearly and considered during the site assessment process. The PPG also states that it may be appropriate to consider sites which can deliver five or more net additional dwellings, or economic development of 0.25ha (or 500sqm of floorspace) and above, as part of the site identification process.

Methodology

Stages of methodology

12. The Study has been prepared following three key stages, with a fourth stage to be conducted as part of the Council's next SLAA:
 - Stage 1: Identification of sites with potential for residential and economic development;
 - Stage 2: Initial sift of sites;
 - Stage 3: Provisional estimate of unconstrained site capacities using high-level density multipliers;
 - Stage 4: Assessment of site availability and deliverability as part of the SLAA.
13. In order to estimate unconstrained site capacities at stage 3, the development and application of appropriate density multipliers has been necessary. The assumptions used at this stage are reflective of the size of sites, their location and the surrounding character. In the absence of a detailed characterisation study at this early stage of plan-making, 'proxy' density multipliers have been applied.
14. Shortlisted sites will then be assessed in full using the SLAA methodology at stage 4. There is scope to repeat stages 3 and 4 of the assessment if and when further evidence has been progressed relating to character assessment – potentially as part of developing design tools such as design codes and masterplans.

Stage 1: Identification of sites

15. Sites have been identified through a combination of expert engagement and desktop review.

Expert engagement

⁴ Available at: <https://assets.publishing.service.gov.uk/media/5a807559ed915d74e33fa8ba/land-availability.pdf>

16. Officers have engaged with Runnymede Borough Council's Assets and Regeneration Team (taking account of property managed by the Council's Parking Team and Community Services), the Council's Housing Department and Surrey County Council's Estates team. This was done to discuss the potential for surplus land and / or property to be disposed of and redeveloped for housing/employment (which haven't already been promoted through the latest call for sites as part of the SLAA).
17. Reviewing Government databases of potentially surplus public sector land will be carried out in conjunction with expert engagement with colleagues from the two authorities.

Desktop review

18. The first part of this stage was to determine the site search area. The Settlement Areas used in the Study are those identified as part of the Local Plan Sustainable Places evidence base⁵. This took a 'place based' approach to the future development of the Borough.
19. This would then form the basis for a desktop review of each of the Borough's Settlement Areas⁶ using Ordnance Survey mapping, supplemented by Google StreetView. Officers systematically panned across settlements using 200m x 200m grid-squares to ensure every part of the Urban Area of each Settlement Area was considered.
20. Following this initial search, some of the potential sites were then visited to ensure sufficient information was available to assess the site robustly. For example, a site visit could confirm the status of the site i.e. whether it is in fact vacant or derelict.

Sites to be included

21. The following table summarises the potential sources of sites:

Criteria	Rationale for inclusion
Previously developed vacant and derelict land and buildings	Strong potential for accommodating housing/employment uses. The PPG indicates that this should include empty homes, redundant and disused agricultural buildings, and potential permitted development changes (e.g. vacant/derelict offices which could be converted to residential).
Under -utilised sites	Such as garage blocks and publicly accessible car parks within public and private ownership (e.g. railway station car parks). Consider the potential for retaining existing parking capacity.
Surplus / likely to become surplus public sector land	Can be identified using local authority records, national registers and expert engagement.
Flats over shops	Identify potential for flatted development above existing commercial development. Identify large areas of retail use not

⁵ Available at: www.runnymede.gov.uk/planning-policy/2030-local-plan-review-evidence-base-documents/4

⁶ Settlement areas included in the site search area: Englefield Green Settlement Area; Egham Settlement Area; Virginia Water Settlement Area; Thorpe Settlement Area; Longcross Settlement Area; Lyne Settlement Area; Chertsey Settlement Area; Ottershaw Settlement Area; Addlestone & Rowtown Settlement Area; Woodham & New Haw Settlement Area

Criteria	Rationale for inclusion
	currently supporting residential development above, using mapping analysis.
Commercial conversions	Potentially commercial properties in residential areas, with potential to be converted to residential development. Identify commercial uses in predominantly residential areas using mapping analysis.
Employment areas (including town/ local centres) and industrial estates	Identify potential for residential/employment development based on demand in these areas, drawing on monitoring data (e.g. vacancy rates), retail and employment studies to understand need and demand, and site visit observations. Although there are 2030 Local Plan policies which protect employment uses in the Borough's Strategic Employment Areas as well as the retention/reprovision of incubator units, small warehousing units and small serviced office accommodation more generally, and retail uses in primary shopping areas, in this high-level assessment potential additional sites for housing will not be ruled out, pending the emergence of up-to-date evidence on employment and retail needs.

Table 1: Potential sources of sites

Employment areas and centres

22. Using a combination of site visits, consideration of data in the Council's Annual Monitoring Report (e.g. vacancy data), and analysis of recent development trends, officers considered whether any land in the Borough's employment areas or town/ local centres might be capable of accommodating residential development.

Sites to be excluded

23. The initial identification of sites was, in the main, conducted on a 'policy off' basis to allow a wide range of sites to be identified and to create a longlist for further analysis. However, some sites were immediately considered to be unsuitable for redevelopment, as summarised in the following table:

Criteria	Rationale for discounting
Sites already included in the SLAA	It is not necessary to duplicate assessments of sites in this Study which are already contained in the SLAA.
Sites which do not yield at least 5 dwellings or 500sqm of employment floorspace	Sites that do not have an estimated dwelling capacity of five dwellings or above should be discounted from the assessment at this early stage. Removing small sites which generate less than 5 dwellings or less than 500sqm of employment floorspace from the longlist avoids the potential for double counting with windfall development, which is already taken into account in the housing trajectory.
Existing housing allocation sites	Existing housing allocations were discounted as the principle of development is already established on these sites and will be re-assessed in the SLAA, separately from the sites sourced through this Study.
Sites in allocated employment areas	Land safeguarded for the Borough's strategic and best performing employment sites should be excluded from assessment as using this land for housing would impair the achievement of Local Plan objectives which seek to

Criteria	Rationale for discounting
	meet identified employment needs (i.e. Policies IE1 and IE2 in the Local Plan).
Sites subject to extant planning permission	Sites subject to an existing commitment for new development are considered unlikely to be available for future additional development. The delivery of dwellings through extant planning permissions will be counted in the housing trajectory.
Recently built-out sites / undergoing construction	Sites which have been subject to a recently implemented planning permission are considered unlikely to be available for future additional development over the revised Plan period. Sites also to be excluded where construction is underway.
Sites in the Green Belt	Sites in the Green Belt are considered separately as part of the Green Belt Review evidence.
Public open space, or sites which appear to be in active recreational use.	Paragraph 103 of the NPPF sets out how existing open space, sports and recreational buildings and land, including playing fields, should not be built on for housing / employment purposes unless assessment shows that they are surplus to requirements, or they can be replaced by equivalent/better provision elsewhere. In accordance with the SLAA methodology, open space is therefore considered a significant constraint to development unless it can be demonstrated that the land is surplus to requirements, or the provision can be replaced elsewhere. The Runnymede Open Space Study (2017) identifies that there are shortfalls in outdoor sport facilities, and provision for children and teenagers and allotments, against the recommended quality standards. If there is sufficient provision of other typologies, this can then meet other areas of need (including accommodating future growth) and therefore should not be treated as 'surplus to requirements'. It is therefore considered that existing public open spaces should be protected and therefore these sites are to be excluded. However, this approach may be adapted in future iterations of this Study pending the results of the emerging Open Space Study (2025).
Small areas of amenity greenspace	Small areas of amenity greenspace, including grass verges, surrounding existing residential development are not considered to represent realistic potential development sites and are considered inappropriate for redevelopment.
Some safeguarded land	For example, land safeguarded for the River Thames Scheme. However, safeguarded sites or allocations for minerals and waste are not considered to be absolute constraints and will be discussed with Surrey County Council on a case-by-case basis as part of any subsequent SLAA assessment.

Table 2: Sites considered to be unsuitable for (re)development

24. It was also considered to be highly unlikely that valued community infrastructure such as schools and GPs would be considered suitable for residential uses, unless they were subject to plans for redevelopment. Paragraph 98 of the NPPF guards against the unnecessary loss of valued facilities and services, and paragraph 100 sets out

that local authorities should take a positive and collaborative approach to provide sufficient choice of education. However, any vacant, derelict or under-established/utilised facilities were not excluded as part of the Study as it was considered that there may be potential for replacement of a facility as part of a wider redevelopment scheme. In accordance with the SLAA methodology, where any such sites arose, the appropriate landowner/stakeholder (e.g. local education provider) was consulted on the need for the site.

25. As described in Table 2, only sites which were considered able to provide a capacity of five or more dwellings (net) were identified and taken through to stage 2, consistent with the PPG⁷. The provisional capacity of sites was assessed at stage 3 and any which were found to be below five or more net dwellings were then discounted during stage 3.
26. All the identified sites taken to stage 2 were mapped using GIS and details were collated on an Excel spreadsheet.
27. It should be noted that the discounting of these sites does not preclude them from coming forward through the planning application process. It is considered that if discounted sites are deliverable / developable, they may come forward as 'windfall' housing sites through the planning application process. The desktop assessments do not substitute any advice provided as part of a detailed planning application or obtained via the Council's pre-applications advice service.

Stage 2: Initial sift of sites

28. An initial sift of identified sites was then required to exclude sites which would be wholly or almost entirely covered by absolute constraints and other non-absolute constraints. This approach is consistent with the SLAA methodology.
29. Absolute constraints were considered to be:
 - Flood Zone 3b – both the NPPF and PPG state that proposed housing is not appropriate in the functional floodplain. Accordingly, where all or the majority of a site fell within Flood Zone 3b, the functional floodplain, it was excluded.
 - Sites of international, national and local importance:
 - Special Protection Area (SPA)
 - Special Areas of Conservation (SAC)
 - Ramsar sites
 - Sites of Special Scientific Interest (SSSI)
 - National Nature Reserves
 - Sites of Nature Conservation Importance (SNCI)
 - Local Nature Reserve (LNR)
 - Suitable Alternative Natural Greenspace (SANG)
 - Ancient Woodland – the NPPF gives strong protection to irreplaceable habitats including Ancient Woodland and therefore a site wholly covered by Ancient Woodland will be excluded. Also sites wholly falling within 15m buffer of Ancient Woodland.
 - Certain heritage assets:
 - A site wholly within a Scheduled Ancient Monument
 - A site wholly within a Registered Park and Garden

⁷ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#Identification-of-sites-and-broad-locations>

- Any open space, sports and recreation buildings and land which are not surplus to requirements as per the Council's most up to date Open Space Study.

30. Once any sites with the above constraints were excluded, the remaining sites were provisionally assessed for potential capacity and deliverability.

Provisional size thresholds

31. A minimum 0.25ha size threshold was applied to most sites, to ensure that a disproportionate amount of time was not spent assessing very small sites which are unable to make a meaningful contribution to the housing supply. However, to account for the NPPF's emphasis on significantly increasing the density of development in town centre locations, a lower threshold of 0.10ha was adopted for sites falling within town and local centres. It was considered that, at higher densities, sites of this size would still potentially contribute toward a meaningful number of dwellings.
32. Sites were also excluded where the shape of the site would make it difficult to feasibly or viably develop e.g. very long and thin sites.

Indicative deliverability

33. Before fully assessing deliverability as part of the SLAA process, officers conducted a high-level assessment of whether a site is likely to be appropriate for development. Sites had to meet the following conditions – if they didn't, they were excluded from further stages of assessment:

- Access – is it likely to be feasible and cost-effective to provide a means of access into the site? Is there access to the existing road network?
- Compatibility – is a residential use likely to be suitable regarding other adjoining land uses?

34. At this stage, the proximity of nearby constraints such as certain heritage assets or wildlife sites was not considered, as these would not be fundamental issues which would prevent a site from being deemed appropriate for development. Final decisions around suitability, achievability and availability will be made as part of the SLAA process at a later stage, as will more detailed conclusions around site capacity.

35. Boundaries for identified sites were determined using physically identifiable features. Land ownership boundaries will be explored as part of the SLAA work at a later stage if the site is appropriate for further consideration. Boundaries can also be adjusted where necessary to avoid constraints that might make a site unsuitable, or to remove 'outlying' parts of a site such as a long linear access route.

36. Identified sites will then be checked against planning records to ensure they are not already 'known' with active plans for (re)development.

Stage 3: Unconstrained capacity estimates

37. The development capacity of sites was estimated using gross to net ratios and standard density multipliers. Gross to net ratios allow for the amount of land which might be suitable for housing on a given site. Standard density multipliers are then used to estimate what quantity of housing could be accommodated within the suitable land, based on a density appropriate to the site's context.

38. The approach needed to ensure that site capacities are realistic by responding to the local context, but also to represent the effective use of land principle, as prescribed in the NPPF (paragraph 130 explains the need for area specific density ranges and minimums, taking into account context and accessibility). High-level density multipliers were then applied to the identified sites to provide estimates of residential capacity.
39. A high-level assessment was undertaken using the baseline density typologies and optimised density assumptions in Tables 3 and 4 below to inform the interim SLAA findings.
40. Breaking this stage down into more detail, the following tasks were undertaken:
- a. Establishing the density baseline of extant dwellings in each Settlement Area:
 - i. Focusing on neighbourhoods which contained potential sites, sample polygons were drawn to establish typical dwellings-per-hectare densities for the neighbourhood in question. Polygons consisted of a block of streets / neighbourhoods presenting similar characteristics, and included internal access, private open space and parking associated with development, but excluded distributor roads, public open space and land for infrastructure and utilities. The calculations formed the baseline density ranges for various neighbourhoods within each Settlement Area.
 - ii. Referring to Table 3, the relevant 'density character area' associated with each polygon was identified, and then these were mapped along with their baseline densities.

Density Character Area	Dwellings per hectare	Density description	Key characteristics
1	0-10	Very low	Where residential uses predominate buildings will have large setbacks from the road and be sited on large private plots. Dwellings of this type in the urban area are likely to be large high-end houses.
2	11-20	Low	<p>Low density areas will be typified by individual dwellings with private front and rear gardens which are generally large and will allow a high incidence of on-plot parking. There may be large areas of vegetation and green spaces which will add to the dispersion of dwellings.</p> <p>Buildings will tend to be two storeys or bungalows with very low incidences of sub-division.</p> <p>The front of dwellings will likely face the street but may lack a direct relationship with the public realm due to the distance between the building front and the curtilage of the plot.</p> <p>Parking will be mostly provided on plot.</p>

Density Character Area	Dwellings per hectare	Density description	Key characteristics
3	21-40	Medium-low	<p>Medium-low density areas will be typified largely by dwellings with private front and rear gardens.</p> <p>Buildings will be predominantly two storeys. There will be a higher incidence of semi-detached dwellings and may be some short rows of terraced houses as well as bungalows.</p> <p>Dwellings will likely front onto the street and form a relationship with the curtilage of the plot and the public realm.</p> <p>A large proportion of parking will be contained on plot, with additional vehicles being located on-street.</p>
4	41-60	Medium-high	<p>Medium-high density areas are likely to be located near to the centre of established settlements.</p> <p>Semi-detached dwellings will give way to terraces and there will be well enclosed streets with buildings having a direct relationship with the public realm. Where there are detached dwellings, they will likely cover most of the width of the plot or there may be a greater incidence of sub-division of larger properties. Building heights will be two to three storeys and may in some incidences contain four or five storey buildings.</p> <p>Front gardens will be smaller in size, and a greater proportion of parking provision will be on-street.</p>
5	61-100	High	<p>High-density areas are likely to be located near to or within the centre of established settlements, or adjacent to areas of high public transport accessibility.</p> <p>Buildings tend to be three to five storeys high, which will mostly be terraced and with a high incidence of apartments and sub-divided larger properties.</p> <p>There are smaller areas of private open space for individual properties, buildings will tend to front directly onto the street or sit with limited front gardens.</p>
6	100+	Very high	<p>This typology is rare in Runnymede and is typified by isolated areas with apartment</p>

Density Character Area	Dwellings per hectare	Density description	Key characteristics
			buildings – where they do exist, they are more common in and around town and local centres.

Table 3: Baseline density typologies

b. Density optimisation:

- i. Referring to the assumptions in Table 4 below, the optimised density for each of the potential sites was applied. The mid-point of the range was used to ensure that the approach was not over-optimistic. The following assumptions are based on National Model Design Code guidelines⁸ of what could be achieved realistically for various character areas. However, in order to provide more accurate portrayals of potential density in the designated Town Centres (Addlestone, Chertsey and Egham) based recent trends (which were considered to be a more true representation of Runnymede's local context), the Design Code figures have been substituted for the average density of development in these areas granted over the previous five years which stands at 91, 111 and 92dph respectively.

Density Character Area	Baseline density (dph)	Density description	Suggested optimised density	Density assumed in this Study	Notes
1	0-10	Very low	N/A	N/A	New urban development at such low density is unlikely to be appropriate, but proposals should be assessed on a case-by-case basis to avoid adverse amenity impacts. It is unlikely that sites will be identified at this density in the Study.
2	11-20	Low	15-30dph	30dph	Higher end of density range assumed in the Study, to allow for efficient use of land in low density areas.
3	21-40	Medium-low	30-55dph	42.5dph	Mid-point of density range assumed in the Study to reflect a range of circumstances.
4	41-60	Medium-high	50-100dph	75dph	Mid-point of density range assumed in the Study to reflect a range of circumstances.
5	61-100	High	75-100dph	87.5dph	Mid-point of density range assumed in the Study to reflect a range of circumstances.

⁸ Available at: www.gov.uk/government/publications/national-model-design-code

Density Character Area	Baseline density (dph)	Densit description	Suggested optimised density	Density assumed in this Study	Notes
6	100+	Very high	100+ dph	100dph	Need to be assessed on a case-by-case basis. Very high density is likely to be appropriate only in limited circumstances close to town and local centres and public transport nodes.

Table 4: Optimised density assumptions for each density character area

- ii. The developable area of each site was adjusted to accommodate any on-site infrastructure (e.g. main roads, community facilities and green space) and Biodiversity Net Gain requirements, in line with net developable area ratios in Table 5 below. In recognition that many of the sites identified in the Study were appearing to be less than 1ha, the gross to net ratios in Table 5 have been informed by best practice guidance and site capacity assessment⁹. For example, a 0.5ha site in a medium-low density character area capable of supporting 30-55dph would be given a capacity of 18 dwellings (0.5 x 42.5 x 82.5% - rounded up).
- iii. In some exceptional cases, a more nuanced approach was adopted – for example, where a sensitive nature receptor was located adjacent to the site, a manual process of establishing the developable area with regard to real-life conditions was considered to be more appropriate.

Site size	Net developable area ratio range	Mid-point used in Study
Up to 0.4ha	100%	100%
0.41 – 2ha	75-90%	82.5%
Greater than 2ha	50-75%	62.5%

Table 5: Gross to net developable area ratio assumptions for different site sizes

Stage 4: SLAA Assessment

41. If a site was assessed as being potentially suitable in the preceding three stages, the site was then identified for assessment as part of the next SLAA. Sites included in the SLAA will be subject to a full site assessment to determine its suitability, availability and achievability in accordance with paragraph 69 of the NPPF.
42. If assessed as suitable in the SLAA assessment, confirmation of availability will be sought from landowners for sites where this is considered appropriate (i.e. where the site is in single ownership and there are no known ownership constraints). Please refer to the SLAA itself for further details¹⁰.

Summary of findings

⁹ DETR (2000) Tapping the Potential: Assessing Urban Housing Capacity; Towards Better Practice: <http://urbed.coop/sites/default/files/Tapping%20the%20Potential%20Report.pdf>

¹⁰ Available at: www.runnymede.gov.uk/planning-policy/2030-local-plan-review-evidence-base-documents/2

43. Having reviewed the ten Settlement Areas of the Borough in 200m x 200m grids, an initial 187 potential sites were identified at stage 1 of the process.
44. At subsequent stages, 110 sites were then excluded from further analysis for a variety of reasons including:
- The site was either entirely (or almost completely) in Flood Zone 3b, an absolute constraint (7 sites);
 - The size of the site was under the threshold (i.e. below 0.25ha outside a Town or Local Centre or 0.1ha within a Town or Local Centre) (99 sites);
 - The indicative yield came in below the threshold (i.e. 5 or more net additional units) so was excluded even if it was over the site size threshold (4 sites).
45. From this remaining list of 77 sites, 17 are in Town Centres and 7 in Local Centres. These cover a total of 37.49ha (reduced to 31.47ha once the net developable area had been calculated) and could accommodate up to 1,608 net additional dwellings. These sites were considered to be worthy of further assessment as part of the SLAA assessment process, if they were confirmed as available by the site owners through the UACS process.
46. Land ownership was determined using HM Land Registry, and letters were sent to the owners of these 77 sites (providing a response period running from 5th December 2024 until 20th January 2025). A total of four responses were received (two from the same person, for different sites). However, only one site (Cavendish House, 5 The Avenue, Egham) was of a suitable size (0.12ha) to be taken forward as part of the SLAA - the others were physically too small. The SLAA has determined that the site has potential for development of 9 flats. The full assessment of this site for its suitability for inclusion in the SLAA trajectory will be detailed in the 2025 SLAA¹⁰.

Next steps

47. This Urban Area Capacity Study will be subject to consultation as part of the revised Local Plan-making process, planned for Autumn 2025. The Council will take into account any feedback in future iterations of this evidence base.

Appendix A – summary of sites assessed in the Urban Area Capacity Study

Addlestone Settlement Area

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
A1	Garages to the rear of 66 Prairie Road, Addlestone	Residential garages	0.07	Reject	Too small so excluded
A2	Addlestone Commercials, Hillcrest Farm and land off Chertsey Road, Addlestone	Commercial	0.39	Accept	
A3	Shell Service Station, Chertsey Road, Addlestone	Filling station	0.2	Reject	Too small so excluded
A4	Garages at New Court, Addlestone	Residential garages	0.07	Reject	Too small so excluded
A5	258-262 Station Road, Addlestone	Shops and flats	0.06	Accept	Town centre. Density multiplier based on average density of last 5 years residential applications in Addlestone Town Centre.
A6	238-242 Station Road and 1 Victoria Road, Addlestone	Office, flats and MOT garage	0.06	Accept	Town centre. Density multiplier based on average density of last 5 years residential applications in Addlestone Town Centre.
A7	37-39 Alexandra Road, Addlestone	Industrial	0.16	Reject	Too small so excluded
A8	3rd Addlestone Scouts, Shakespeare Road, Addlestone	Scout hut and vacant land	0.16	Reject	Too small so excluded
A9	24 High Street, Addlestone	Offices	0.09	Accept	Town centre. Density multiplier based on average density of last 5 years residential applications in Addlestone Town Centre.

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
A10	30 and 30a High Street, Addlestone	Office, shop and industrial unit	0.1	Accept	Town centre. Density multiplier based on average density of last 5 years residential applications in Addlestone Town Centre.
A11	Addlestone Community Centre, Garfield Road, Addlestone	Community centre	0.18	Accept	Town centre. Density multiplier based on average density of last 5 years residential applications in Addlestone Town Centre.
A12	Surrey Brake and Exhaust Service Ltd, 29-33 Brighton Road, Addlestone	Car sales	0.15	Reject	Too small so excluded
A13	Garages at Hollies Court, Addlestone	Residential garages	0.13	Reject	Too small so excluded
A14	Land at Hazeldene, Addlestone	Residential garages and open space	0.09	Reject	Too small so excluded
A15	Land to the rear of 89-99 Crockford Park Road, Addlestone	Industrial units	0.07	Reject	Too small so excluded
A16	Garages at Finlay Gardens, Addlestone	Residential garages	0.08	Reject	Too small so excluded
A17	Land at St Augustine's Care Home, Simplemarsh Road, Addlestone	Open land to care home	0.52	Accept	
A18	Royal Mail Delivery Office, 76 Station Road, Addlestone	Royal Mail delivery office	0.09	Accept	Town centre. Density multiplier based on average density of last 5 years residential applications in Addlestone Town Centre.
A19	Tesco Extra, Station Road, Addlestone	Supermarket, car park and filling station	2.32	Accept	

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
A20	Victory House and 1-2 Victory Park Mews, Victory Park Road, Addlestone	Commercial	0.07	Accept	Town centre. Density multiplier based on average density of last 5 years residential applications in Addlestone Town Centre.
A21	The Crouch Oak car park, Station Road, Addlestone	Car park	0.05	Accept	Town centre. Density multiplier based on average density of last 5 years residential applications in Addlestone Town Centre.
A22	The Holly Tree car park, 25 High Street, Addlestone	Car park	0.05	Accept	Town centre. Density multiplier based on average density of last 5 years residential applications in Addlestone Town Centre.
A23	The National Reserve Social Club, 1 Simplemarsh Road, Addlestone	Social club	0.03	Reject	Town centre. Density multiplier based on average density of last 5 years residential applications in Addlestone Town Centre.
A24	Garages at Church Close, Addlestone	Residential garages	0.1	Reject	Too small so excluded
A25	94-98 Church Road, Addlestone	Shop and social club	0.11	Reject	Too small so excluded
A26	Salvation Army Hall, Church Road, Addlestone	Hall	0.25	Accept	
A27	Raob Grand Lodge, 136 Church Road, Addlestone	Social club	0.12	Reject	Too small so excluded
A28	Lincombe Court garages, Addlestone Park, Addlestone	Residential garages	0.11	Reject	Too small so excluded
A29	Sandy Road garages, Addlestone	Residential garages and vacant land	0.09	Reject	Too small so excluded
A30	Garage Court, Orchard Way, Addlestone	Residential garages	0.06	Reject	Too small so excluded

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
A31	Land adjacent to 69-71 Sandy Road, Addlestone	Vacant land and garages	0.09	Reject	Too small so excluded
A32	Addlestone Youth Centre, Church Road, Addlestone	Youth centre	0.14	Reject	Too small so excluded
A33	83 Church Road, Addlestone	Commercial	0.11	Reject	Too small so excluded
A34	Garages adjacent to 17 The Glen, Addlestone	Residential garages	0.06	Reject	Too small so excluded
A35	Garages adjacent to 22 The Glen, Addlestone	Residential garages	0.07	Reject	Too small so excluded
A36	103-105 Spinney Hill, Addlestone	Car dealership	0.14	Reject	Too small so excluded
A37	18 Old Road, Addlestone	Residential property	0.16	Reject	Too small so excluded
A38	45 Coombelands Lane, Addlestone	Residential property	0.12	Reject	Too small so excluded
A39	Car park and garden to The Cricketers, 32 Row Town, Addlestone	Pub car park	0.09	Reject	Too small so excluded
A40	3 Spinney Oaks and 89-95 Spinney Hill, Addlestone	Residential properties	0.59	Accept	

Chertsey Settlement Area

Please note that there is no site C9, it has not been missed / omitted.

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
C1	Garages adjacent to Hazelbank Court, Chertsey	Garages	0.15	Reject	Too small so excluded
C2	The Boathouse and Bridge Lodge Car Park, Bridge Road, Chertsey	Hotel car park	0.11	Reject	Too small so excluded
C3	Redevelopment Site 65-67 Bridge Road, Chertsey	Demolished car sales showroom	0.24	Reject	Too small so excluded. Check planning history - residential proposal withdrawn. Partially in FZ3b which brings the developable area down to circa 0.18ha.
C4	108-118 Bridge Road & BP Petrol Station, Chertsey	Residential & commercial (petrol station)	0.16	Reject	Too small so excluded
C5	Garages adjacent to 37-48 Hazelbank Court, Chertsey	Residential garages	0.1	Reject	Too small so excluded
C6	Steven's Yard, Chertsey	Industrial	0.98	Accept	See site C3, Employment Land Review - intensification of site for employment uses? Partially in FZ3b which reduces site area by circa 0.03ha.
C7	Fordwater Trading Estate, Chertsey	Industrial and storage and distribution	3.2	Accept	See site C2, Employment Land Review - Intensification of site for employment uses?
C8	Snow & Rock Car Park, 97 Fordwater Road, Chertsey	Retail Car Park	0.055	Reject	Too small so excluded
C10	Academy House, 241 Chertsey Road, Chertsey	Office	0.03	Reject	Too small so excluded

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
C11	The Rope House, 39a Wheatash Road, Addlestone	Commercial, industrial, warehouse and residential garages	0.11	Reject	Too small so excluded. Commercial and residential garages combined. Although RU.90/0595 suggests infill office accommodation. Too small so excluded.
C12	Land adjacent 172 Chertsey Road, Addlestone	Residential car parking	0.03	Reject	Too small so excluded
C13	Land adjacent 65 Roakes Avenue, Addlestone	Residential garages and car parking	0.09	Reject	Too small so excluded
C14	Vacant land adjacent to 145 Eastworth Road, Chertsey	Vacant land	0.11	Reject	Outline application for erection of community building refused RU.12/1258 - 87% of site in Flood Zone 3b
C15	Extension and parking to Longs Limited Unit J, Hanworth Lane, Chertsey	Office and car park	0.07	Reject	Too small so excluded
C16	Vacant land and parking opposite Roberts House, Hanworth Lane, Chertsey	Vacant land and parking	0.06	Reject	Too small so excluded
C17	Garden land to rear of 61-68 Floral House, Fox Lane South, Chertsey	Garden land	0.05	Reject	Too small so excluded
C18	Land at 62a Fordwater Road, Chertsey	Commercial, storage land	0.09	Reject	Too small so excluded
C19	Garage Court, Fairway, Chertsey	Residential garages	0.08	Reject	Too small so excluded
C20	Unit 89, Eastworth Road, Chertsey	Commercial, Retail, and Residential	1.9	Accept	Would require complete redevelopment.
C21	Chertsey Family Health Centre, Stepgates, Chertsey	Community use - Health Centre	0.41	Accept	Would require complete redevelopment - reprovision of community use.

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
C22	Krome House, Pound Road, Chertsey	Office	0.3	Accept	
C23	Land Rear of Harcourts, 82 London Street, Chertsey	Residential (x 4)	0.39	Accept	
C24	Surrey Army Cadet Force Territorial Army Centre, Drill Hall Road, Chertsey	Community use - social use	0.12	Reject	Too small so excluded
C25	Garage Court Galsworthy Road, Chertsey	Residential garages	0.14	Reject	Too small so excluded
C26	60 London Street, Chertsey	Residential	0.1	Reject	Too small so excluded
C27	49-61 London Street and Chertsey Gate, Chertsey	Commercial, warehouses and offices	0.66	Accept	
C28	Blenheim House Construction, 11-13 London Street, Chertsey	Offices	0.18	Accept	Town centre. Density multiplier based on average density of last 5 years residential applications in Chertsey Town Centre.
C29	Heriot House, Heriot Road, Chertsey	Office and car park	0.19	Accept	Town centre. Density multiplier based on average density of last 5 years residential applications in Chertsey Town Centre.
C30	10 Abbey Cloisters, Abbey Green, Chertsey	Office	0.15	Reject	Too small so excluded
C31	Land to the rear of 12 Windsor Street and Garage Block at Colonels Lane, Chertsey	Residential garden and garages	0.18	Reject	Too small so excluded
C32	Unit 2 and car depot, Downside, Guildford Street, 36-52 Station Road and Ashley House, Laburnum Road, Chertsey	Offices, commercial and industrial	0.81	Accept	

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
C33	8-14 Station Road, Chertsey	Offices and residential	0.15	Reject	Too small so excluded
C34	Post Office, 74-76 Guildford Street and Telephone Exchange, Heriot Road, Chertsey	Post office and Telephone exchange	0.28	Accept	
C35	The Chertsey Hall and S S N R Club, Heriot Road and 64 Guildford Street, Chertsey	Community hall, social club and retail	0.35	Accept	
C36	Chertsey Library Car Park and garage court, Heriot Road, Chertsey	Public car park and residential garages	0.65	Accept	Partially covered by FZ3b which would reduce the net developable area to circa 0.5ha and thus down to 0.41ha net.
C37	Bemonds Car Park and garages at Heriot Road, Chertsey	Public car park and residential garages	0.2	Accept	Town centre. Density multiplier based on average density of last 5 years residential applications in Chertsey Town Centre.
C38	Compass Group, Aymer House, Guildford Street, Chertsey	Offices	0.49	Accept	
C39	Garage Court Cowley Avenue, Chertsey	Residential garages	0.07	Reject	Too small so excluded
C40	Crest House and Chertsey Social Club, 33 Pycroft Road, Chertsey	0.44		Accept	
C41	Surrey And Border Partnership Trust, Unither House, Curfew Bell Road, Chertsey	Offices	0.64	Reject	Entirely in FZ3b
C42	33a Pycroft Road, Chertsey	Retail unit	0.07	Reject	Too small so excluded

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
C43	Cazoo Ltd, Staines Road, Chertsey	Car sales	1.26	Accept	
C44	36-48 Windsor Street and 1a Colonels Lane, Chertsey	Offices	0.12	Reject	Too small so excluded
C45	Abbey Mead, 73 Guildford Street, Chertsey	Offices and retail	0.04	Reject	Town centre. Density multiplier based on average density of last 5 years residential applications in Chertsey Town Centre.
C46	Carlyle Business Centre, Gogmore Lane, Chertsey	Offices	0.06	Accept	Town centre. Density multiplier based on average density of last 5 years residential applications in Chertsey Town Centre.
C47	Augustine, Lantern, Surtech and Cambridge House and Hamilton Court, Gogmore Lane, Chertsey	Offices and residential	0.27	Accept	
C48	Thames House, Gogmore Lane and 31 Windsor Street, Chertsey	Offices	0.52	Accept	Small strips of FZ3b around the edges of the site.
C49	Age UK Offices, The Orchard, Staines Lane, Chertsey	Offices and car park	0.13	Reject	Too small so excluded
C50	Garages and land at Staines Lane Close, Chertsey	Residential garages and open land	0.18	Reject	Too small so excluded
C51	Land at St Ann's Close, Chertsey	Vacant land	0.12	Reject	Too small so excluded
C52	St Anns House, St Anns Road, Chertsey	Office	0.18	Reject	Too small so excluded
C53	Runnymede Drama Group Drama Studio and St John	Community uses	0.1	Reject	Too small so excluded

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
	Ambulance Hall, Ford Road, Chertsey				
C54	Chertsey train station car park	Car park	0.12	Accept	Town centre. Density multiplier based on average density of last 5 years residential applications in Chertsey Town Centre.
C55	Coach And Horses, St Anns Road, Chertsey	Public house	0.05	Reject	Too small so excluded

Egham Settlement Area

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
E1	Dunkirk Nursery, 41 Clarence Street, Egham	Plant nursery	0.41	Accept	
E2	Bp Egham Hill Filling Station Egham Hill Egham	Filling station	0.16	Reject	Too small so excluded
E3	Central Tyre, 199 High Street, Egham	Tyre fitter	0.07	Reject	Too small so excluded
E4	186-188 High Street, Egham	Office, fuelling station and MOT centre	0.28	Accept	
E5	Egham Youth and Community Centre, 185 High Street, Egham	Community Centre	0.25	Accept	
E6	Telephone Exchange, Blue Ball Lane, Egham	Telephone Exchange	0.13	Accept	Town centre. Density multiplier based on average density of last 5 years residential applications in Egham Town Centre.

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
E7	Egham United Services Club, 111 Spring Rise, Egham	Social Club	0.07	Reject	Too small so excluded
E8	Runnymede Christian Fellowship Virginia Lodge, Waspe Farm Car Park, Egham Band Social Club, Alchemy House 15 Band Lane and The Besom in Runnymede.	Car park, social clubs and office	0.56	Accept	Part owned by RBC (SY287923 and SY748075)
E9	Jewson, 42-48 Station Road, Egham	Builder's merchants	0.19	Accept	Town centre. Density multiplier based on average density of last 5 years residential applications in Egham Town Centre.
E10	Axon Centre, Heritage House and 33-51 Station Road, Egham	Offices	0.79	Accept	
E11	Nexus and Egham station car park	Office and car park	0.33	Accept	
E12	Grove Community and Medical Centre, The Grove, Egham	Community and medical centres	0.22	Reject	Too small so excluded. Split into two parts as car park on the other side of The Gove is also part of the site.
E13	Assurance and Integra House, Vicarage Road, Egham	Offices	1.88	Accept	
E14	Manor Farm Day centre and Fire Station, Egham	Day centre and fire station	0.59	Accept	
E15	Egham Bowls Club, Manorcrofts Road, Egham	Bowls club	0.66	Accept	
E16	78a and Garage Court Rear Of 77 Hummer Road, Egham	Dwelling and garages	0.16	Accept	Town centre. Density multiplier based on average density of last 5 years

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
					residential applications in Egham Town Centre.
E17	British Red Cross, 58 Runnymede Road, Egham	Charity hall building	0.08	Reject	Too small so excluded
E18	Garages at Mandeville Court, Strode Street, Egham	Garages	0.1	Reject	Too small so excluded
E19	Otm Limited and Gulf Runnymede Service Station, The Avenue, Egham	Industrial and fuel station	0.49	Accept	
E20	5, 15, 16, 18, 19, 20, 21, 22 The Avenue, Egham	Offices, warehouses, fast food restaurant	1.96	Accept	
E21	Units 1 and 2 Riverside Retail Park, The Causeway	Retail	1.16	Accept	Significant parts of the site, aside from the core of the building itself, are in FZ3b
E22	Land at the end of Railway Terrace, Egham	Car park	0.06	Reject	Too small so excluded
E23	Montreaux House, The Hythe, Egham	Office, car park and garages	0.19	Reject	Too small so excluded
E24	Tims Boatyard and garages at Coopers Close, Egham	Boatyard industrial and garages	1.36	Reject	Almost all the site is in FZ3b
E25	Land at Alexander Road, Egham	Vacant land	0.1	Reject	Too small so excluded
E26	Egham Air Cadets, Scouts and British Legion, Pound Road, Egham	Social clubs	0.3	Accept	
E27	D&d Autos/thorpetone Ltd, 199-201 Pooley Green Road, Egham	Car garage	0.1	Reject	Too small so excluded
E28	Land between Pond Road and Tempest Road, Egham	Pubs, car garage, industrial, church and garages	0.53	Accept	

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
E29	The Hythe Centre and Medical Centre, Egham	Social and medical centres	0.54	Accept	RBC owned
E30	Devils Lane Industrial units, Egham	Industrial	0.1	Reject	Too small so excluded. Southern tip of site in FZ3b.
E31	NISA at 167 and Shell Service Station, 169-171 Thorpe Lea Road, Egham	Filling station and shop	0.19	Reject	Too small so excluded
E32	Meadlake Place, Thorpe Lea Road, Egham	Offices	1.64	Reject	Almost all the site is in FZ3b
E33	50 High Street, Egham	Former bank	0.07	Accept	Town centre.

Englefield Green Settlement Area

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
EG1	Garages at Elmbank Avenue, Englefield Green	Residential garages	0.08	Reject	Too small so excluded
EG2	16a Beechtree Avenue, Englefield Green	Hotel	0.16	Reject	Too small so excluded
EG3	Land to the rear of 1 Northcroft Close, Englefield Green	Vacant land	0.1	Reject	Too small so excluded
EG4	27 Northcroft Road, Englefield Green	Residential property	0.25	Accept	
EG5	The Royal British Legion, 57 Larchwood Drive, Englefield Green	Social club	0.13	Reject	Too small so excluded

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
EG6	47-57 Beechtree Avenue, Englefield Green	Residential properties and garages	0.2	Reject	Too small so excluded
EG7	St Peters Centre, Corby Drive, Englefield Green	Social centre	0.1	Reject	Too small so excluded
EG8	St Judes Church Hall, Kings Lane, Englefield Green	Social centre	0.12	Reject	Too small so excluded
EG9	Red Deer House and Holme Place, Kingswood Rise, Englefield Green	Residential properties	0.7	Accept	
EG10	The Packhorse, Egham Hill, Englefield Green	Public House	0.12	Reject	Too small so excluded
EG11	Alexandra Court, Alexandra Road, Englefield Green	Commercial and industrial	0.12	Reject	Too small so excluded
EG12	Englefield Green Health Centre, Bond Street, Englefield Green	Medical centre	0.1	Reject	Too small so excluded
EG13	Englehurst car park, Englefield Green	Car park	0.09	Reject	Too small so excluded
EG14	Treberfydd, Bagshot Road, Englefield Green	Residential property	0.16	Reject	Too small so excluded
EG15	Otto Bock Healthcare, 32 Parsonage Road, Englefield Green	Medical facility	0.21	Reject	Too small so excluded
EG16	The Beehive, Middle Hill, Englefield Green	Public house	0.09	Reject	Too small so excluded
EG17	25a Victoria Street and 41 Armstrong Road, Englefield Green	Vehicle garages	0.11	Accept	Local Centre
EG18	Victoria Street Car Park, 34-36 Victoria Street, Englefield Green	Car park	0.1	Accept	Local Centre. Officer judgement used to assess site and determine that it could accommodate 5 units.

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
EG19	The Armstrong Gun, 49 Victoria Street, Englefield Green	Public house	0.09	Accept	Local Centre. Officer judgement used to assess site and determine that it could accommodate 5 units.
EG20	The Village Centre, Victoria Street, Englefield Green	Village hall	0.08	Reject	Too small so excluded
EG21	Albert Works, Albert Road, Englefield Green	Commercial	0.07	Reject	Too small so excluded
EG22	Hawthornden, Harvest Road, Englefield Green	Residential property	0.31	Accept	
EG23	Cladel House, Tara and Rough Acre, Tite Hill, Englefield Green	Residential properties	0.77	Accept	

Ottershaw Settlement Area

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
O1	Rear of 78-84 Brox Road, Ottershaw	Industrial	0.13	Reject	Too small so excluded
O2	Travis Perkins, 66 Brox Road, Ottershaw	Builder's merchants	0.11	Reject	Too small so excluded
O3	71 Brox Road, Ottershaw	Commercial and vehicle storage	0.4	Accept	

Thorpe Settlement Area

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
T1	Little Haven and Thisll Do, Green Lane, Egham	Residential properties	0.75	Reject	Entire site is in FZ3b
T2	Asda Petrol Filling Station, 128-130 Chertsey Lane, Egham	Filling Station	0.1	Reject	Almost all the site bar the frontage is in FZ3b
T3	Garages to the rear of Aymer Drive, Egham	Residential garages	0.08	Reject	Almost all the site bar the northern tip is in FZ3b
T5	Car Park to the Rear of The Red Lion, Village Road, Thorpe	Car park	0.07	Reject	Too small so excluded
T4	Earthpole Ltd, 262-264 Chertsey Lane, Egham	Car garage	0.63	Accept	Most of the rear of the site is in FZ3b, leaving only circa 0.22ha at the front free.

Virginia Water Settlement Area

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
VW1	Virginia Water Community Centre, Cabrera Avenue, Virginia Water	Community Centre	0.1	Reject	Too small so excluded
VW2	Virginia Water Motor Co, 1 Wellington Avenue, Virginia Water	Car garage	0.08	Reject	Too small so excluded

VW3	Virginia Water station car park, Virginia Water	Car park	0.27	Accept	
VW4	The British Legion 5 Station Parade Virginia Water	Social Club	0.17	Accept	Local Centre
VW5	Garages to the rear of Station Parade, Virginia Water	Garages	0.16	Accept	Local Centre
VW6	Garages at Trotsworth Court, Virginia Water	Garages	0.19	Reject	Too small so excluded

Woodham and New Haw Settlement Area

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
WNH1	455 Woodham Lane, Woodham	Residential property	0.5	Accept	
WNH2	Wych Dell and Stillwater, Oak End Way, Woodham	Residential property	0.68	Accept	
WNH3	Kings Road Works, Kings Road, New Haw	Industrial	0.14	Reject	Too small so excluded
WNH4	The Black Prince, Woodham Lane, New Haw	Public House	0.16	Accept	Local Centre
WNH5	New Haw Library and Community Learning Centre, The Broadway, New Haw	Library	0.09	Accept	Local Centre. Officer judgement used to assess site and determine that it could accommodate 5 units
WNH6	Land to the rear of 11-33 The Broadway, New Haw	Residential garages and vacant land	0.1	Reject	Local Centre
WNH7	The Woodham and New Haw Day Centre, Amis Avenue, New Haw	Day centre	0.27	Accept	
WNH8	317-319 Woodham Lane, New Haw	Office and vet	0.08	Reject	Local Centre
WNH9	22 Pinewood Avenue, New Haw	Residential dwelling	0.35	Accept	

Site ref.	Address	Current use	Size (ha)	Accept / reject contacting owner	Notes
WNH10	Holmwood, Mayfield Avenue, New Haw	Residential dwelling	0.28	Accept	
WNH11	2nd New Haw Scouts, The Scout Hut, Parkside, New Haw	Scout hut and car park	0.1	Reject	Too small so excluded
WNH12	Car park opposite The Scout Hut, Parkside, New Haw	Car park	0.17	Reject	Too small so excluded
WNH13	All Saints Church Hall, Weybourne Way, New Haw	Church Hall	0.32	Accept	
WNH14	Parkside Social Club and 1st New Haw Scouts, Broomfield Road, New Haw	Social clubs and residential garages	0.19	Reject	Too small so excluded
WNH15	New Haw Community Association, 65 Woodham Lane, New Haw	Community centre	0.29	Accept	
WNH16	Car park adjacent to 49 Marshall Place, New Haw	Car park	0.05	Reject	Too small so excluded
WNH17	42 Woodham Lane, New Haw	Industrial	0.16	Reject	Too small so excluded
WNH18	208a-210 New Haw Road and The White Hart, New Haw	Residential, retail and public house	0.58	Accept	
WNH19	Car park and garages adjacent to 42 Bates Walk, New Haw	Car park and residential garages	0.06	Reject	Too small so excluded
WNH20	Middlesex & Surrey Vans Ltd, 1-3 New Haw Road, New Haw	Vehicular garage	0.14	Reject	Too small so excluded
WNH21	Land to the rear of Brooklands Court Byfleet Road, New Haw	Open space and residential garages	0.25	Accept	
WNH22	Byfleet and New Haw Train station car park, Westfield Parade, New Haw	Car park	0.13	Reject	Too small so excluded
WNH23	2a 2b Woodham Lane, New Haw	Commercial	0.14	Reject	Too small so excluded

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