

Addlestone (including Rowtown) sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable etc.)	Net no. of residential units added into the SLAA supply
62	Land at Addlestonemoor, Addlestone	Deliverable	1 1 Showperson's site (net).
132	Ledger Drive, Addlestone	Developable	16
227	Woburn Park Farm, Addlestone Moor, Addlestone	Developable	TBC
264	Addlestone West allocation	Developable	70
274	Allington & 37, 47, 57 Howard's Lane, Addlestone	Developable	TBC
318	Addlestone East	Deliverable	75
349	Clifton Garden Centre, Woburn Hill, Addlestone	Deliverable	74
358	Middlesex Court, Addlestone	Developable	140
384	Central Veterinary Laboratory - Parcel B	Developable	150
391	Lindsey House, 1-11 Station Road and 2-4 High Street, Addlestone	Deliverable	24
499	John Cree House, 24b High Street, Addlestone	Deliverable	6
508	61 Church Road, Addlestone	Deliverable	8
517	Osprey House, Station Road, Addlestone	Developable	12
316	Units 4-8 Weybridge Business Park, Addlestone	Employment site	Employment site
24	Land at Prairie Road, Hatch Close & Hatch Farm, Addlestone	Undeliverable	0
154	Land at Hawthorne, Rowtown	Undeliverable	0
205	Crockford Bridge Farm, New Haw Road, Addlestone	Undeliverable	0
224	Land adjacent to 62 Addlestone Moor, Addlestone	Undeliverable	0
226	40 Crockford Park Road, Addlestone	Windfall site	Windfall site
266	Land West of St George's College, Woburn Hill, Addlestone	Undeliverable	0
300	Land adjacent to 70 Crockford Park Road, Addlestone	Undeliverable	0

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable etc.)	Net no. of residential units added into the SLAA supply
325	Kings Oak Field, Rowtown, Addlestone	Undeliverable	0
350	Hamm Court Farm, Hamm Court, Addlestone	Undeliverable	0
420	20 Crockford Park Road, Addlestone	Undeliverable	0
473	122 Green Lane, Addlestone	Undeliverable	Windfall site
489	Aviator Park, Station Road, Addlestone	Undeliverable	0

SLAA 2025 officer site assessments

Site information

Site ID	24
Site Name	Land at Prairie Road, Hatch Close & Hatch Farm, Addlestone
Address	Hatch Farm
	North of Green Lane
	Addlestone
Postcode	KT15 2DV
Grid references	X: 504796, Y: 165362
Site area (ha)	7.95
How site was identified	Promoted through the 2020 call for sites.
Ownership type	Private
Existing use(s)	Agriculture / equestrian
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	Part of the site's northern edge (in terms of promotion not ownership) does not follow an existing feature, but runs parallel to the current settlement boundary, with the western end of the northern edge following the A317. To the south and east it follows the urban area of Addlestone.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	Several Grade II listed buildings to east of site including Hatch Farmhouse, Barn at Hatch Farm, 114 & 116 Chertsey Road and The George Inn.
Flood zone 2	✓ (partial)	Conservation Area	
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	Simplemarsh Farm (off site, to the south west).
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	3	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA	✓ (south western corner only)	Public open space	
Within 5-7 km of TBH SPA	✓ (remaining area of site not in 5km zone)	Physical	

Site constraints (tick (✓) where relevant)			
SANGS		Access	Chertsey Road Bridge is a locally listed structure.
Other (please specify)	Site is bisected by a railway line		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is ALC Grade 3, the land may require further investigation to determine whether it is 3a or 3b, with the former being considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential development would have to take account of the nearby listed buildings as part of the design and respond appropriately. This would be managed as part of the determination of any potential planning application.
SNCI	The potential development would have to take account of the close proximity of the SNCI as part of the design and respond appropriately. This would be managed as part of the determination of any potential planning application.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.
Locally Listed Building	The potential development would have to take account of this building as part of the design and respond appropriately. This would be managed as part of the determination of any potential planning application.
Noise and vibration from railway line	A noise and vibration study would be required to support any application in connection with the railway line.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.25/1377 EIA Screening Opinion Request for proposed development for approximately 300 dwellings. (Not EIA development). RU.20/0823

	<p>Certificate of existing use or development (CLUED) seeking confirmation that the buildings, site access and yard within the application area are lawful, having been constructed in excess of 4 years prior to the date of application (grant).</p> <p>RU.19/0011 Outline planning application for the demolition of existing buildings and development of up to 240 residential dwellings, public open space, community room, vehicular, pedestrian and cycle access, with landscaping, nature conservation areas and associated matters (with access, landscaping, layout and scale to be determined) (withdrawn).</p>
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	300	30-40dph as suggested by the site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)	✓		The site promoter says parts of the site will be needed for BNG.

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	Promoter stated it could come forward in years 1-5.
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF. The vast majority of the site is not considered to meet the definition of previously developed land as contained in the NPPF.</p> <p>Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p> <p>Alternatively, it may be suitable for allocation for use for the provision of BNG credits as suggested by the promoter.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	Land promoter suggests the site is available in years 1-5.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify its development.

Site deliverability

Can identified constraints be overcome (Y/N)?	No As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify its development.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered. The suggested use of part of the site for BNG would only be to offset the proposed residential development and thus has not been considered as a standalone use.

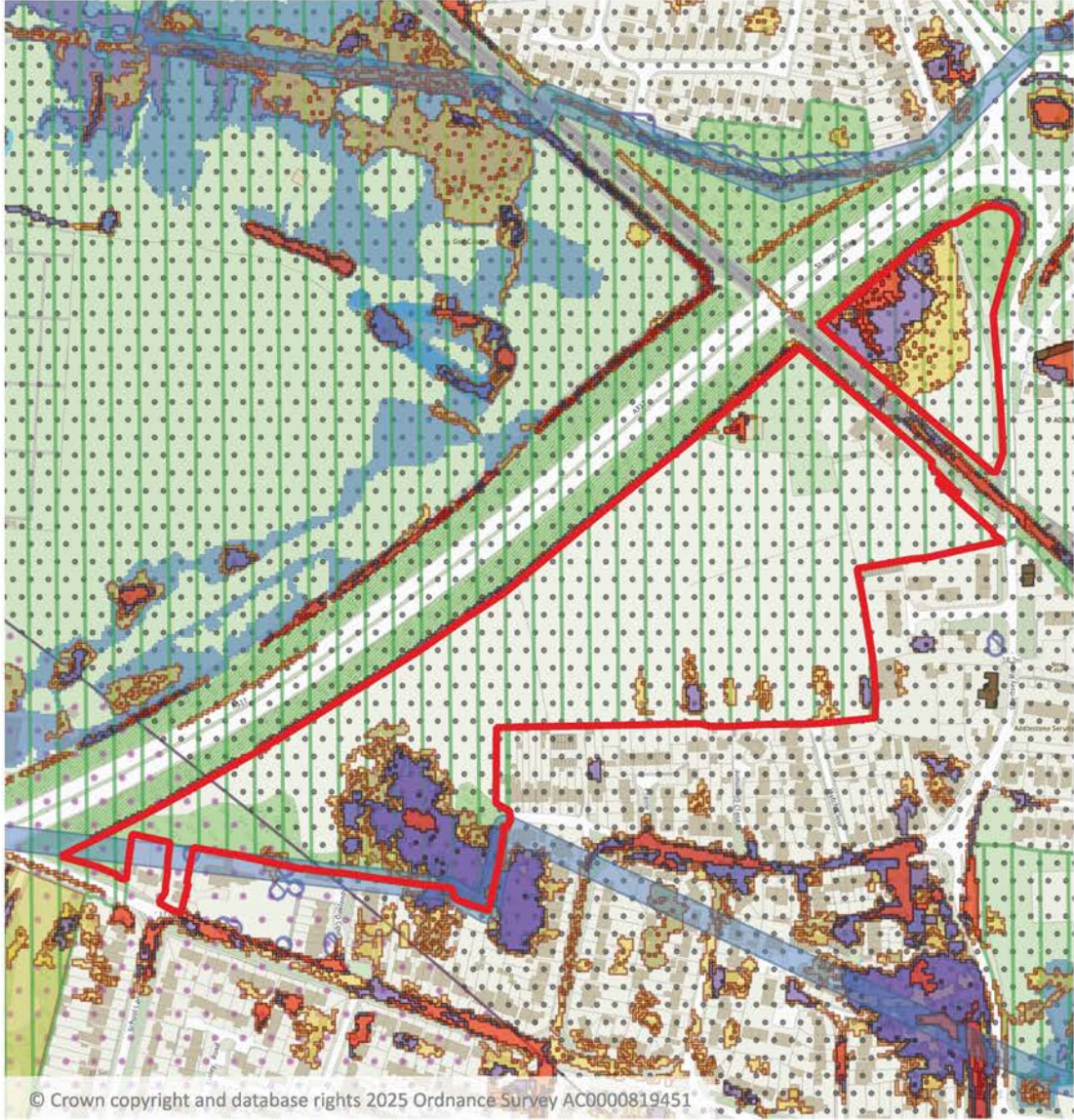
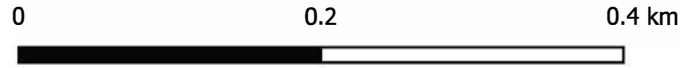


Date: 22/12/2025

Site: 24

Name: Land at Prairie Road, Hatch Close & Hatch Farm, Addlestone

Runnymede Borough Council
 Runnymede Civic Centre
 Station Road
 Addlestone
 Surrey KT15 2AH



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Scale: 1:5,000

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNICs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



SLAA 2025 officer site assessments

Site information

Site ID	62
Site Name	Land at Addlestone Moor, Addlestone
Address	Land Adjacent to 34 & 50 Addlestone Moor, Addlestone
Postcode	
Grid references	X: 505092 Y: 165736
Site area (ha)	0.18
How site was identified	Submitted as part of 2016 SLAA
Ownership type	Private
Existing use(s)	Storage
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	This roughly triangular site is bound to the west by the residential properties on Addlestone Moor with the road forming the eastern boundary. The southern edge is bound by trees and open land that lies between the site and the A317 (Woburn Hill).

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	✓ (370)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Southern part of the site is subject to an Article 4 Direction, which restricts certain permitted development rights. Located to the west of a mineral safeguarding area for concreting aggregate.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH Zones	Identification and delivery of appropriate mitigation measures for new residential development.
TPO	TPO (370) (Oak tree) will need to be taken account of as part of the design of any proposed development.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.25/0574 Material Change of Use of Land to Travelling Showpersons site comprising the siting of 1 Mobile Home (grant).</p> <p>RU.24/0512 Erection of 3 bed special needs bungalow with attached 2 car garage/store, new entrance gates, and associated landscaping (refuse).</p> <p>RU.17/1416 Use of land as single Showman's Plot including one residential caravan (refuse).</p> <p>RU.15/1605 Continued use of land for the storage of fairground rides and associated vehicles/equipment together with supply of electricity via an electricity box for the purposes of maintaining equipment for a further period of 3 years (grant).</p> <p>RU.14/0713 Proposed use of land as a single showpersons plot (refuse).</p> <p>RU.11/0991 Use of land for siting of residential caravan and touring caravan for occupation by travelling showmen and associated parking of equipment lorry and use of the site for storing travelling showmens' equipment -Withdrawn Decision.</p> <p>RU.11/0838 Proposed variation of planning conditions 1 and 2 of appeal permission APP/Q3630/C/06/2012396 for use of land for the storage of fairground rides, vehicles and associated</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>equipment and materials to allow a further temporary period of 2 years (grant).</p> <p>RU.06/0599 Proposed use of land for travelling show people's quarters for one family, comprising the stationing of a single caravan, hardstanding for the stationing and repair of showmen's vehicles and associated stationing and repair of showmen's vehicles etc. - Refused by the Council but allowed on appeal for a temporary period.</p> <p>RU.05/0138 Certificate of existing lawfulness for use of the land for the storage of fairground rides and associated vehicles and equipment (refuse).</p> <p>RU.89/1036 Outline planning application for residential development comprising 6 no. 2 bedroom dwellings, one no. 3 bedroom dwelling, 16 car spaces, two garages and new access road (refuse).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation	✓	1	As per planning permission RU.25/0574.
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	The site promoter stated it could come forward in years 1-5.
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Site suitability

Suitability information:	The site is suitable for travelling showperson accommodation as per planning permission RU.25/0574.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	Land promoter has confirmed that the site is available in years 1-5.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As per planning permission RU.25/0574.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

This site has been granted planning permission for one Travelling Showpersons's site under application RU.25/0574. It should therefore be added into the supply of Traveller sites.

Residential units provided to the assessment of supply: 1 Showperson's site (net).

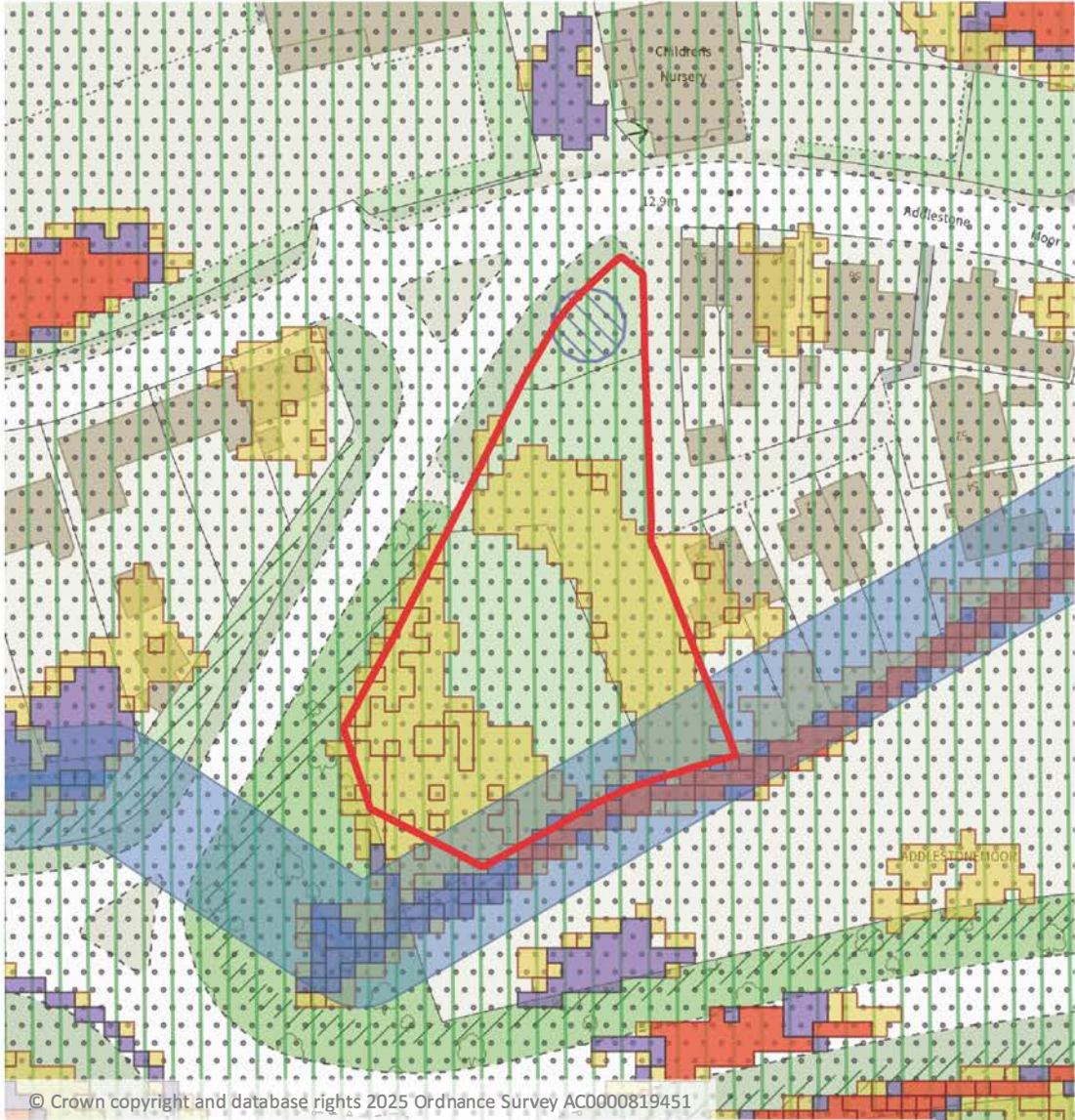
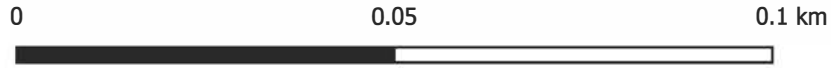
Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the site is not considered to be suitable for other residential development.



Site: 62

Date: 22/12/2025

Name: Land at Addlestonemoor, Addlestone



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Scale: 1:1,000

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNICs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



SLAA 2025 officer site assessments

Site information

Site ID	132
Site Name	Ledger Drive, Addlestone
Address	Hare Hill Social Club Ledger Drive Addlestone
Postcode	KT15 1AT
Grid references	X: 503711 Y: 163897
Site area (ha)	0.74
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Public (RBC)
Existing use(s)	Social Club and open space
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded on all by residential properties on Ledger Drive, Copperfield Rise, Furze Road and Marley Close.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	✓ (380, adjacent)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	Possible contamination due to former use of adjacent site (to the west) as a brick field.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Flood Zones / risk	A flood risk assessment may be required due to the surface water flood risk, and this would need to demonstrate that the

Constraint type	Action to be taken
	proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
TPO	TPO (380) (Oak tree) will need to be taken account of as part of the design of any proposed development.
Contaminated land	The recommendations from any contaminated land assessment would need to be complied with.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant.
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	16	The RBC Housing Team is looking to maximise the potential of this site for residential purposes.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses	✓		Replacement of existing facility on-site.
Hotel			
Parking			
SANG			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	Years 6-10.
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Site suitability

Suitability information:	This site is in the urban area and for the purposes of this assessment is considered suitable in principle for development on this basis, subject to detailed design considerations. The replacement of the social club would also need to be considered as part of any re-design of the site. The loss of any open space provision on the site would also be a relevant consideration.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	Confirmed available in 2016. The RBC Housing have re-confirmed that it is still available.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site has no significant constraints to development, so it is considered achievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	6-10 based on feedback from the RBC Housing Team.

Site SLAA Category

Deliverable/ developable / undeliverable	Developable
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Recommendation

Though discussions with the Housing Team at RBC, this site area has been expanded compared to the previous iteration of the SLAA and a revised form of accommodation (flats)

has been considered compared to the previous houses-only approach proposed. It has also been confirmed that the site remains deliverable in a 6–10-year period, and that the community use on the site would be retained (though most likely in a redeveloped form). For the high-level assessment in the SLAA, it has been assumed that the open space would be retained.

Residential units provided to the assessment of supply: 16 (net) but these will be added into years 6-10 of the trajectory as the site is developable, but not deliverable in a 1-5-year timescale. There may be potential to achieve more efficient use of the land and increase the capacity of this site upon more detailed assessment and discussion with site promoter regarding viability.

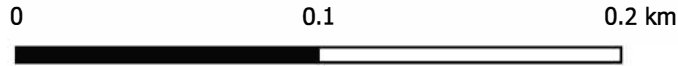
Other uses provided to the assessment of supply: The landowner has not stated that other uses would be considered on the site, therefore, an assessment of the use of the land for other uses has not been made at this time.



Date: 22/12/2025

Site: 132 Name: Ledger Drive, Addlestone

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH



Scale: 1:2,500

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



SLAA 2025 officer site assessments

Site information

Site ID	154
Site Name	Land at Hawthorne, Addlestone
Address	Land at Hawthorne
	Rowtown
	Addlestone
Postcode	KT15 1HF
Grid references	X: 503449, Y: 163422
Site area (ha)	0.72
How site was identified	Submitted in the 2014 SHLAA.
Ownership type	Private
Existing use(s)	Paddock
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The eastern boundary of the site abuts the urban area of Rowtown with the northern and western boundaries delineated by residential dwellings that lie within the Green Belt. The southern edge is marked by the footpath that runs along the northern edge of the property boundary of Three Gates (a residential property) which is also within the Green Belt.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	✓ (427)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)			

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
TPO	TPO (427) will need to be taken account of as part of the design of any proposed development.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.84/0637 – 20 dwellings - Refused

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	Circa 22	Circa 30dph. A policy compliant dwelling mix focussing upon 2 and 3 bed dwellings could be achieved as set out in the submission form.
Elderly people's housing, student halls	✓		
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	1-5 years.
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	Agent states the site is available within the next 5 years.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify its development.

Site deliverability

Can identified constraints be overcome (Y/N)?	No As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and met
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	NPPF criteria / have Very Special Circumstances proved to justify its development.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units provided to the assessment of supply: 0

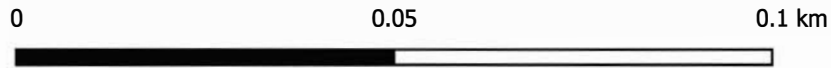
Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.



Date: 22/12/2025

Site: 154 Name: Land at Hawthorne, Addlestone

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH



Scale: 1:1,000

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



SLAA 2025 officer site assessments

Site information

Site ID	205
Site Name	Crockford Bridge Farm, New Haw Road, Addlestone
Address	Crockford Bridge Farm New Haw Road Addlestone
Postcode	KT15 2BU
Grid references	X: 505624, Y: 164100
Site area (ha)	19.7
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Agriculture
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The River Bourne forms the north western boundary of the site with the solely northern boundary set by residential development. The A318 New Haw Road forms the south western boundary of the site. To the north is the urban area of Addlestone. There is a lake and open area to the east of the site. To the west lies residential development and open areas and to the south a garden centre and the urban area of New Haw.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	✓ (nearby)
Flood zone 2	✓ (partial)	Conservation Area	✓ (adjacent)
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b	✓ (partial)	TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Urban - no ALC	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	North western area is within the River Wey (plus Tributaries) Biodiversity Opportunity Area.		

Site constraints (tick (✓) where relevant)

	Within the setting of the Coxes Lock and Coxes Lock Mill Railway Bridge Locally Listed Buildings.
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If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	Any potential development would have to take account of any impacts on the Nationally Listed Coxes Lock Mill and would need to respond appropriately. This would be considered as part of the determination of any planning application.
Conservation Area	Any potential development would have to take account of any impacts on the Wey Navigation Conservation Area and would need to respond appropriately. This would be considered as part of the determination of any planning application.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.
Biodiversity Opportunity Area	Any potential development would have to take account of any impacts on the River Wey (plus tributaries) Biodiversity Opportunity Area and would need to respond appropriately. This would be considered as part of the determination of any planning application.
Locally Listed Buildings	Any potential development would have to take account of any impacts on the Locally Listed Coxes Lock and Coxes Lock Mill Railway Bridge and would need to respond appropriately. This would be considered as part of the determination of any planning application.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.99/0570/1 Erection of a garden centre with farm shop and ancillary facilities (refuse).</p> <p>RU.99/0570 Erection of a garden centre with farm shop and ancillary facilities (grant).</p>

	RU.99/0613 Erection of garden/plant centre, farm shop and associated buildings, car parking and landscaping.
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	409-699	Number of units depends on whether the whole site (699) or only those areas outside of Flood Zones 2 and 3 (circa 11.7ha) (409) were to be developed at 35dph.
Elderly people's housing, student halls	✓		
Traveller accommodation			
Commercial (E use classes)			
Employment (E(g), B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	6-10 years.
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning</p>
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	<p>permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site promoter has confirmed that it is available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site is not considered to be suitable for residential/commercial development and as such is not considered to be achievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	No The site is not suitable for residential/commercial development and therefore is not considered deliverable or developable.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

Under the 2024 NPPF, garden centres might be reclassified as grey belt land. Until such a time that grey belt areas are identified in a Green Belt assessment review, for the purposes of this SLAA assessment the land is considered to be classified as Green Belt land.

Therefore, at the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units provided to the assessment of supply: 0

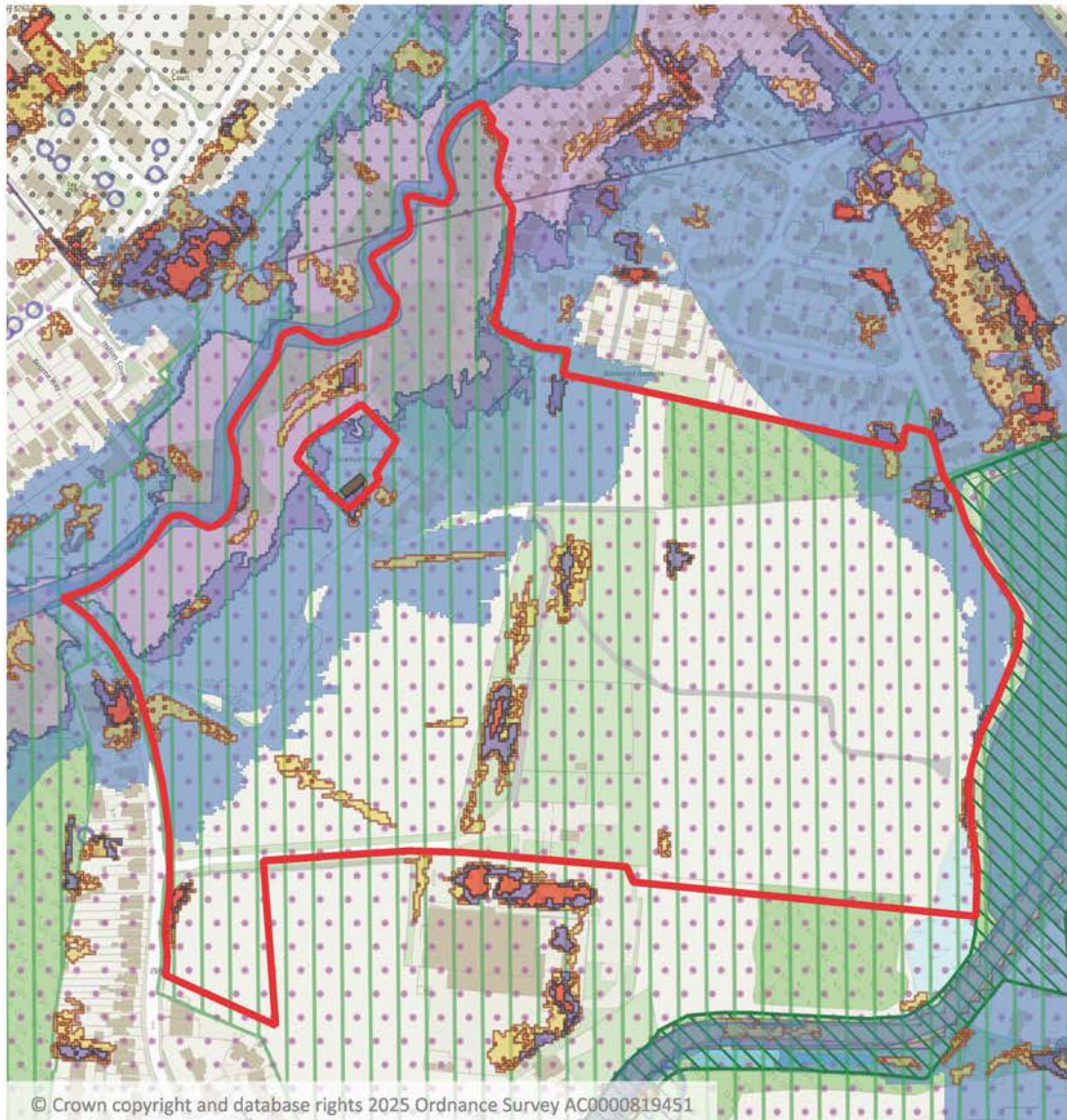
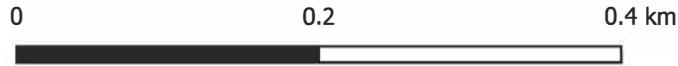
Other uses provided to the assessment of supply: given the site's Green Belt location and that it has only been promoted for residential purposes, other uses have not been considered.



Date: 22/12/2025

Site: 205 Name: Crockford Bridge Farm, New Haw Road, Addlestone

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH



Scale: 1:5,000

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNICs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



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SLAA 2025 officer site assessments

Site information

Site ID	224
Site Name	Land adjacent to 62 Addlestone Moor, Addlestone
Address	Land adjacent to 62 Addlestone Moor Addlestone
Postcode	KT15 2QL
Grid references	X: 505181, Y: 165720
Site area (ha)	0.54
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Private
Existing use(s)	Disused agricultural
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is bounded by the A317 to the south and residential development / Addlestone Moor to the north. Woburn Park Farm lies to the east which the site promotor advises provides winter quarters for Travelling Showpeople and is used in connection with a TV and Film Facilities Company. Trees / vegetation generally forms the site boundaries.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Opposite the Woburn Park Farm Park and Garden of Historic Interest		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.
Park and Garden of Historic Interest	Any potential development would have to take account of any impacts on the Park and Garden of Historic Interest as part of the design and respond appropriately. This would be managed as part of the determination of any potential planning application.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	16	30dph
Elderly people's housing, student halls	✓		
Traveller accommodation			
Commercial (E use classes)			
Employment	✓		

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
(B2 and B8 use classes)			
Retail			
Food and drink			
Leisure	✓		
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The agent has confirmed that the site is available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet

	NPPF criteria / have Very Special Circumstances proved to justify its development.
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Site deliverability

Can identified constraints be overcome (Y/N)?	No As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify its development.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units provided to the assessment of supply: 0

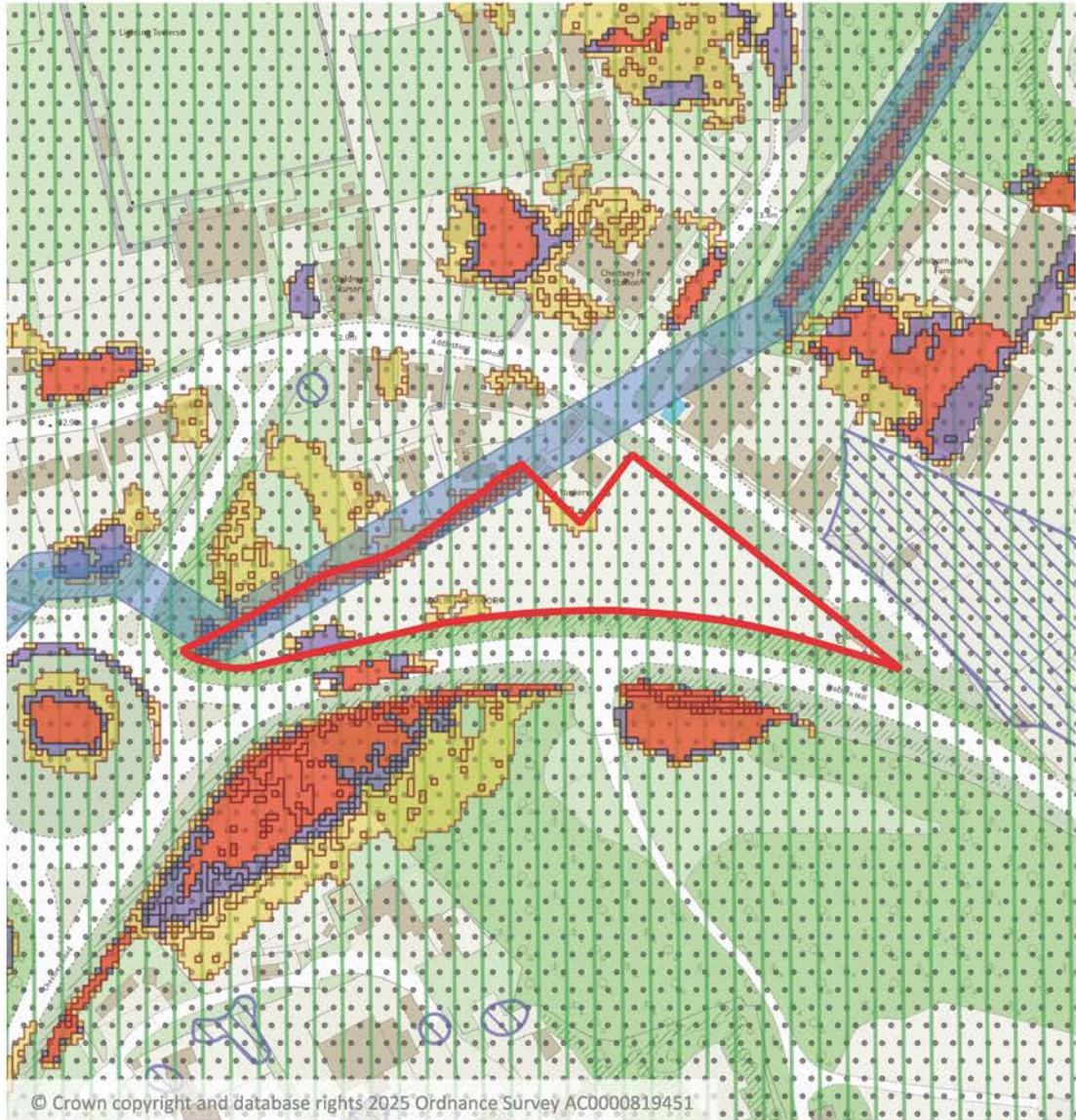
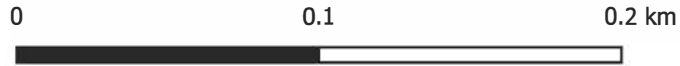
Other uses provided to the assessment of supply: given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered. It should be noted that in the site submission form that the 'Employment and Leisure would be considered as per previous submission as part of a mixed use' and thus are not considered as a standalone use.



Date: 22/12/2025

Site: 224 Name: Land adjacent to 62 Addlestone Moor, Addlestone

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH



Scale: 1:2,500

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCTs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



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SLAA 2025 officer site assessments

Site information

Site ID	226
Site Name	40 Crockford Park Road, Addlestone
Address	40 Crockford Park Road Addlestone
Postcode	KT15 2LX
Grid references	X: 505462 Y: 164348
Site area (ha)	1.2
How site was identified	Submitted as part of the 2016 SLAA process.
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.1ha – 8% PDL)
Surrounding uses	The site is on the edge of Addlestone with the River Bourne forming its eastern boundaries. Further south beyond the river the area is generally open. To the north, east and west of the site lies the residential area of Addlestone.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2	✓	Conservation Area	
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b	✓ (partial)	TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA	✓ (partial)	Public open space	
Within 5-7 km of TBH SPA	✓ (partial)	Physical	
SANGS		Access	
Other (please specify)	Biodiversity Opportunity Area (River Wey and tributaries)		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.
Biodiversity Opportunity Area	As BOAs are key areas where priority habitat can be created, improved or restored, and are identified as being most effective in the recovery of priority species in a fragmented landscape, proposals would need to take this into account.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.04/0192 Erection of one detached dwelling house and double garage. Reserved matters granted under application RU.07/0822. The scheme was subsequently amended through application RU.10/1031 (outline) (grant).</p> <p>RU.03/1097 Outline application for the erection of four dwellings (withdrawn).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	33 gross, 32 net.	As suggested by the site promoter.
Elderly people's housing, student halls			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	1-5 years.
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>Whilst part of this site is deemed to be PDL, for a redevelopment of the site to be considered acceptable, it would need to comply with part g of para 154 of the NPPF which states that the limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), is not inappropriate if it would:</p> <ul style="list-style-type: none"> – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority. <p>Given the very limited amount of development on the site it is considered that a development at the scale proposed would not comply with part g, as it would be likely to have a significantly greater impact on the openness of the Green Belt than the existing buildings.</p>
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	<p>The great majority of the site is also located in Flood Zone 3 where in addition to passing the sequential test, the exception test would also need to be applied and passed before development could be considered acceptable. In the absence of such an assessment being produced by the applicant and assessed by the relevant bodies, it has been assumed for the purpose of this high-level assessment that no additional development will occur in the part of the site located in Flood Zone 3.</p> <p>This leaves a very small part of the site in Flood Zone 2. Whilst a modest redevelopment may be possible within this area of the site and comply with current Green Belt policy, any net additional units are likely to fall within the windfall threshold.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The agent for the site owner has confirmed that it is available for development.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site could be redeveloped for a small increase in unit numbers if the sequential test could be passed given its previously developed status but its impact on the Green Belt would need to be carefully assessed.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes - if only the area in Flood Zone 2 was redeveloped. Further work would be required to explore whether the flooding constraints across the remainder of the site could be overcome.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

Given the Green Belt designation of the site and the flooding constraints, it is considered that this site only presents very modest opportunities for additional residential development.

Residential units provided to the assessment of supply: the site does not meet SLAA site requirements for five net additional dwellings. However, site may be able to accommodate a modest increase in the number of residential units in years 1-5, which would be accounted for through windfall.

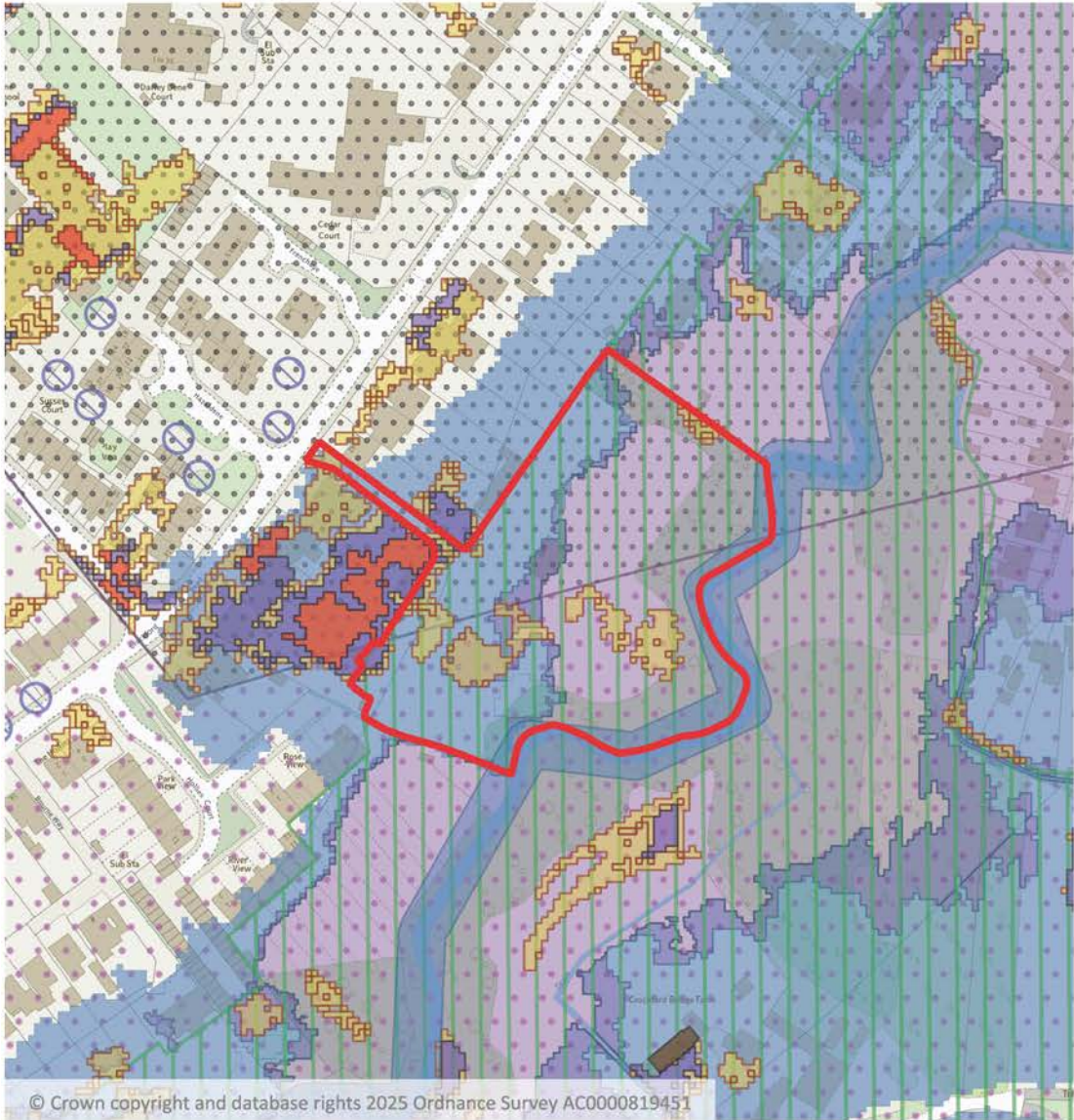
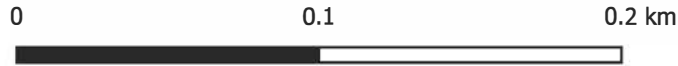
Other uses provided to the assessment of supply: none as the site promoter is only suggesting the site for residential development.



Date: 22/12/2025

Site: 226

Name: 40 Crockford Park Road, Addlestone



Scale: 1:2,500

- | | | | | | | |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



SLAA 2025 officer site assessments

Site information

Site ID	227
Site Name	Woburn Park Farm, Addlestone Moor, Addlestone
Address	Woburn Park Farm Addlestone Moor Addlestone
Postcode	KT15 2QF
Grid references	X: 505471 Y: 165780
Site area (ha)	8.5
How site was identified	Identified as part of the 2016 SLAA
Ownership type	Private
Existing use(s)	Vehicular storage, travelling show peoples' quarters and operating depot for Movie Makers and TEL businesses.
Is it Previously Developed Land (PDL) (Y/N)?	A large area of the site is assessed to be PDL
Surrounding uses	The north eastern boundary is formed by the River Bourne beyond which lies open land. To the south east lies a series of houses and flats. Woburn Hill (A317) and Addlestone Moor roads form the south western boundary beyond which lies open land and dwellings. To the north west lies a mix of uses including a BMX track, Philip Southcote School and Chertsey Fire Station.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	✓ (opposite)
Flood zone 2	✓ (partial)	Conservation Area	
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b	✓ (partial)	TPO	✓ (partial; 137, 444)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	✓ (partial and adjacent)
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Urban and Non-agricultural	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS	✓ (adjacent)	Access	
Other (please specify)	Within the Woburn Park Farm Park and Garden of Historic Interest.		

Site constraints (tick (✓) where relevant)

	<p>Adjacent to the Thorpe and Shepperton Biodiversity Opportunity Area.</p> <p>Part of the site is in a Minerals Safeguarding Area</p>
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If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
SANG	The impact of any potential development would have to take account of the Chertsey Meads SANG as part of the design and respond appropriately. This would be considered as part of the determination of any planning application.
Nationally Listed Building	The impact of any potential development would have to take account of the Nationally Listed Woburn Hill building as part of the design and respond appropriately. This would be considered as part of the determination of any planning application.
TPO	The potential impact of any development on the on-site TPOs would need to be taken into account as part of any development proposals, though it should be noted that there is very little of TPO 137 (if any) remaining according to aerial mapping records.
SNCI	The impact of any potential development would have to take account of the Chertsey Bourne at Chertsey Meads and Chertsey Meads SNCI's as part of the design and respond appropriately. This would be considered as part of the determination of any planning application.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.
Park and Garden of Historic Interest	The impact of any potential development would have to take account of the Woburn Farm Park and Garden of Historic Interest as part of the design and respond appropriately. This would be considered as part of the determination of any planning application.
Biodiversity Opportunity Area	The impact of any potential development would have to take account of the adjacent Thorpe and Shepperton Biodiversity Opportunity Area as part of the design and respond

	appropriately. This would be considered as part of the determination of any planning application.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.25/0540 Certificate of Proposed Lawful Development for: Erection of extension and alterations to building Permitted by Class H, Part 7 of the GDPO Movie Makers Ltd and Traylen Enterprises Ltd (TEL) (pending).</p> <p>RU.23/0726 The erection of 2 x replacement warehouses/operational buildings following the demolition of buildings 6 and 7. (grant).</p> <p>RU.20/1726 Certificate of lawfulness of existing use to confirm the current use of the land as a mixed use comprising: a. A permanent site for travelling show peoples' quarters which comprises of the following uses: the siting of caravans for residential purposes, the storage, repair and maintenance of vehicles, mobile homes, caravans and equipment and; b. An operating depot for Movie Makers and TEL (a business for the provision of vehicles, trailers, caravans, mobile homes and equipment to the entertainment industry) comprising the following uses: storage, maintenance and repair of vehicles, equipment, mobile homes, caravans and trailers and ancillary uses including an office use which is ancillary to operations of Movie Makers and TEL. (certificate granted).</p> <p>RU.19/0020 Certificate of Lawfulness of Existing Use and Development (CLEUD) for the use of land and buildings for the following purposes: a) Storage of vehicles, trailers, caravans, fairground rides and equipment; b) Maintenance of vehicles, trailers, caravans, fairground rides and equipment; c) Siting of caravans for residential use and associated storage and parking; d) Retail sale and leasing of caravans, RVs, trailers and parts; e) Offices; f) Use of the site 24 hours per day and all year. (Withdrawn).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	250	Suggested by site promoter.
Elderly people's housing, student halls	✓		
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)	✓		
Retail			
Food and drink			
Leisure	✓		
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	None given.
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Site suitability

Suitability information:	The site is located within the Green Belt where there is a presumption against inappropriate development. A large part of the site has however been granted a certificate of existing lawfulness under RU.20/1726 for a permanent site for Travelling Showperson's quarters and an operating depot for two commercial businesses. These elements of the site are considered to meet the definition of Previously Developed Land and therefore a redevelopment of the previously developed portion of the site for an alternative type of development is likely to be acceptable in principle, subject to compliance with paragraph 154(g) (or 155) of the NPPF and policies EE17 and EE19 of the Runnymede 2030 Local Plan.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The agent has indicated that the site is available.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is considered to be potentially achievable, however this would depend on the value of any residential scheme proposed at the site (which will depend on the number of units) versus the value of the existing businesses which exist currently on the site.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or developable (6-15 years)	6-10

Site SLAA Category

Deliverable/ developable / undeliverable	Developable
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Recommendation

The site promoter has stated the land could accommodate up to 250 dwellings. However, at the current time it is difficult to establish what number of residential units might be acceptable on this site under current Green Belt policy, and in the absence of a detailed assessment of potential harms. Whilst the PDL status of a large part of the site has been established through RU.20/1726, it is not clear as to how much floorspace/number of lorries/storage space in the lorries typically exists on the site and could be traded off with a residential redevelopment across this large site which benefits from extensive areas of open storage. Due to the PDL status of a large part of the site, the site may potentially be identified in the Green Belt review as grey belt land, but until the review is completed, for the purposes of this SLAA, the site will be considered to be situated in the Green Belt.

For the purpose of the SLAA, no estimate of unit numbers has therefore been provided. This position will be reviewed in future iterations of the SLAA if additional information is submitted by the applicant and / or identified through the Council's Green Belt review evidence.

Given the wording of Policy SL22 however that, 'The loss of authorised pitches and plots for Gypsies, Travellers and Travelling Showpeople to other uses will be resisted unless it can be demonstrated that there is a surplus supply of traveller pitches and plots for gypsies and travellers in the Borough' it is considered that the authorised Showmen's quarters should be excluded from any future redevelopment site, or the Quarters re provided as part of a wider scheme.

Residential units provided to the assessment of supply: 0

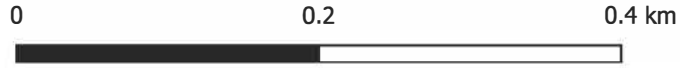
Other uses provided to the assessment of supply: The site promoter has also stated that they would consider commercial or leisure uses on the site. Both uses are considered acceptable in principle, however as outlined above, additional information from the site promoter would be required before the quantum of these types of development which may be acceptable could be assessed.



Date: 22/12/2025

Site: 227

Name: Woburn Park Farm, Addlestone Moor, Addlestone



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Scale: 1:5,000

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



SLAA 2025 officer site assessments

Site information

Site ID	264
Site Name	Addlestone West allocation
Address	Addlestone
Postcode	
Grid references	X: 505143 Y: 164691
Site area (ha)	0.85
How site was identified	Allocated in the Runnymede Local Plan 2030
Ownership type	Public, private. Several landowners
Existing use(s)	Mixed uses (primarily C and E uses)
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site abuts residential properties to the north and north-east and to the east, Addlestone Methodist Church. To the south, and on the opposite side of Station Road is the Civic Offices and the development which surrounds the offices known as Addlestone One. To the west the site abuts Crouch Oak Lane which largely comprises residential properties but also includes the Addlestone Baptist Church.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	✓ (24 and 24A High Street)
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partially)	SSSI	
Medium surface water flood risk	✓ (partially)	SNCI	
High surface water flood risk	✓ (partially)	LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA	✓ (partially)	Public open space	
Within 5-7 km of TBH SPA	✓ (partially)	Physical	
SANGS		Access	
Other (please specify)	Located within and adjacent to the Addlestone AQMA. Adjacent to the Locally Listed Addlestone Baptist Church and Addlestone Methodist Church. Within Addlestone Town Centre.		

Site constraints (tick (✓) where relevant)

	Adjacent to the Primary Shopping Area and opposite the Secondary shopping frontage.
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If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	Development proposals would have to take account of how they would impact the heritage assets and incorporate this into the design proposals.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.
AQMA	Proposals would need to take account of their impact on the AQMA, and also how the AQMA could affect any potential development.
Locally Listed Buildings	Development proposals would have to take account of how they would impact the heritage assets and incorporate this into the design proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	70	Minimum number based on Policy IE8 of the Runnymede Local Plan 2030.
Elderly people's housing, student halls	✓		

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail	✓	Up to 500sqm	Based on Policy IE8 of the Runnymede Local Plan 2030.
Food and drink	✓	Up to 500sqm	Based on Policy IE8 of the Runnymede Local Plan 2030.
Leisure			
Community uses	✓		Additional / replacement community and / or health facilities based on Policy IE8 of the Runnymede Local Plan 2030.
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	6-15 as suggested by RBC Assets.
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Site suitability

Suitability information:	The site is in the urban area, in a sustainable town centre location, near Addlestone Station. The site is also allocated for redevelopment in the Runnymede 2030 Local Plan. As such the redevelopment of this site for the purposes of this assessment is acceptable in principle.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	In years 6-15 according to RBC Assets. NHS Property Services continue to be supportive of the allocation, confirming that the site is available within the 6–10-year period for forms of residential development and/or other appropriate uses including healthcare depending on the needs of the area at the time.

Site achievability

Is the site achievable (Y/N)?	Yes
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Achievability information:	Based on feedback from RBC Assets and NHS Property Services.
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Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	Based on the information above, it is anticipated that the site could be deliverable in years 6-15.

Site SLAA Category

Deliverable/ developable / undeliverable	Developable
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Recommendation

The land is estimated to be capable of delivering a minimum of 70 residential units based on Policy IE8 of the Runnymede 2030 Local Plan, which also allocates the site for additional / replacement community and/or health facilities depending on local community needs at the time of a planning application. Based on feedback from RBC Assets and NHS Property Services, a 6–15-year timeframe is a realistic prospect for delivery.

Residential units provided to the assessment of supply: 70 as per Policy IE8 of the Runnymede 2030 Local Plan, over a 6–15-year timeframe.

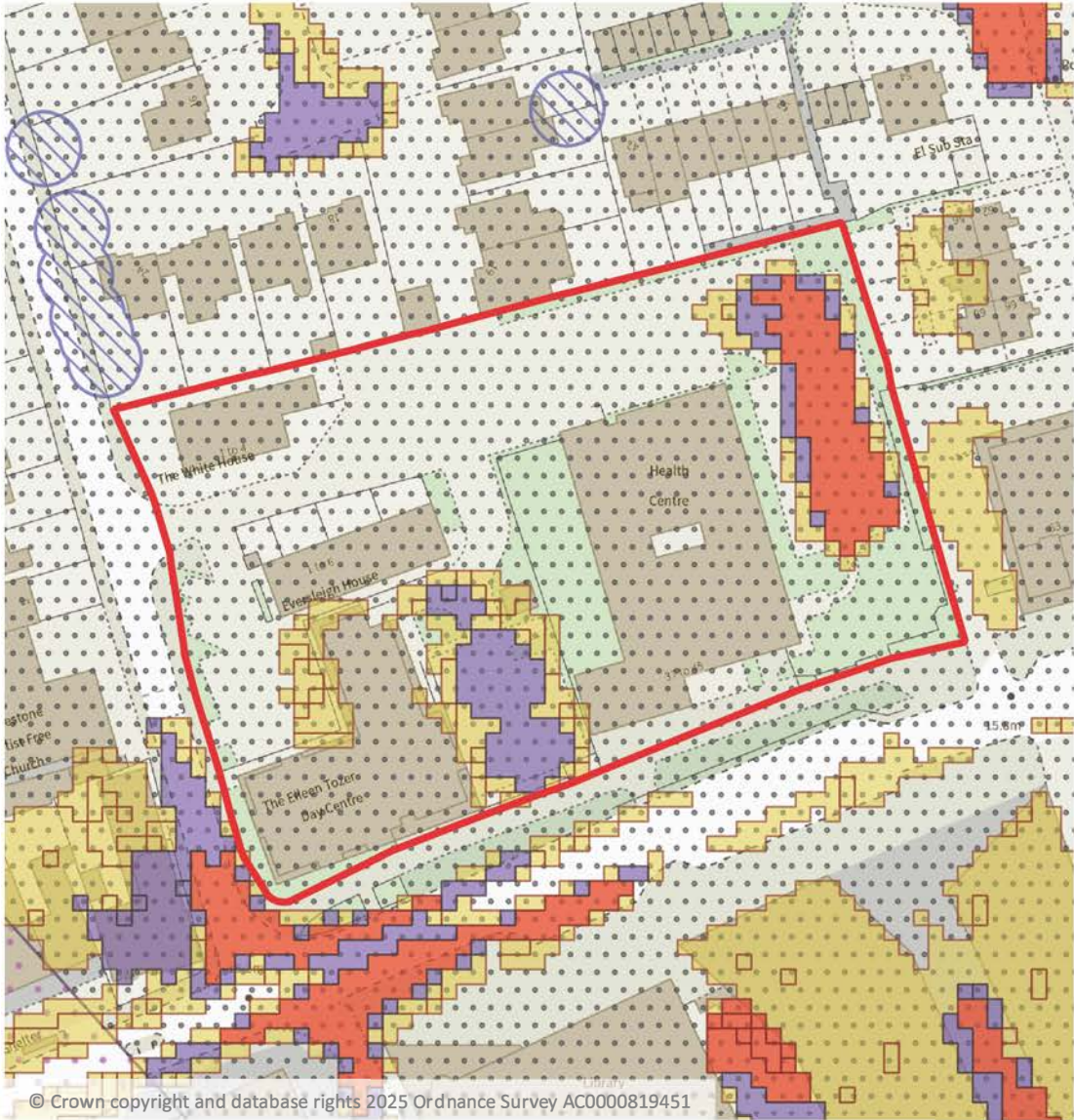
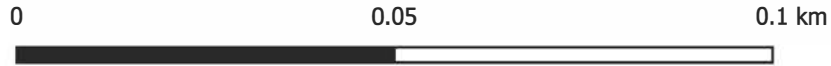
Other uses provided to the assessment of supply: due to the uncertainty around the potential delivery of this site, no additional floorspace is currently expected to come forward, however there is still a reasonable prospect of it being re-provided in line with the requirements of Policy IE8 of the adopted Runnymede 2030 Local Plan, and feedback from NHS Property Services. It should be noted, however, that no floorspace figures have been provided.



Date: 22/12/2025

Site: 264 Name: Addlestone West Allocation

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH



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Scale: 1:1,000

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



SLAA 2025 officer site assessments

Site information

Site ID	266
Site Name	Land west of St. George's College
Address	Land west of St. George's College
	Woburn Hill
	Addlestone
Postcode	
Grid references	X: 505634 Y:165549
Site area (ha)	0.45
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Private
Existing use(s)	Undeveloped land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is in the Green Belt and lies to the rear of properties situated on the A317 Woburn Hill. To the east the site adjoins the grounds of St. George's College, and to the north, south and west the grounds of residential properties.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Non-agricultural	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Within Grade II Woburn Farm Historic Park & Garden (on the HE Heritage at Risk Register)		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Historic Park and Garden	Any proposed development would have to take account of its impact on the Woburn Farm Historic Park and Garden's importance and be designed appropriately.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	6	Approximate density of 13.6dph. As set out by site promoter.
Elderly people's housing, student halls	✓		
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	1-5 years
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The agent submitted the site in 2016 and has confirmed in 2021 that it remains available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify its development.

Site deliverability

Can identified constraints be overcome (Y/N)?	No
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Is the site deliverable (0-5 years) or viably developable (6-15 years)	As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify its development.
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Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

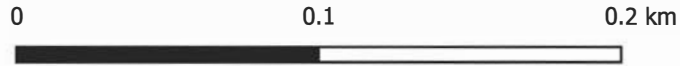
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.



Date: 22/12/2025

Site: 266 Name: Land West of St George's College, Woburn Hill, Addlestone



Scale: 1:2,500

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



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SLAA 2025 officer site assessments

Site information

Site ID	274
Site Name	Allington & 37, 47, 57 Howard's Lane
Address	Allington & 37, 47, 57 Howard's Lane Addlestone
Postcode	KT15 1ET
Grid references	X:503443 Y: 163534
Site area (ha)	2.1
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Multiple private ownerships
Existing use(s)	Residential woodland
Is it Previously Developed Land (PDL) (Y/N)?	Partially (circa 0.3ha – 14% PDL)
Surrounding uses	The site is located to the west of the urban area of Row Town. To the east of the site, there is residential development along with private gardens and wooded areas and to the north and west of the site is Hare Hill, which is SANG and protected by a TPO. Beyond the access road that makes up the southern boundary are residential dwellings and private gardens which make up SLAA site 'Land at Hawthorne' (number 154).

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	✓ (221)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Grade 4 / Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS	✓ (adjacent)	Access	
Other (please specify)			

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Agricultural Land Classification	As this site is ALC Grade 4 / Urban, the land is not of sufficient quality to merit special consideration in the planning process.
SANGS	Any development would have to ensure that it did not encroach upon or negatively impact upon the adjacent Hare Hill SANG.
TPO	Any development would have to ensure that it did not negatively impact upon the existing area TPO which covers the rear (western) part of the site.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	60 gross, 54 net.	Indicative dwelling mix 15% 1 Bed, 30% 2 bed, 40% Bed. Circa 30dph.
Elderly people's housing, student halls			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	6-10 years
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>Overall, it is considered that the comprehensive redevelopment proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site owner / promoter has indicated that the site is available in years 6-10.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The proposed level of development would result in a greater amount of development on site than is currently present. It is considered that this would lead to adverse impacts on the openness of this Green Belt site, and therefore development of the site for the proposed quantum of development would not be considered achievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	The site could be delivered in years 6-10, provided that the SANG and TPO areas were not affected in a negative way, and the site capacity is reduced to be sensitive to the openness of the Green Belt.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

Parts of the site is previously developed, and limited development / redevelopment may be possible, dependent on a proposal's impacts on the openness and purposes of the Green Belt when compared to the existing development on site, as well as the impacts on the adjacent SANG and onsite / surrounding TPO. It is considered that a proposal for 56 units as promoted, being significantly higher than the current level of development, would lead to adverse impacts on the openness of the Green Belt than the current dwellings, and would be unacceptable in Green Belt terms.

For the purposes of this SLAA, a suitable density and site capacity cannot be determined until a detailed assessment is made on potential harms to the Green Belt. Therefore, the site will not be added into the trajectory but recorded for the purposes of the SLAA.

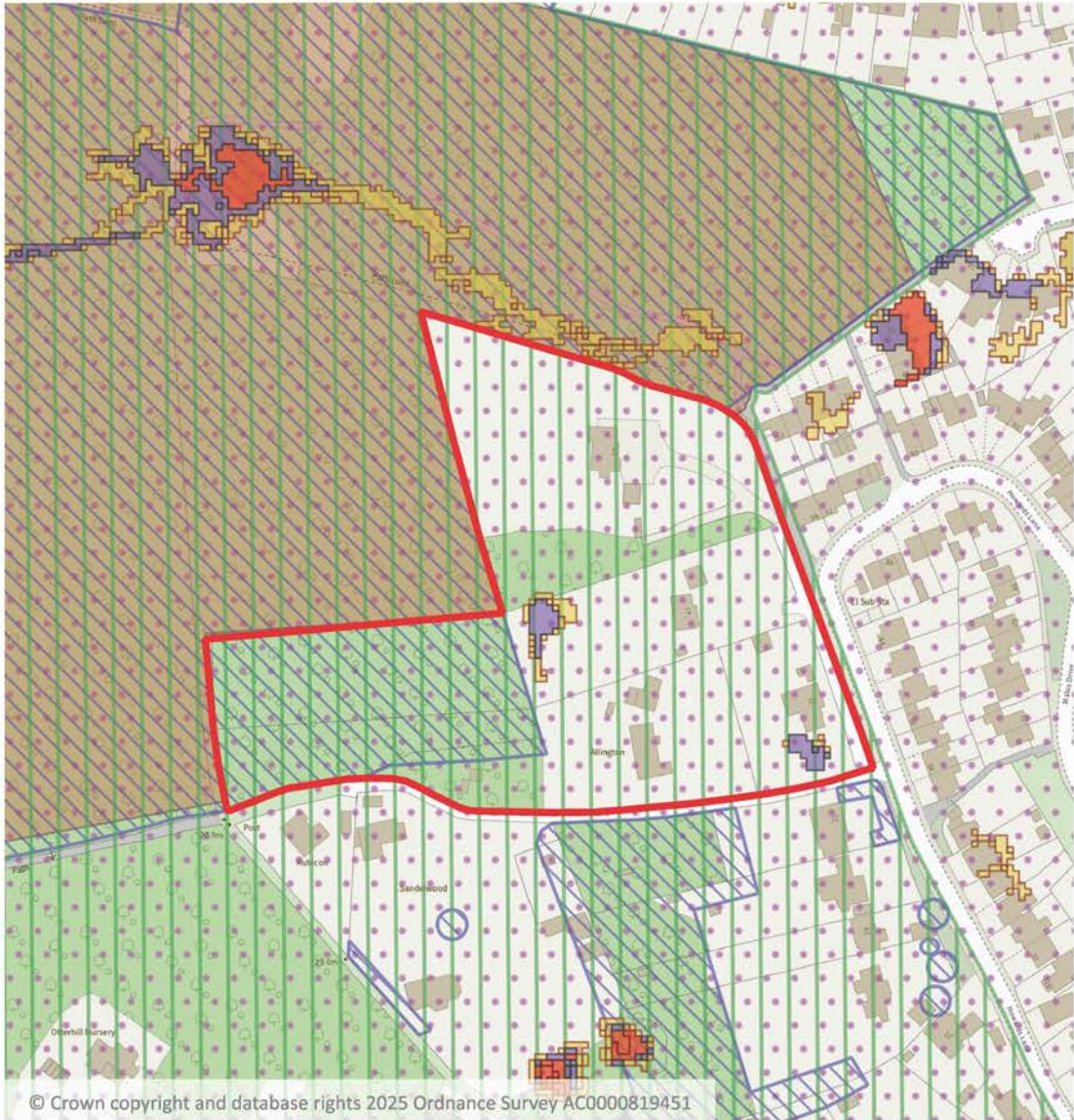
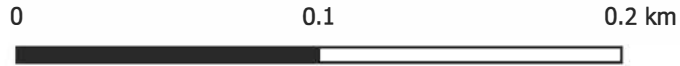
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: Other uses have not been considered as the site has only been promoted for residential development.



Date: 22/12/2025

Site: 274 Name: Allington & 37,47,57 Howards Lane, Addlestone



Scale: 1:2,500

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



SLAA 2025 officer site assessments

Site information

Site ID	300
Site Name	Land adjacent 70 Crockford Park Road, Addlestone
Address	Land adjacent 70 Crockford Park Road Addlestone
Postcode	KT15 2LU
Grid references	X: 505646, Y: 164525
Site area (ha)	0.57
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Private
Existing use(s)	Residential gardens and outbuildings
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	Site is bound by residential development to the west, north and south and by the River Bourne to the east, which beyond this there is further residential development.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2	✓	Conservation Area	
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b	✓ (partial)	TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Within the River Wey (plus tributaries) Biodiversity Opportunity Area.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.
Biodiversity Opportunity Area	As BOAs are key areas where priority habitat can be created, improved or restored, and are identified as being most effective in the recovery of priority species in a fragmented landscape, proposals would need to take this into account.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	6	
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Food and drink			
Leisure	✓		
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	1-5 years
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed (in Green Belt terms) is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p> <p>In addition to Green Belt constraints, the majority of the site is located in Flood Zone 3 where in addition to passing the sequential test, the exception test would also need to be applied and passed before development could be considered acceptable. In the absence of such an assessment being produced by the applicant and assessed by the relevant bodies, it has been assumed for the purpose of this high-level assessment that no additional development will occur in the part of the site located in Flood Zone 3.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site promoter has confirmed that the site is available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify its development. The flooding constraints on the site could also render the site unachievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	No As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify its development. It has also not been determined if the flooding constraints which impact the majority of the site could be overcome.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

Given the Green Belt and significant flood risk constraints on site, the site is not considered suitable for development.

Residential units provided to the assessment of supply: 0

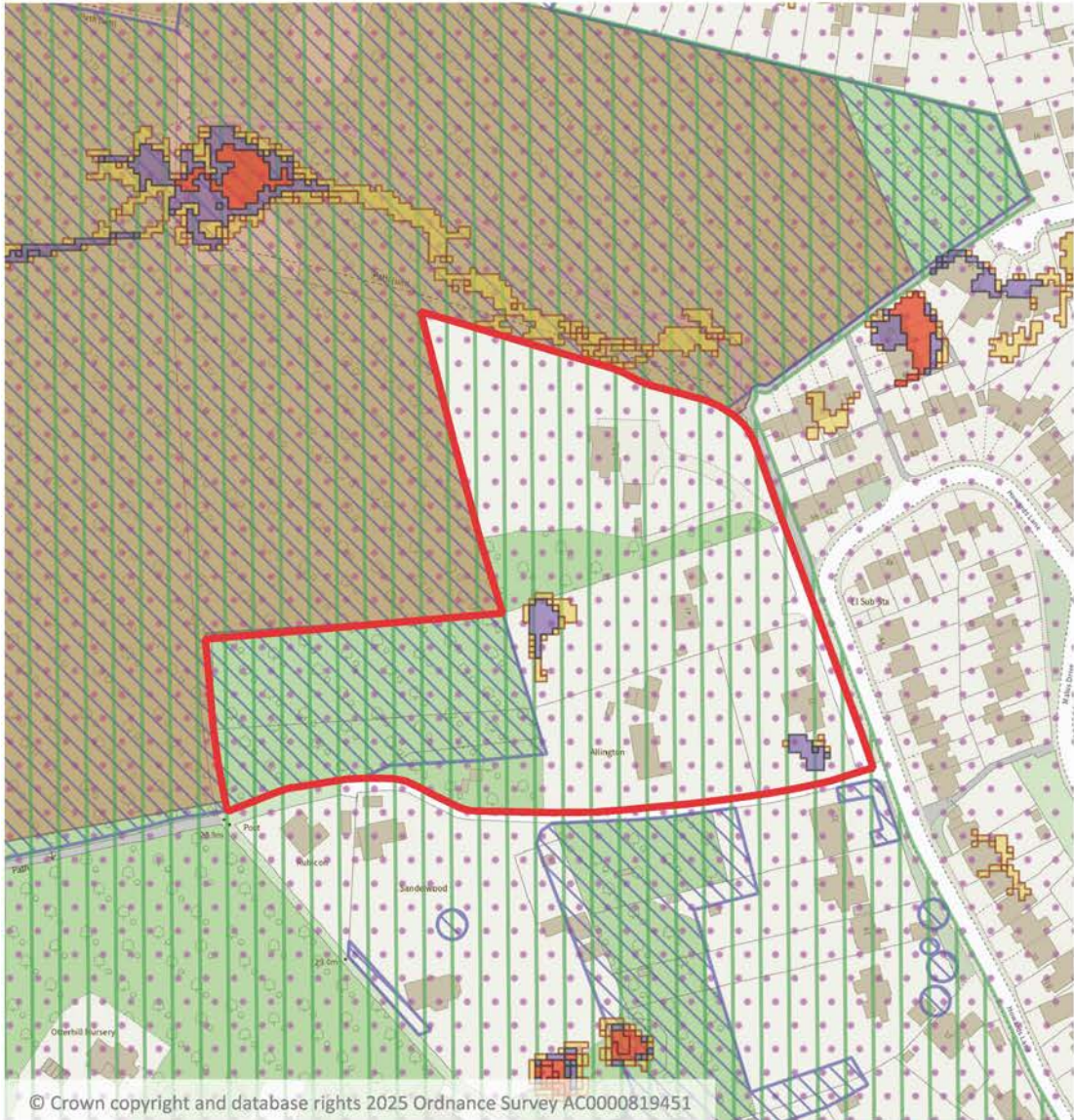
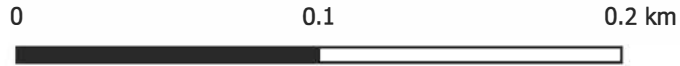
Other uses provided to the assessment of supply: due to the concerns outlined above, other uses have not been considered.



Date: 22/12/2025

Site: 274 Name: Allington & 37,47,57 Howards Lane, Addlestone

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH



Scale: 1:2,500

- | | | | | | | |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



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SLAA 2025 officer site assessments

Site information

Site ID	316
Site Name	Units 4-8 Weybridge Business Park, Addlestone
Address	Units 4-8 Weybridge Business Park Addlestone
Postcode	KT15 2UP
Grid references	X: 506298 Y: 164643
Site area (ha)	2.36
How site was identified	Submitted as part of the 2018 SLAA
Ownership type	Private
Existing use(s)	Commercial (use Class E)
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Units 4-8 are bound to the east by the Wey Navigation and there are further commercial uses to the south and north. Hamm Moor Lane lies to the west, beyond which lies residential and some commercial uses.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2	✓	Conservation Area	✓ (adjacent)
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b	✓ (partial)	TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	✓ (adjacent)
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Urban / non-agricultural	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Within the Weybridge and Bourne Business Park and Waterside Trading Estate Strategic Employment Area.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Conservation Area	The potential impact of any development on the adjacent River Wey Navigation Conservation Area would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the adjacent Wey Navigation SNCI would need to be taken into account as part of any development proposals.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.23/1066 Demolition of existing buildings and the development of employment units (Classes E(g)ii, E(g)iii, B2 and B8) with ancillary office accommodation, vehicular accesses, associated external yard areas, car parking, servicing, external lighting, hard and soft landscaping, infrastructure, and all associated works (grant). Discharge of conditions granted under RU.24/0616 and RU.24/0617, RU.24/0620, RU.24/1122 and RU.24/1123.</p> <p>RU.23/1142 Prior approval for the demolition of 7no. office buildings (grant).</p> <p>RU.22/0776 Industrial redevelopment to provide x3 units within Classes E(g)ii (Research and development), E(g)iii (Industrial processes), B2 (General industrial) and B8 (storage and distribution) use, with ancillary office accommodation, new vehicular access, associated external yard areas, HGV and car parking, servicing, external lighting, hard and soft landscaping, infrastructure and all associated works following the demolition of existing buildings (appeal refused).</p> <p>RU.21/0432 Hybrid planning application for the demolition of existing buildings and redevelopment of the site, consisting of: (i) Outline planning permission with all matters reserved (other than access) for hotel accommodation (Use Class C1), leisure and health</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>club and bar/restaurant with associated vehicle parking, landscaping and associated works; and</p> <p>(ii) Full planning permission for a multi storey car park and surface parking, internal roads, vehicle access, landscaping, together with associated and ancillary works including utilities and surface water drainage; and</p> <p>(iii) Full planning permission for replacement plant and new building entrances for Buildings 5 and 6 (Withdrawn).</p> <p>RU.20/1098 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 70 residential units (42 in Building 2 and 28 in Building 3), under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (refuse).</p> <p>RU.19/1605 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3), under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (also k/as Units 2 & 3) (refuse).</p> <p>RU.15/0798 Refurbishment and extensions to Units 4-8 including their part demolition to provide two separate two storey office buildings; and the demolition and redevelopment of Unit 9 to provide a new three storey B1 office building within the southern part of Weybridge Business Park; retaining the associated car parking (261 spaces) and landscape improvement works. Now k/as Units 4, 5 & 6 (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Traveller accommodation			
Commercial (E use classes)	✓	-269sqm	Loss of -16,536sqm and gain of 15,998sqm as per application RU.23/1066. Net loss of 538sqm.
Employment (B2 and B8 use classes)	✓	-269sqm	Loss of -16,536sqm and gain of 15,998sqm as per application RU.23/1066. Net loss of 538sqm.
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years.
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Site suitability

Suitability information:	The permitted application which is having its conditions discharged (RU.23/1066) would result in a net loss of 538sqm of employment floorspace. Despite this, for the purposes of this assessment the site is suitable for this redevelopment due to the site's location in the urban area, as well as being in the Weybridge and Bourne Business Park and Waterside Trading Estate Strategic Employment Area.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for employment redevelopment as promoted through the submission of RU.23/1066.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As RU.23/1066 is having its conditions discharged it is deemed achievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years as the permitted application (RU.23/1066) is having its conditions discharged.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

As this site has a granted permission for employment-led redevelopment under RU.23/1066 and the redevelopment of this site is now coming forward considering the associated conditions are being discharged, it can (for the purposes of this assessment) be considered suitable, available and deliverable. However, as its redevelopment would result in a net loss of 538sqm of floorspace, it will not be included in the trajectory but recoded for audit purposes.

Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: 0 as the permission that is being implemented would result in a net loss of floorspace, but it will be recorded for audit purposes.

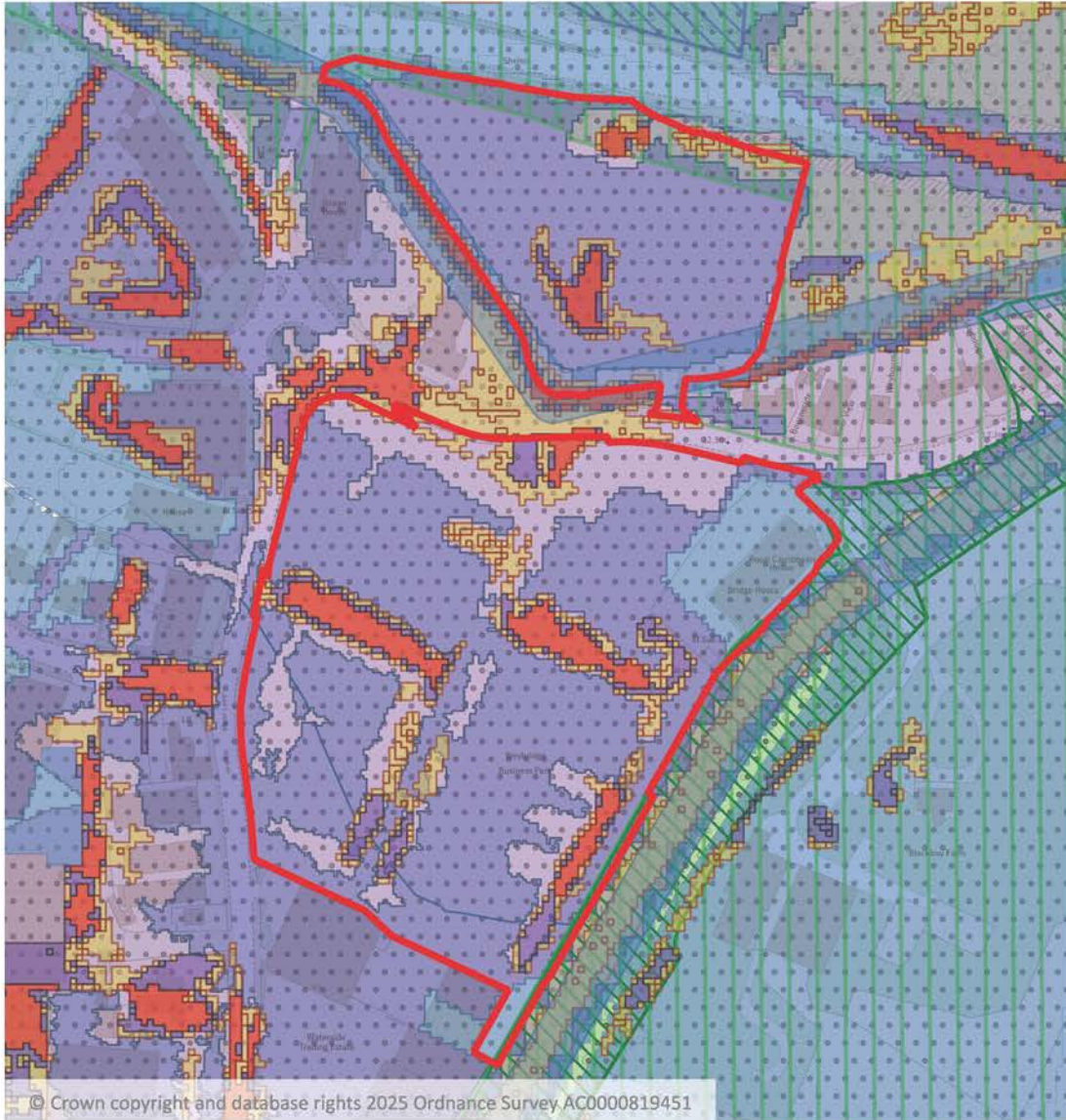
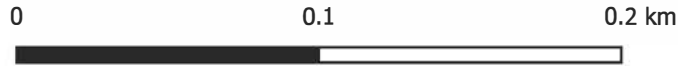


Date: 22/12/2025

Site: 316

Name: Units 4-8 Weybridge Business Park, Addlestone

Runnymede Borough Council
 Runnymede Civic Centre
 Station Road
 Addlestone
 Surrey KT15 2AH



Scale: 1:2,500

- | | | | | | | |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



SLAA 2025 officer site assessments

Site information

Site ID	318
Site Name	Addlestone East
Address	Addlestone East
	Addlestone
Postcode	
Grid references	X: 505514 Y: 164829
Site area (ha)	0.3
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Retail and financial and professional services premises, residential, car wash and valeting facility.
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is in the urban centre of Addlestone and fronts onto Station Road (previously incorporating no's 157-175). All the buildings within the site, with the exception of no. 157, have been demolished. The demolished buildings were previously commercial / retail units, some of which had residential units above. The site is approximately square and is bound on all sides by roads. In the rear part of the site was a car wash and valet premises.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2	✓ (partial)	Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk		SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Within the Primary Shopping Area. Within Addlestone Town Centre.		

Site constraints (tick (✓) where relevant)

	Within the secondary shopping frontage.
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If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.22/1373 Development at 159-175 Station Road, Addlestone to provide a development of 3-6 storeys, comprising 75 affordable residential units, 330 sqm of commercial floorspace at ground floor level (Use Class E) and associated access, car and cycle parking, bin stores, plant, landscaping and amenity space (granted 7 October 2024).</p> <p>RU.18/0743 Redevelopment of land and buildings at 159-175 Station Road, Addlestone to provide a development of 2-6 storeys, comprising 75 residential units (Use Class C3), flexible retail floorspace on the ground floor (Use Class A1, A2, A3) and associated access, car and cycle parking, bins stores, plant, landscaping and amenity space (grant). Subsequent discharge of conditions application under RU.18/1513.</p> <p>RU.18/0744 Prior Notification for the proposed Demolition of existing buildings (as hatched in red on drawing No. 160239-3DR-A-00-DR-B-015 Rev 1) within the application site of 159-175 Station Road, Addlestone (grant).</p> <p>RU.12/0577 Retrospective planning permission for the use of the rear part of the site for a car washing and valeting facility (Sui generis use) and alterations to existing premises to increase height at rear, formation of new rear access including roller shutter door, formation of new front access, new roller shutter door (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	75	In line with RU.22/1373.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓	330sqm	In line with RU.22/1373
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years.
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Site suitability

Suitability information:	The site is suitable (for the purposes of this assessment) as it has previously been granted planning permission under RU.22/1373. It has also been allocated as part of the Runnymede Local Plan 2030 under Policy IE7.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available as it has been granted planning permission under RU.22/1373. It has also been allocated as part of the Runnymede Local Plan 2030 under Policy IE7.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as it has been granted planning permission under RU.22/1373. It has also been allocated as part of the Runnymede Local Plan 2030 under Policy IE7.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is suitable for the purposes of this assessment as it currently benefits from an extant planning consent under RU.22/1373 permitted on 07/10/2024. It has also been allocated as part of the Runnymede Local Plan 2030 under Policy IE7.

Residential units provided to the assessment of supply: 75 (net) as per RU.22/1373.

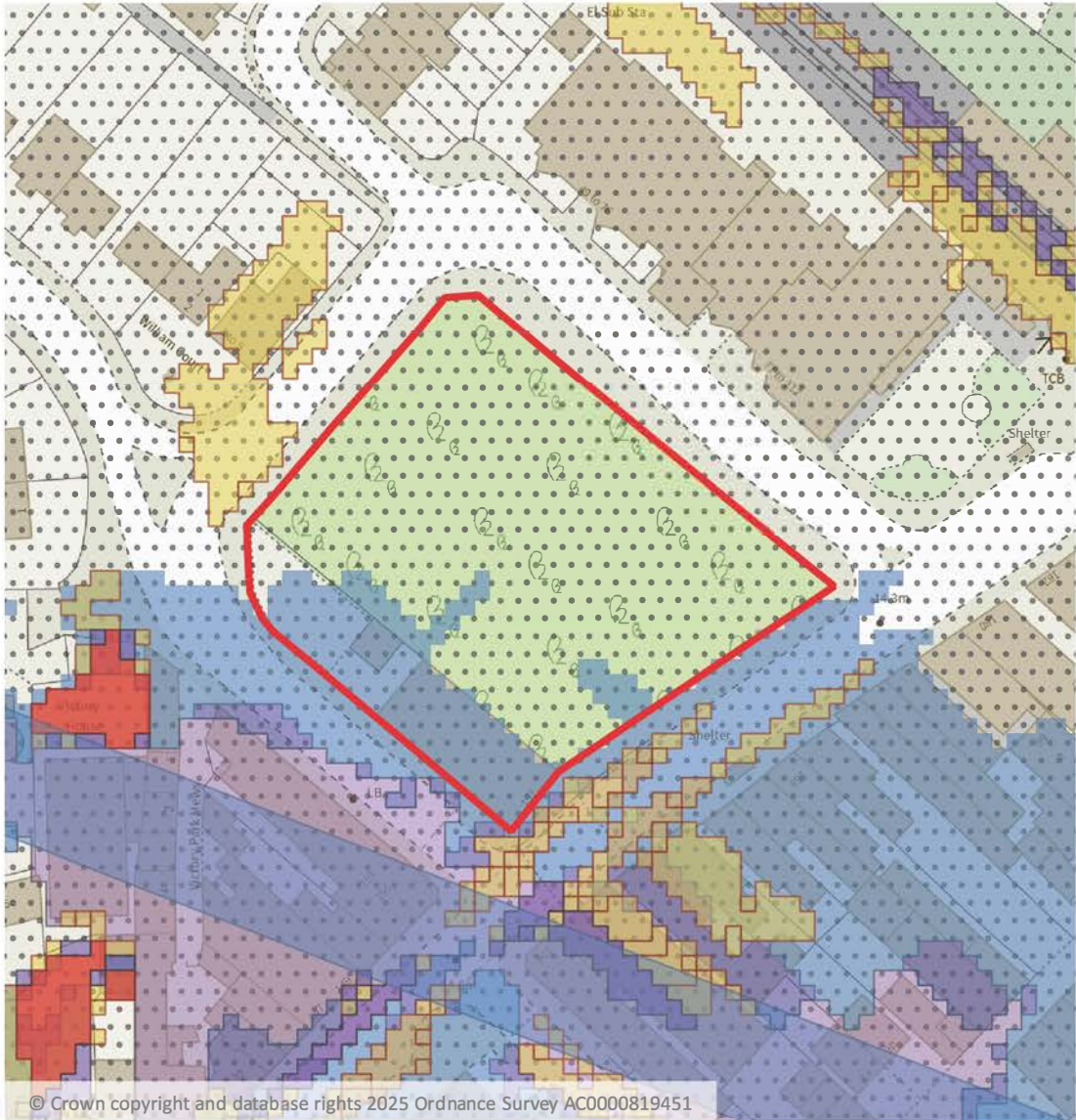
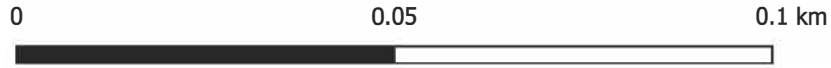
Other uses provided to the assessment of supply: 330sqm Class E floorspace as per RU.22/1373.



Date: 22/12/2025

Site: 318 Name: Addlestone East Allocation

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH



- Site Outline
- Flood Zone 3b
- Conservation Areas
- SSSIs
- Flood Zone 2
- Green Belt
- Ancient Woodland
- SNICs
- Flood Zone 3a
- SANGS
- TPOs
- LNRs
- Nationally Listed Buildings
- Locally listed buildings
- ROFSW - Medium
- Within 5-7 km of TBH SPA
- Watercourse buffer
- ROSFW - Low
- Within 5 km of TBH SPA
- ROFSW - High

Scale: 1:1,000



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SLAA 2025 officer site assessments

Site information

Site ID	325
Site Name	King Oak Fields, Rowtown
Address	King Oak Fields Old Road Addlestone
Postcode	KT15 1EW
Grid references	X: 503693 Y: 163029
Site area (ha)	5.1
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Multiple private
Existing use(s)	Grazing
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is adjacent to the DEFRA veterinary labs which lie to the south east. The western boundary lies adjacent to the Rowtown urban area and to the south of the site is a service road to vet labs. To the north of the site are residential properties located both in Rowtown and Old Road. To the east of the site is the Local Plan allocation site of Parcel B, Vet Labs site (Policy SL11).

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	✓ (40m north)
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk		SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Grade 4 / Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	Site lies adjacent to an area of high archaeological potential. Article 4 Direction which has restricted some permitted development rights.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development
Nationally Listed Building	Development proposals would have to take account of how they would impact the nearby Nationally Listed Old Thatched Cottage, Old Road and respond as appropriate.
Agricultural Land Classification	As this site is ALC Grade 4 / Urban, the land is not of sufficient quality to merit special consideration in the planning process.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	150	At 30dph, as suggested by site promoter.
Elderly people's housing, student halls	✓		
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	6-10
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	Land promoter suggests that 87.5% site is available in years 6-10

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify its development.

Site deliverability

Can identified constraints be overcome (Y/N)?	No As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify its development.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

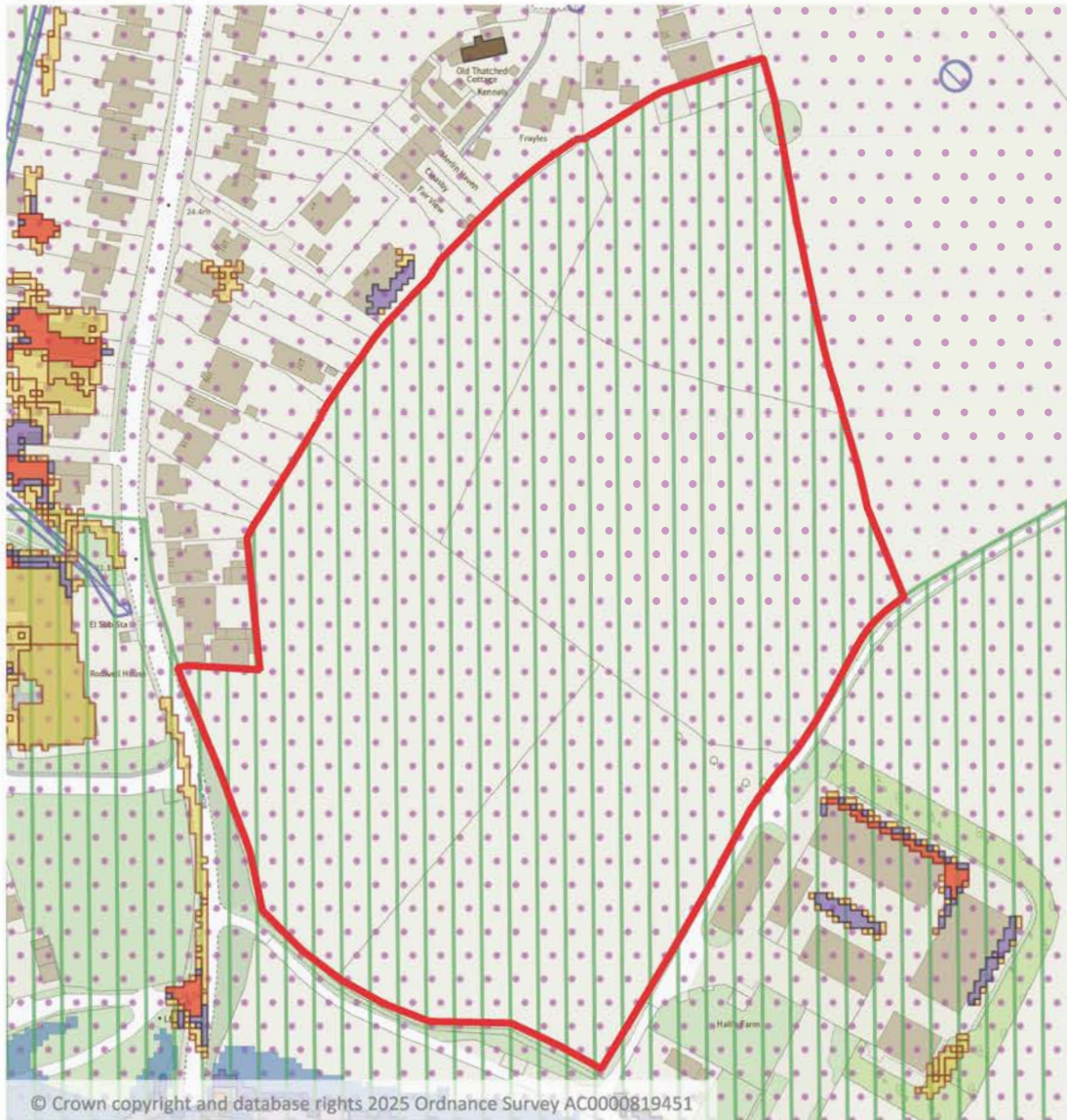
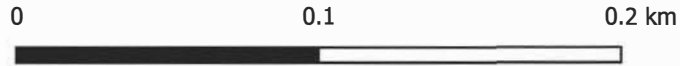
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.



Date: 22/12/2025

Site: 325 Name: King's Oak Fields, Row Town, Addlestone



Scale: 1:2,500

- | | | | | | | |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



SLAA 2025 officer site assessments

Site information

Site ID	349
Site Name	Clifton Garden Centre
Address	Woburn Hill
	Addlestone
Postcode	KT15 2QG
Grid references	X: 505484 Y: 165313
Site area (ha)	2.1
How site was identified	Submitted through the 2020 call for sites
Ownership type	Private
Existing use(s)	Garden centre
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The northern and eastern boundaries of the site abut residential dwellings along Woburn Hill. To the south and west the adjoining land is open fields / agricultural land.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Grade 3 / non-agricultural	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Opposite the Woburn Farm Park and Gardens of Special Historic Interest. Area of High Archaeological Potential in the southern half of the site (Late Bronze Age - Early Iron Age settlement site).		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Any proposed redevelopment of the site would need to be able to prove that it meets the criteria in the NPPF setting out what constitutes appropriate development in the Green Belt and / or it would have no greater impact on the openness of the Green Belt than the existing development on site.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Agricultural Land Classification	As this site is partially ALC Grade 3, the land may require further investigation to determine whether it is 3a or 3b, with the former being considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
Park and Gardens of Special Historic Interest	Any development proposal would have to take account of its potential impact upon the setting of the Woburn Park Farm Park and Gardens of Special Historic Interest as respond accordingly.
Area of High Archaeological Potential	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.22/1535 Erection of 74 residential dwellings with associated parking, landscaping, and drainage features following the demolition of garden centre buildings (amended description/ plans) (grant). Discharge of conditions granted under RU.25/0837, RU.25/1211, RU.25/1054, RU.25/1178, RU.25/1225, RU.25/1272 and RU.25/1294.</p> <p>RU.21/1717 Application for a Lawful Development Certificate for an existing use of the site as a Retail Garden Centre, Café and Office Use -Class E (amended description 27.09.2022) (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g.	✓	74	As per permission RU.22/1535.

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	1-5 years
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Site suitability

Suitability information:	As this site has been granted planning permission for 74 units under RU.22/1535 it is considered to be suitable for this level of development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	As this site has been granted planning permission for 74 units under RU.22/1535 it is available for this level of development.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As this site has been granted planning permission for 74 units under RU.22/1535 it is considered to be viable for this level of

	development. This discharge of conditions applications show that development is progressing.
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Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

As this site has been granted planning permission for 74 units under RU.22/1535 (on 14/05/2025) it is considered to be suitable and achievable for this level of development. The discharge of conditions applications show that the development is progressing. These units will be added into the trajectory.

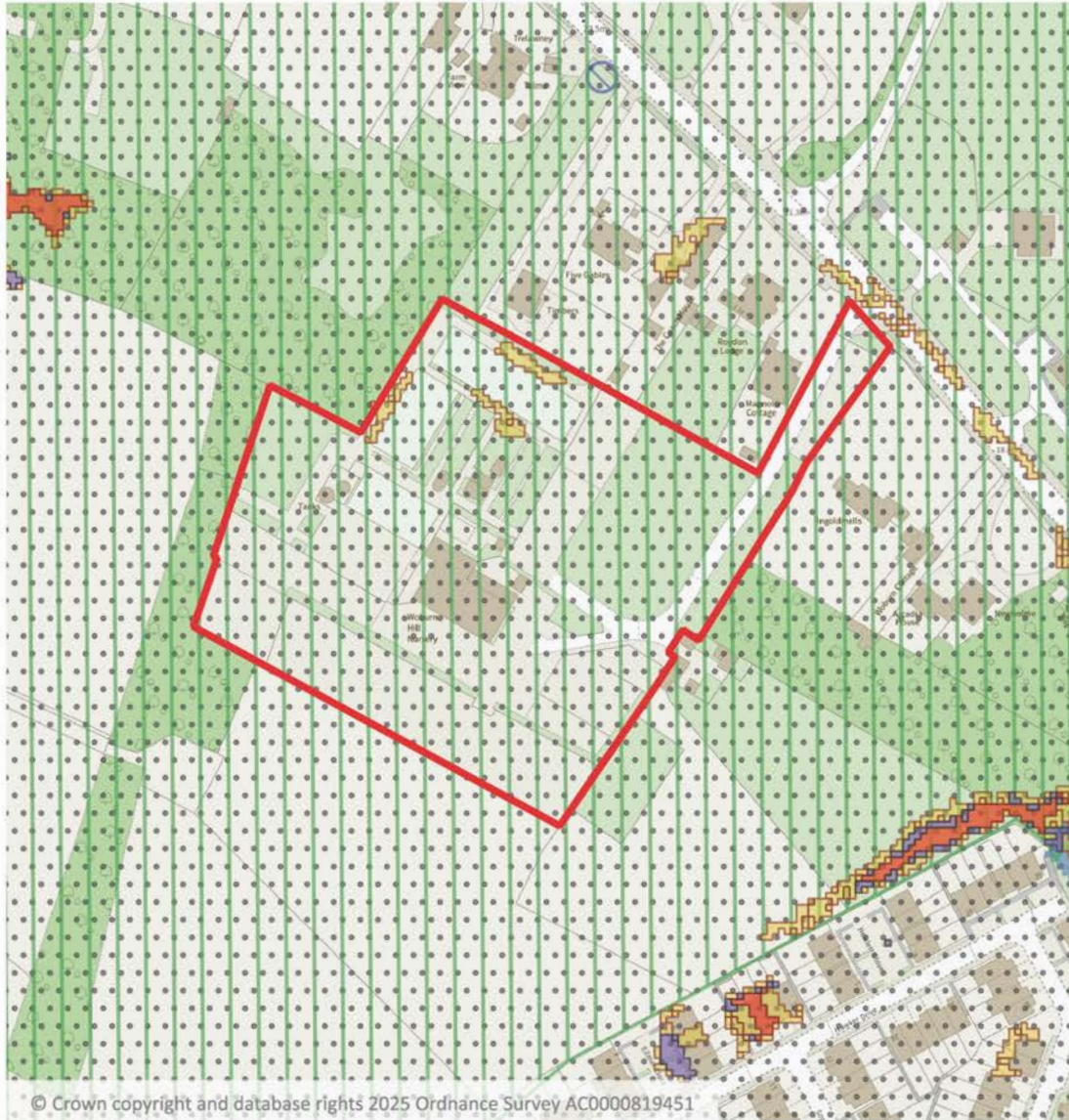
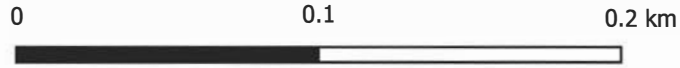
Residential units provided to the assessment of supply: 74 (net).

Other uses provided to the assessment of supply: As the site promoter indicated that they did not want to promote the site for other uses e.g. economic, retail leisure etc. it has not been assessed for these types of development.



Date: 22/12/2025

Site: 349 Name: Clifton Garden Centre, Woburn Hill, Addlestone



Scale: 1:2,500

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNICs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



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SLAA 2025 officer site assessments

Site information

Site ID	350
Site Name	Hamm Court Farm
Address	Hamm Court Farm Hamm Court Addlestone
Postcode	KT13 8XZ
Grid references	X: 506671 Y: 165431
Site area (ha)	3.64
How site was identified	Submitted via the 2020 Call for Sites
Ownership type	Private
Existing use(s)	One residential property and manufacturing
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the west of the site lies the residential properties in the Hamm Court Estate, as well as allotments. Otherwise, the site is surrounded by open fields / agricultural land.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2	✓	Conservation Area	✓ (River Wey 125m to the SE)
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b	✓ (partial)	TPO	✓ (449 adjacent)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Grade 1	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Contains an area of High Archaeological Potential / County Sites of Archaeological Importance The site is adjacent to the River Wey (plus tributaries) Biodiversity Opportunity Area The Locally Listed The Pigeon House sits at the centre of the site. Most of the site is in a Minerals Safeguarding Area		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is ALC Grade 1, it is considered as some of the Best and Most Versatile (BMV) land, which merits consideration in the planning process.
Conservation Area	The potential impact of any development on the nearby River Wey Navigation Conservation Area would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on the adjacent area TPO (449) would need to be taken into account as part of any development proposals.
Area of High Archaeological Potential / County Sites of Archaeological Importance	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.
Biodiversity Opportunity Area	The potential impact of any development on the River Wey (plus tributaries) BOA would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on The Pigeon House Locally Listed Building would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.24/1388 Redevelopment and demolition of existing buildings to provide 29 dwellings including 11 affordable dwellings with detached energy centre and access from Hamm Court and extensive landscaping (refused). RU.22/1798

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>Redevelopment and demolition of existing buildings to provide 29 including 11 affordable dwellings with detached energy centre with access from Hamm Court. (appeal withdrawn).</p> <p>RU.21/0833 Redevelopment and demolition of existing buildings to provide 26 dwellings with access from Hamm Court, extensive landscaping, and private residents' parkland (refuse).</p> <p>RU.18/0092 Proposed erection of a single storey extension to existing barn building following the demolition of existing outbuildings (granted).</p> <p>RU.13/0356 Retrospective planning permission for a single storey rear extension and new roof over former piggery building now used as office space (granted).</p> <p>RU.08/1076 Demolition of existing buildings and erection of 9 no x two storey dwellings, works to Listed Pigeon House and alterations to existing dwelling (refused).</p> <p>RU.06/0781 Retention of new attached workshop following the demolition of existing attached workshop (granted).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	26 gross, 25 net	As proposed by the site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	1-5 years.
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Site suitability

Suitability information:	The site is partially PDL in the Green Belt, so the principle of development could be established if the NPPF criteria were met. However, there are significant concerns about whether it can be proven that a development at this site will be safe for its lifetime, taking into account the vulnerability of its users. This reflects the reasons for refusal under RU.08/1076, RU.22/1798 and RU.24/1388 on flood risk grounds. It would also need to be proven that development at the site would not increase flood risk elsewhere. Until these issues can be resolved this site cannot be considered suitable.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The agent for the site has confirmed that the site is available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	Due to the flooding concerns and previous planning history, currently it is not possible to conclude that the site is achievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	No
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

The site is not considered to be suitable or achievable due to the flood risk concerns raised during the course of RU.08/1076, RU.21/0833, RU.22/1798 and RU.24/1388 which are yet to be overcome. Therefore, the site will not be counted as providing any units towards the supply.

Residential units provided to the assessment of supply: 0

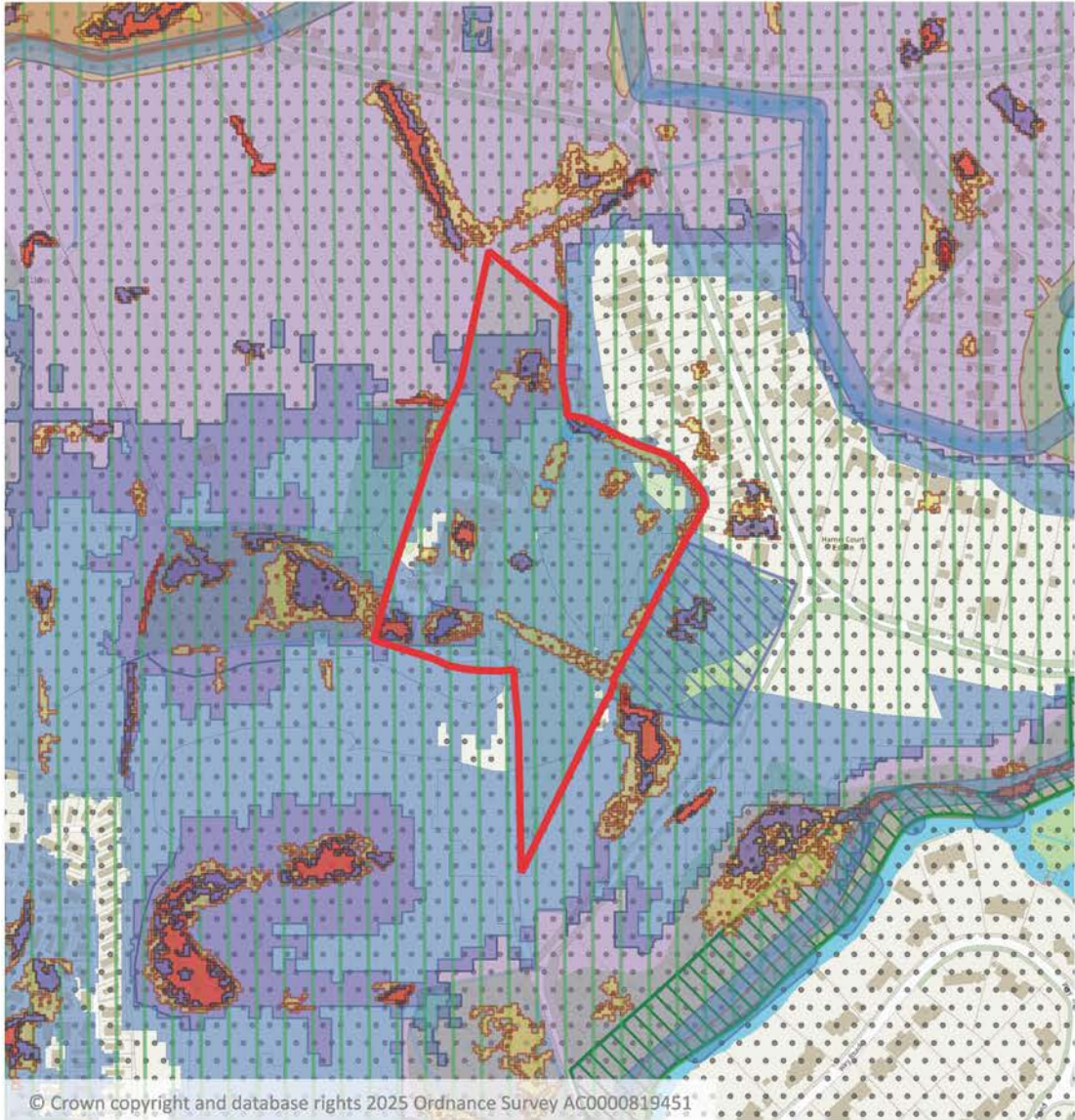
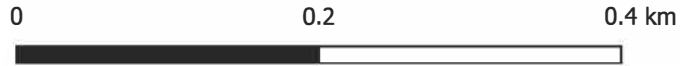
Other uses provided to the assessment of supply: the site was only submitted for potential residential development, with the promoter indicating that they did not want to promote it for any other uses.



Date: 22/12/2025

Site: 350

Name: Hamm Court Farm, Hamm Court, Addlestone



Scale: 1:5,000

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



SLAA 2025 officer site assessments

Site information

Site ID	358
Site Name	Middlesex Court, Addlestone
Address	Middlesex Court Garfield Road Addlestone
Postcode	KT15 2NL
Grid references	X: 505192 Y: 164408
Site area (ha)	1.75
How site was identified	RBC owned land
Ownership type	Public
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the west of the site lies Darley Dene Infants School, with most of the surrounding land uses / developments being houses and flats. To the north lies the mixed-use development of Addlestone One which comprises flats and commercial uses, whilst to the west lies the Surrey Brake and Exhaust Service Ltd.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓ (partial)	Public open space	
Within 5-7 km of TBH SPA	✓ (partial)	Physical	
SANGS		Access	
Other (please specify)			

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	140 (net)	200 existing properties. 340 proposed. Therefore, 340 gross and 140 net.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	6-10, as advised by the RBC Housing Team.
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Site suitability

Suitability information:	The site is previously developed land within the urban area adjacent to the designated town centre of Addlestone. It is therefore in a sustainable location and for the purposes of this assessment it is therefore considered suitable for redevelopment. The RBC Housing Team have also confirmed their interest in redeveloping the site.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	RBC's Housing department has confirmed that the site is available for redevelopment and intensification to enable the provision of a greater number of units.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As RBC is the landowner then the site has the potential to be brought forward. This has been confirmed by the RBC Housing Team.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	6-10 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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Recommendation

As noted above, this site is in a sustainable location for residential development, and RBC's Housing Department have confirmed that the site could be redeveloped and intensified. The density proposed would result in an increase from 114dph to 194dph which is considered acceptable in principle due to the edge of centre location of the site, although this will be subject to detailed design considerations. Therefore, this site is suitable for inclusion in the housing trajectory in years 6-10 for the purposes of this assessment.

Residential units provided to the assessment of supply: 140 (net) in years 6-10.

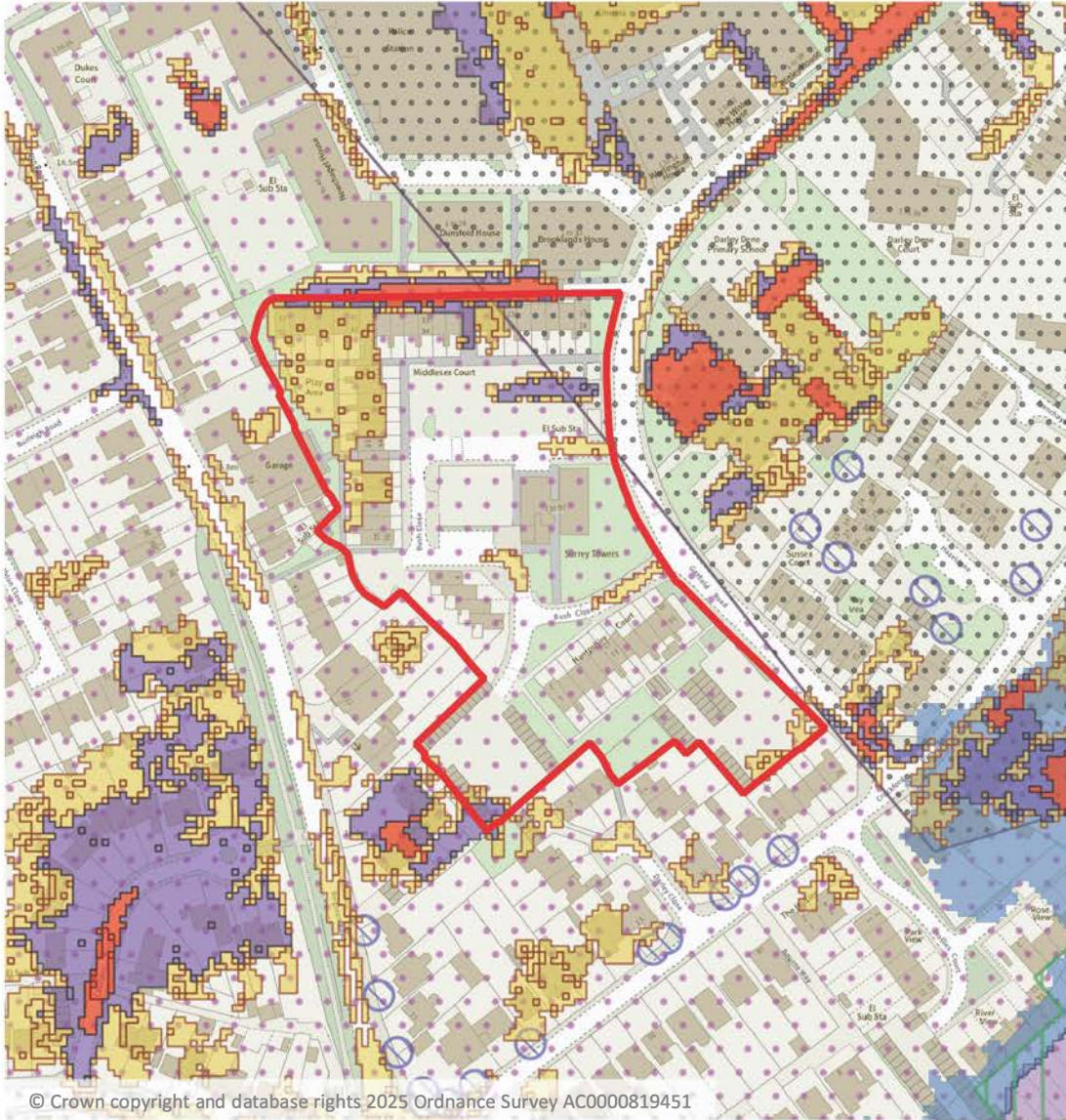
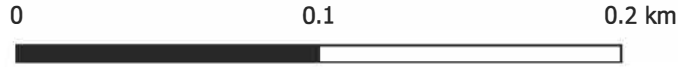
Other uses provided to the assessment of supply: none, as the current site is occupied by residential units, and it is only being promoted for residential redevelopment.



Date: 22/12/2025

Site: 358 Name: Middlesex Court, Addlestone

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH



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Scale: 1:2,500

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



SLAA 2025 officer site assessments

Site information

Site ID	384
Site Name	Central Veterinary Laboratory - Parcel B
Address	Central Veterinary Laboratory land
	Row Town
Postcode	
Grid references	X: 503871 Y: 163185
Site area (ha)	4.7
How site was identified	Submitted as part of the 2018 SLAA
Ownership type	Public (DEFRA)
Existing use(s)	Open fields
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the east and north lies residential development, with part of the western boundary also adjacent to dwellings (on Old Road). The remaining boundaries are surrounded by agricultural fields to the south and west, with Halls Farm further south.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	✓ (421)
Low surface water flood risk		SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Grade 4 / Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS	✓ (adjacent)	Access	
Other (please specify)	Most of the site is covered by the Roman cremation cemetery, Row Town Area of High Archaeological Potential.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
SANG	Frankland's Drive SANG is located to the east of the site so any potential impact of a proposed development on this site would need to be taken into account.
TPO	The potential impact of any development on the TPO (421) that lies within and adjacent to the site would need to be taken into account as part of any development proposals.
Agricultural Land Classification	As this site is ALC Grade 4 / Urban, the land is not of sufficient quality to merit special consideration in the planning process.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant to this parcel.
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	150	As per Policy SL11 of the Runnymede 2030 Local Plan.
Elderly people's housing, student halls			
Traveller accommodation	✓	2	As per Policy SL11 of the Runnymede 2030 Local Plan.
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	Years 11-15 as DEFRA have confirmed that they will not carry out any works before 2029.
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Site suitability

Suitability information:	The site is suitable for the purposes of this assessment for the level of development set out under Policy SL11 of the Runnymede 2030 Local Plan.
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Site availability

Is the site available (Y/N)?	No
Availability information:	DEFRA have advised that there remain no plans to dispose of Northern Field, and this remains in their project for the 2045 Masterplan for Weybridge. They are therefore unable to provide any commitment on when it will be developed, but it is not within the approved spend for SR25, so DEFRA will not carry out any works before 2029.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as it has been through whole plan viability testing as part of the examination of the Runnymede 2030 Local Plan.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	Years 11-15

Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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Recommendation

The site is suitable for the purposes of this assessment for the level of development set out under Policy SL11 of the Runnymede 2030 Local Plan for a minimum of 150 dwellings and 2 Gypsy and Traveller pitches. However, this is only likely to be a long-term development as DEFRA have advised that there remain no plans to dispose of Northern Field, and this remains in their project for the 2045 Masterplan for Weybridge. They are therefore unable to provide any commitment on when it will be developed, but it is not within the approved spend for SR25, so DEFRA will not carry out any works before 2029.

Residential units provided to the assessment of supply: 150 dwellings (net) and 2 Gypsy and Traveller Pitches, which will only be added into the 11-15-year period of the trajectory.

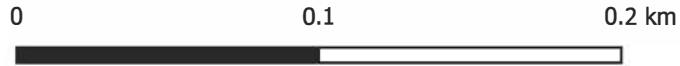
Other uses provided to the assessment of supply: as this site has been allocated for residential / Gypsy and Traveller development, other uses have not been considered.



Date: 22/12/2025

Site: 384

Name: Central Veterinary Laboratory Parcel B



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Scale: 1:2,500

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



SLAA 2025 officer site assessments

Site information

Site ID	391
Site Name	Lindsey House, 1-11 Station Road and 2-4 High Street, Addlestone
Address	Lindsey House
	1-11 Station Road and 2-4 High Street
	Addlestone
Postcode	KT15 2AG
Grid references	X: 505033 Y: 164626
Site area (ha)	0.18
How site was identified	Through RU.17/0112
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded by a mixture of commercial (retail, office etc.) uses, residential, a hotel and place of worship.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	✓ (adjacent)
Flood zone 2	✓	Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	Within Addlestone Town Centre Adjacent to the Addlestone Baptist Church Locally Listed Building. Partially within the Addlestone Air Quality Management Area (AQMA).		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Nationally Listed Building	Development proposals would have to take account of how they would impact heritage assets (24A High Street Nationally Listed Building) and respond appropriately in the design proposals.
Locally Listed Building	Development proposals would have to take account of how they would impact heritage assets (Addlestone Baptist Free Church Locally Listed Building) and respond appropriately in the design proposals.
AQMA	Proposals need to take account of their impact on the AQMA, and how the AQMA could affect any potential development.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.25/1349 Prior approval application for change of use from Commercial, Business and Service (Use Class E) to create 2 residential units (Use Class C3) under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class MA. (grant).</p> <p>RU.25/0888 Prior Approval Application for an extension to the existing building to provide an additional two storeys to provide 17 residential apartments under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AA (New dwellinghouses on detached buildings in commercial or mixed use) (refuse).</p> <p>RU.25/0797 Prior approval application for change of use from Commercial, Business and Service (Use Class E) to create 22 residential units (Use Class C3) under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class MA (grant).</p> <p>RU.24/1705 Alterations to the roof, installation of PV panels, open air vents and smoke shaft louvres. Installation of dormer windows, rooflights, windows and side entrance and conversion of alternative entrance doors to window. Refuse bins and bike stores (grant).</p>

	<p>RU.24/1193 Prior approval application for Change of use from Commercial, Business and Service (Use Class E) to form 22 no. residential units (Use Class C3) under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class MA (grant).</p> <p>RU.24/0452 Installation of dormer windows, rooflights, windows and side entrance and conversion of alternative entrance doors to window (grant)</p> <p>RU.22/0633 Prior approval application for Change of use of the first floor from Commercial, Business and Service (Use Class E) to form 8 no. residential units (Use Class C3) under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class MA (grant).</p> <p>RU.17/0470 Proposed creation of 5 dormer windows and to insert 16 Velux typewindows into the roof. Alteration to 2 windows to the High Street Elevation. Creation of new entrance off the High Street including new entrance pod within the undercroft. Alterations to the Station Road entrance to new single door (grant).</p> <p>RU.17/0112 Prior Approval for the Conversion of existing office building into 28 no. 1 & 2-bedroom, self-contained dwellings (grant).</p> <p>RU.15/0874 Prior approval of proposed change of use from class B1(A) office to a use falling within use class C3 (Dwelling house) to provide 19 units comprising of 6 no. x 1 bed and 13 no. x 2 bed flats (grant).</p>
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	24	As per applications RU.25/0797 and RU.25/1349.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2)			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years.
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Site suitability

Suitability information:	The site is suitable for residential development for the purposes of this assessment in line with applications RU.25/0797 and RU.25/1349.
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Site availability

Is the site available (Y/N)?	No
Availability information:	The site is available for residential development as per applications RU.25/0797 and RU.25/1349.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable for residential development as per applications RU.25/0797 and RU.25/1349.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is suitable for the purposes of this assessment for residential development as per applications RU.25/0797 and RU.25/1349 and thus the 24 permitted units will be added into the trajectory.

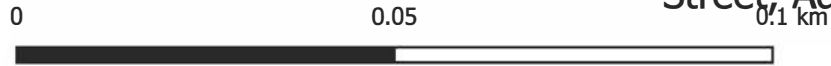
Residential units provided added to the assessment of supply: 24 (net).

Other uses added to the assessment of supply: as this site only had permission to be converted from office to residential (and subsequently extended), other uses have not been considered.



Date: 22/12/2025

Site: 391 Name: Lindsey House, 1-11 Station Road and 2-4 High Street, Addlestone



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Scale: 1:1,000

- Site Outline
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b
- Green Belt
- SANGS
- Conservation Areas
- Ancient Woodland
- TPOs
- SSSIs
- SNCIs
- LNRS
- Nationally Listed Buildings
- Within 5-7 km of TBH SPA
- Within 5 km of TBH SPA
- Locally listed buildings
- Watercourse buffer
- ROFSW - High
- ROFSW - Medium
- ROFSW - Low



SLAA 2025 officer site assessments

Site information

Site ID	444
Site Name	20 Crockford Park Road, Addlestone
Address	20 Crockford Park Road Addlestone
Postcode	KT15 2ND
Grid references	X: 505325 Y: 164169
Site area (ha)	0.4
How site was identified	Submitted as part of the 2022 SLAA process
Ownership type	Private
Existing use(s)	Residential rear garden
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is on the edge of Addlestone with the River Bourne forming its southern and eastern boundaries. Further south beyond the river the area is generally open. To the north and west of the site lies the residential area of Addlestone.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2	✓	Conservation Area	
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b	✓ (partial)	TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	Biodiversity Opportunity Area (River Wey and tributaries)		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.
Biodiversity Opportunity Area	As BOAs are key areas where priority habitat can be created, improved or restored, and are identified as being most effective in the recovery of priority species in a fragmented landscape, proposals would need to take this into account.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.17/1647 Erection of a detached single storey dwelling with first floor accommodation within roof space (grant).

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	5-20+	Subject to permitted density. Submission form states number would be subject to any permitted density (suggested at 35-55dph).
Elderly people's housing, student halls	✓		
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	1-5 years.
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p> <p>Furthermore, the flood risks would need to be assessed and mitigated in order for development at this site to be considered suitable.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The agent for the site owner has confirmed that it is available for development.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The Green Belt designation and flood risks pose significant constraints to achievability.

Site deliverability

Can identified constraints be overcome (Y/N)?	No The Green Belt designation and flood risks pose significant constraints to deliverability.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. A detailed assessment would also be required to demonstrate that flood risk concerns could be addressed. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of housing supply.

Residential units provided to the assessment of supply: 0

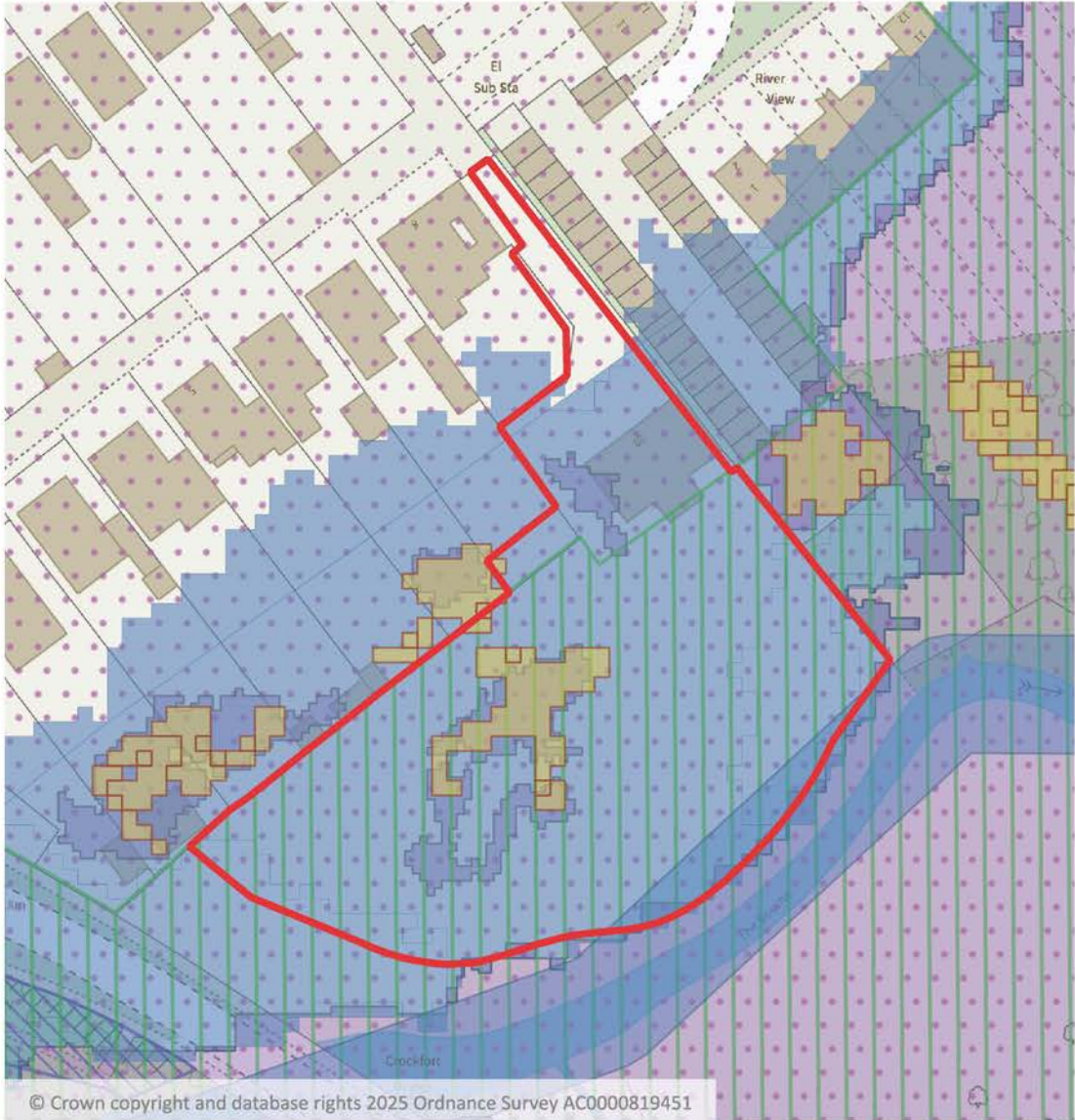
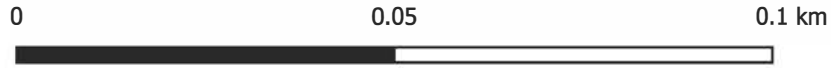
Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, and the flood risk concerns, and that it has only been promoted for residential purposes at the current time, the suitability of the site for other uses has not been considered.



Site: 444

Date: 22/12/2025

Name: 20 Crockford Park Road, Addlestone



Scale: 1:1,000

- Site Outline
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b
- Green Belt
- SANGS
- Conservation Areas
- Ancient Woodland
- TPOs
- SSSIs
- SNCIs
- LNRs
- Nationally Listed Buildings
- Within 5-7 km of TBH SPA
- Within 5 km of TBH SPA
- Locally listed buildings
- Watercourse buffer
- ROFSW - High
- ROFSW - Medium
- ROFSW - Low



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SLAA 2025 officer site assessments

Site information

Site ID	473
Site Name	122 Green Lane, Addlestone
Address	122 Green Lane
	Addlestone
Postcode	KT15 2TE
Grid references	X: 504469 Y: 165138
Site area (ha)	0.37ha
How site was identified	Promoted through the 2024 SLAA process.
Ownership type	Private
Existing use(s)	Care Home for up to 15 people.
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	There are residential uses to the east, south and west with open land to the north.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	✓ (219)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Grade 3	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)			

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with

Constraint type	Action to be taken
	Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Agricultural Land Classification	As this site is ALC Grade 3, the land may require further investigation to determine whether it is 3a or 3b, with the former being considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TPO	The impact of the proposed development on the on-site TPO (219) would need to be taken into account as part of the assessment of any development proposals.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.92/0131 Demolition of 'Brook House' and the construction of 16 dwellings with garages and access road (grant).

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	9	24dph. Indicative dwelling mix 3 x two bed, 4 x three bed, 2 x four bed. Current Care Home on site provides services for up to 15 people, equal to 8 residential units. This site would therefore result in the net gain of one residential unit based on the proposed number of units.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Community uses			
Hotel			
Parking			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	Promoter stated it could come forward in years 1-5.
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Site suitability

Suitability information:	The site is located within the urban area so for the purposes of this assessment it is considered to be suitable for residential development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	Land promoter suggests the site is available in years 1-5.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As this site is in the urban area with no absolute constraints to overcome it is deemed to be achievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	1-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	The site is deliverable, but only for one net additional residential unit once the loss of the existing care provision on site is considered.
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Recommendation

As this site is previously developed and located in the urban area it is considered (for the purposes of this assessment) to be suitable for the proposed redevelopment of a care home

into residential uses. However, the level of development proposed would only result in one net additional unit, and thus it does not meet the threshold (five net additional units) to be added into the supply. It will, however, be recorded for audit purposes.

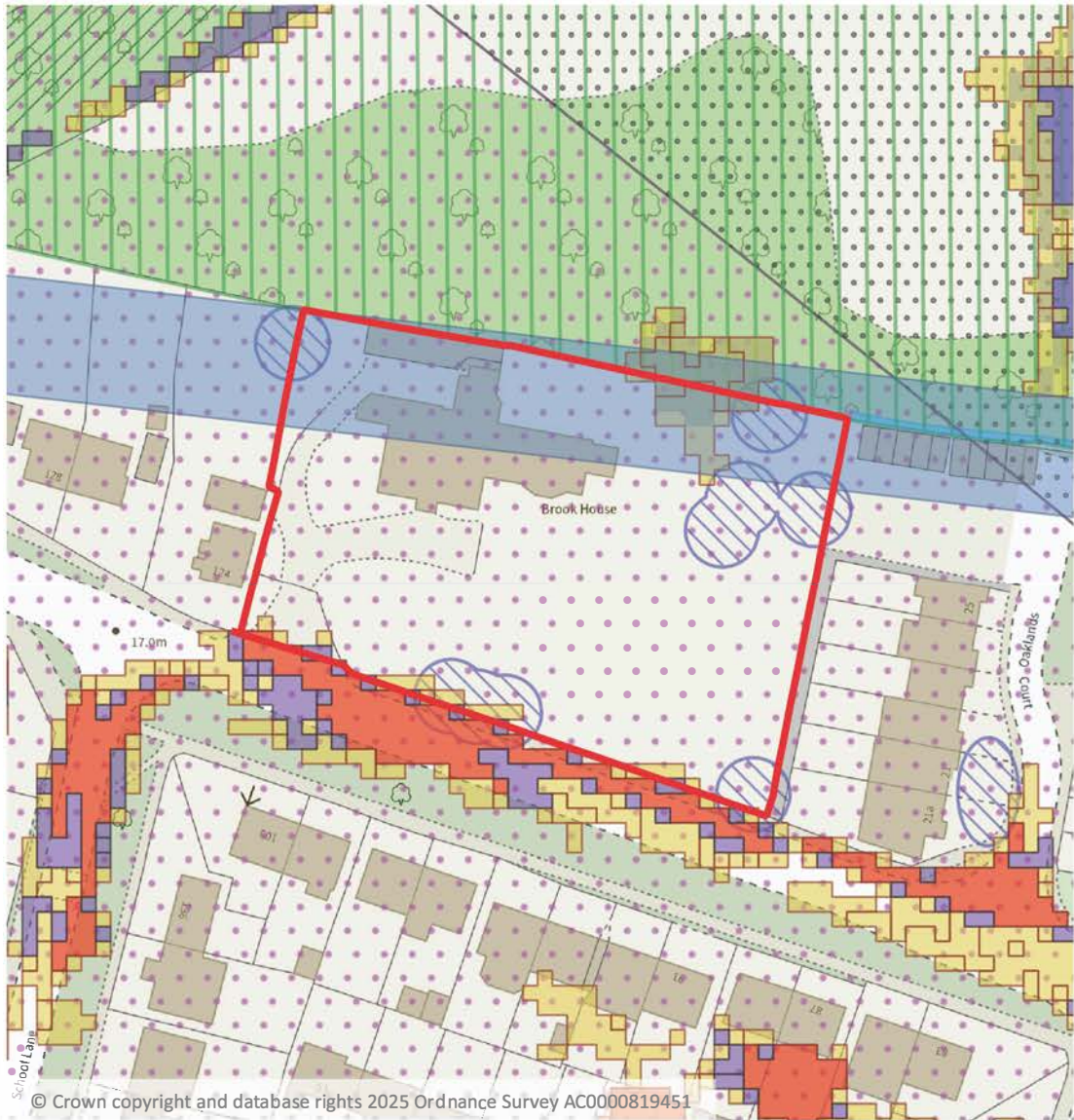
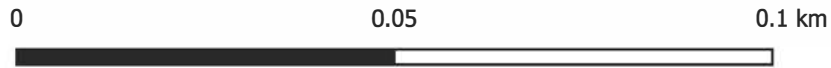
Residential units provided to the assessment of supply: nine gross, one net, so recorded for audit purposes but not included in the supply.

Other uses provided to the assessment of supply: the site has only been promoted for residential uses so other forms of development have not been considered.



Date: 22/12/2025

Site: 473 Name: 122 Green Lane, Addlestone



Scale: 1:1,000

- | | | | | | | |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



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SLAA 2025 officer site assessments

Site information

Site ID	489
Site Name	Aviator Park, Station Road, Addlestone
Address	Aviator Park
	Station Road
	Addlestone
Postcode	
Grid references	X: 505509 Y: 164992
Site area (ha)	1.10
How site was identified	Submitted by the RBC Community Services team
Ownership type	RBC
Existing use(s)	Public Park
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is surrounded on all sides (except the north western side) by residential development, with the railway line running along its south western side. To the north west lies agricultural fields.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk		SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification (ALC)	Grade 3 / Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	The site is currently existing open space and thus is subject to policy requirements in paragraphs 103 and 104 of the 2024 NPPF and Policy SL25: Existing Open Space of the Runnymede 2030 Local Plan. The southern side of the site is adjacent to the railway line.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Agricultural Land Classification	As part of this site is ALC Grade 3, the land may require further investigation to determine whether it is 3a or 3b, with the former being considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
Open space	Assessment of justification for loss of existing open space, demonstrating that open space is surplus to requirements; loss would be replaced by equivalent or better provision elsewhere; or that the development is for alternative sports and recreational provision.
Noise and vibration from adjacent railway line	A noise and vibration study would be required to support any application in connection with the adjacent railway line.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	No
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	65	Site promoted for residential development by RBC Community Services and this has been confirmed by the Assets Team. Number of units based on density of Addlestone 1 area in the Urban Area Capacity Study (59dph) over 1.1ha = 64.9 rounded to 65 dwellings.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8)			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	6-10
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Site suitability

Suitability information:	<p>Potentially suitable. The site consists of greenfield land, with a small portion of previously development land, in the Urban Area where the principle of development is considered to be acceptable subject to compliance with relevant policies in the Development Plan. It is situated in a primarily residential area with very good access to services and facilities in Addlestone Town Centre, including the railway station.</p> <p>However, the site is currently classified in the Council's Open Space Study (2025) as a 'Park and recreation ground' and 'Play space (children and teenagers)'. The OSS assesses the open space to be of low-quality, but its loss would result in a deficit of this type of open space in the Addlestone North area.</p> <p>Sites identified in the OSS are considered a significant constraint to development unless it can be demonstrated that the requirements in paragraph 104 of the NPPF and Policy SL25 of the Runnymede 2030 Local Plan can be satisfied. It is considered that there is scope to overcome these policy constraints (for instance, by demonstrating that the site is no longer needed or that alternative open space provision in an equally convenient and accessible location to serve the same local community will be provided). However, unless it has been demonstrated that this constraint can be overcome, the site cannot be considered suitable in terms of this assessment undertaken as part of the SLAA.</p>
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Site availability

Is the site available (Y/N)?	Yes
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Availability information:	The site is owned by RBC, and the RBC Community Services team has indicated that the site is available for development.
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Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	Until such time that the promoter can demonstrate that the local and national policy requirements regarding the loss of open space can be overcome, the site cannot be considered achievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	No
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undevelopable
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Recommendation

RBC's Community Services team has confirmed that the site is of poor quality, is surplus to requirements and could be redeveloped for residential uses. This potential has been confirmed by the Council's Assets Team which has confirmed that the site can be promoted for residential development.

The site is in the Urban Area where the principle of residential development is acceptable in principle, near the services and facilities in the Town Centre, and to public transport modes. However, the site is identified in the Open Space Study, and its loss would lead to a deficit of park and play space in the Addlestone North area (in accordance with open space standards in the OSS). The site's development for residential uses would have to overcome local and national policy constraints regarding the loss of open space, no matter how valuable the space is. Evidence would need to be submitted with any future planning application to demonstrate that the criteria in both the Local Plan and the NPPF have been satisfied to overcome these policy constraints.

Until such time that the site has been demonstrated to be able to overcome the above identified constraints, it will be recorded for audit purposes but not included in the trajectory.

Residential units provided to the assessment of supply: 0 (net)

Other uses provided to the assessment of supply: as this site has only been promoted for residential development, other uses have not been considered.

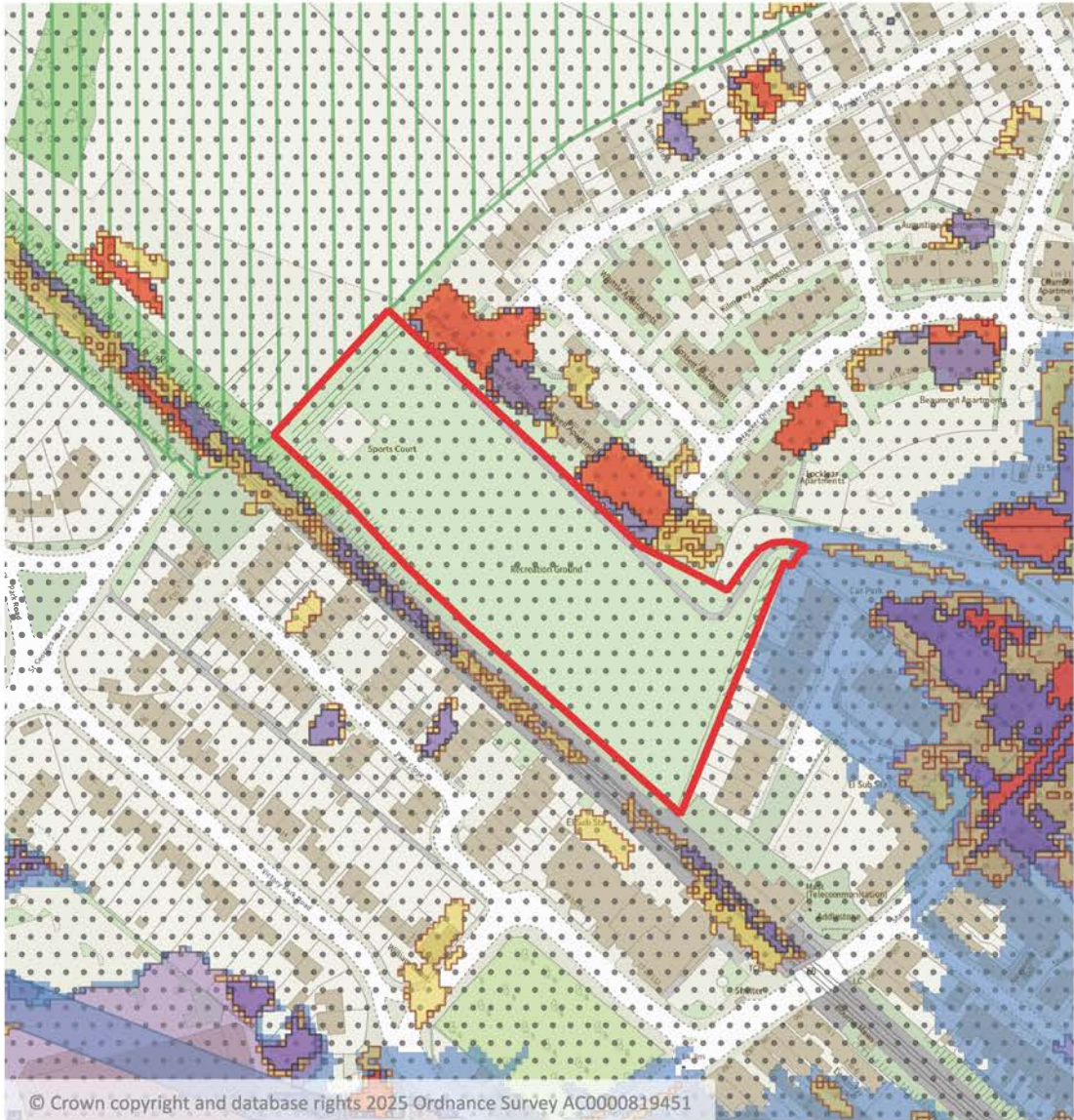
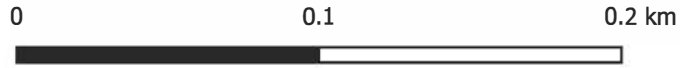


Date: 22/12/2025

Site: 489

Name: Aviator Park, Station Road, Addlestone

Runnymede Borough Council
 Runnymede Civic Centre
 Station Road
 Addlestone
 Surrey KT15 2AH



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Scale: 1:2,500

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



SLAA 2025 officer site assessments

Site information

Site ID	499
Site Name	John Cree House, 24b High Street, Addlestone
Address	John Cree House 24b High Street Addlestone
Postcode	KT15 1TN
Grid references	X: 504976 Y: 164681
Site area (ha)	0.027
How site was identified	Submitted through the 2025 SLAA Call for Sites
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Residential to the east and south, with residential and commercial to the north and a pub (The Holly Tree) to the west.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	✓
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓	SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	Within Addlestone Town Centre. Secondary shopping frontage. The Locally Listed Addlestone Baptist Free Church is to the rear of the property. The site lies within the Addlestone Air Quality Management Area (AQMA).		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development
Nationally Listed Building	Development proposals would have to take account of how they would impact the heritage assets that 24A High Street is and incorporate this into the design proposals.
Locally Listed Building	Development proposals would have to take account of how they would impact heritage assets (Addlestone Baptist Free Church Locally Listed Building) and incorporate this into the design proposals.
AQMA	As the site is partially within the AQMA, this will need to be addressed as part of the design of any proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant.
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	6	As suggested by the site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years
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Site suitability

Suitability information:	The site is suitable for the purposes of this assessment as it is previously developed land located in a sustainable location.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available as set out by the site promoter.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as it is simply proposing a conversion from office to residential.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

As this site occupies an existing (admittedly Nationally Listed) building, converting it from office to residential would be possible and thus it is suitable for redevelopment for the purposes of this assessment.

Residential units provided to the assessment of supply: 6 (net).

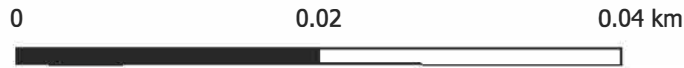
Other uses provided to the assessment of supply: as this site has only been promoted or residential development, other uses have not been considered.



Site: 499

Date: 22/12/2025

Name: John Cree House, 24b High Street, Addlestone



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Scale: 1:500

- Site Outline
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b
- Green Belt
- SANGS
- Conservation Areas
- Ancient Woodland
- TPOs
- SSSIs
- SNCTs
- LNRS
- Nationally Listed Buildings
- Within 5-7 km of TBH SPA
- Within 5 km of TBH SPA
- Locally listed buildings
- Watercourse buffer
- ROFSW - High
- ROFSW - Medium
- ROFSW - Low



SLAA 2025 officer site assessments

Site information

Site ID	508
Site Name	61 Church Road, Addlestone, KT15 1SF
Address	61 Church Road
	Addlestone
Postcode	KT15 1SF
Grid references	X: 504752 Y: 164457
Site area (ha)	0.09
How site was identified	Via application no. RU.25/0593
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Residential uses surround the site on all sides.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)			

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Flood Zones / risk	A flood risk assessment may be required due to the surface water flood risk, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood

Constraint type	Action to be taken
	Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.25/0593 Demolition of existing dwelling and construction of 2 storey (with accommodation in roof) block of 9 flats with associated parking, bin and cycle storage and communal amenity area. Widening of existing access road alongside the moving of existing street lamppost (grant).

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	8 (net)	As set out under application RU.25/0593.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years
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Site suitability

Suitability information:	The site is suitable for the purposes of this assessment as it is previously developed land located in a sustainable location with planning permission granted under RU.25/0593.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available as per RU.25/0593.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as per RU.25/0593.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

As this site has been granted planning permission for residential development under RU.25/0593, it should be added into the trajectory as it is considered suitable for the purposes of this assessment.

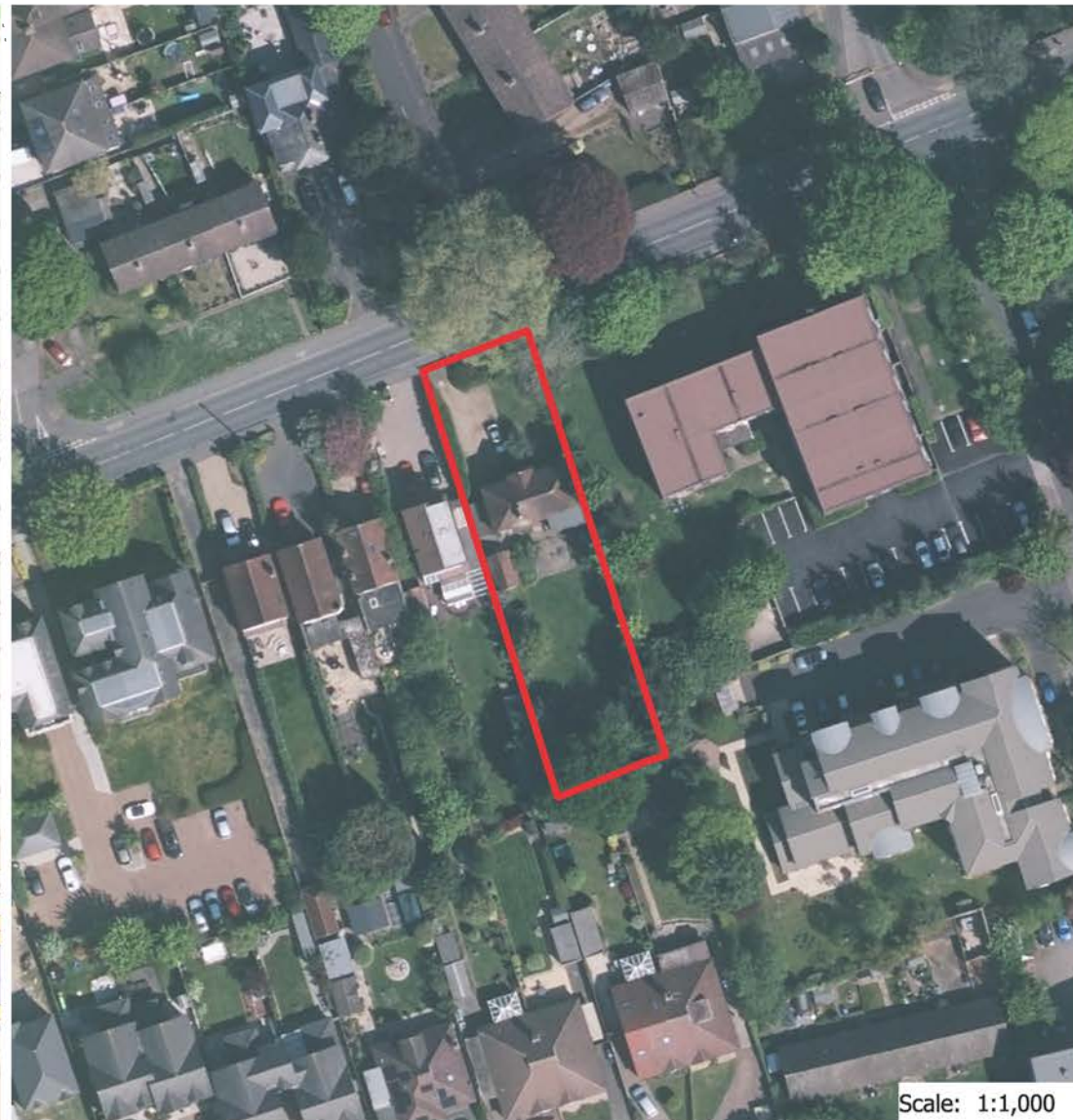
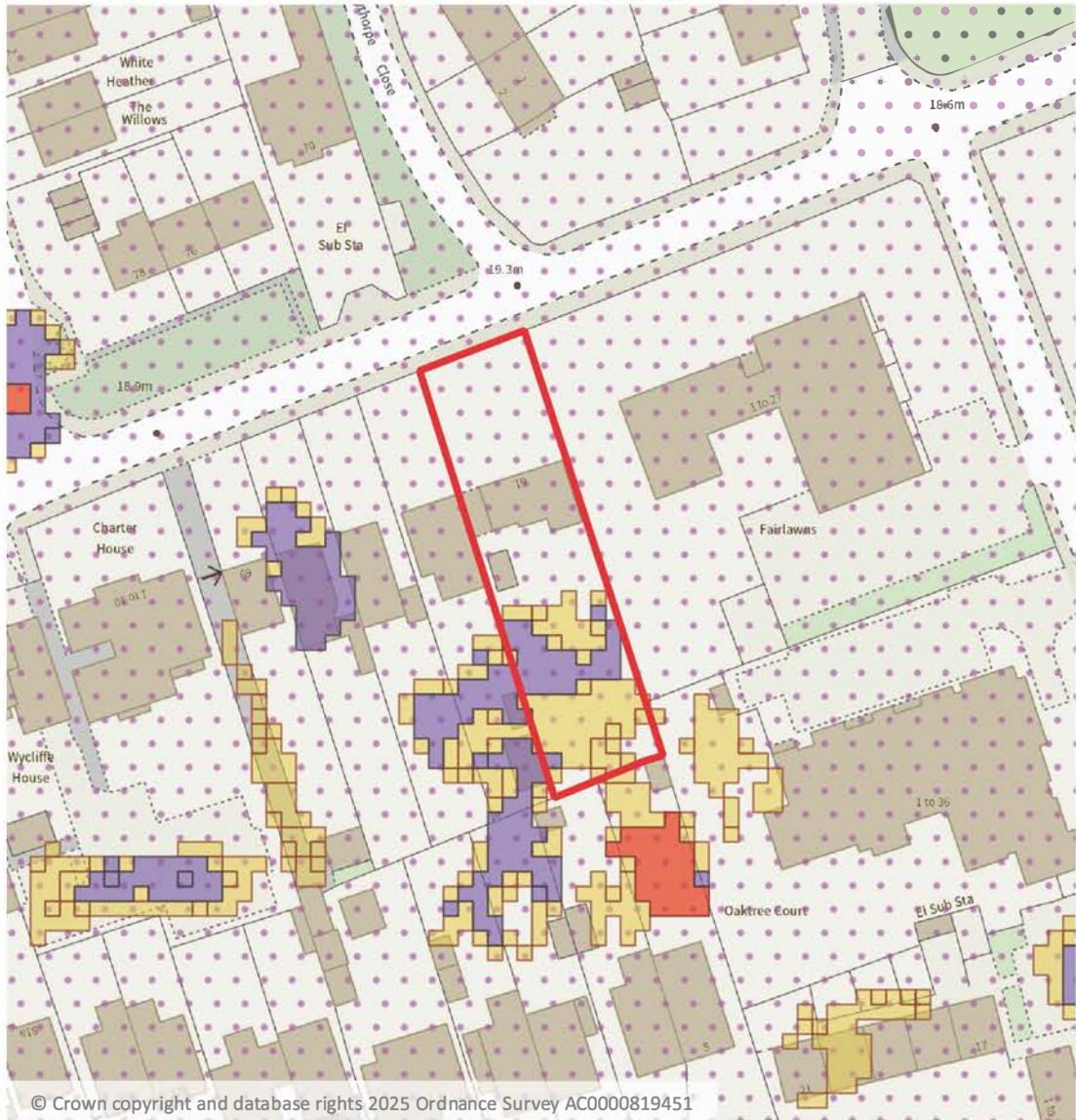
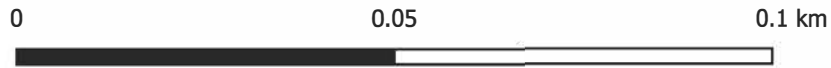
Residential units provided to the assessment of supply: 8 (net).

Other uses provided to the assessment of supply: as this site has been permitted to be developed for residential development, other uses have not been considered.



Date: 22/12/2025

Site: 508 Name: 61 Church Road, Addlestone



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Scale: 1:1,000

- | | | | | | | |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



SLAA 2025 officer site assessments

Site information

Site ID	517
Site Name	Osprey House, Station Road, Addlestone
Address	Osprey House 63 Station Road Addlestone
Postcode	KT15 2AR
Grid references	X: 505203 Y: 164694
Site area (ha)	0.85
How site was identified	Allocated in the Runnymede Local Plan 2030
Ownership type	Public - RBC
Existing use(s)	Use Class E
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site abuts residential properties to the north and to the east, Addlestone Methodist Church. To the south, and on the opposite side of Station Road are the retail units in the Addlestone One development. To the west the site abuts residential properties, a health centre and the Eileen Tozer Day Centre.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	✓ (24 and 24A High Street)
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partially)	SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓ (partially)	Public open space	
Within 5-7 km of TBH SPA	✓ (partially)	Physical	
SANGS		Access	
Other (please specify)	Located within and adjacent to the Addlestone AQMA. Adjacent to the Locally Listed Addlestone Baptist Church and Addlestone Methodist Church. Within Addlestone Town Centre. Adjacent to the Primary Shopping Area and opposite the Secondary shopping frontage.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Flood Zones / risk	Depending on the surface water flood risk level, a flood risk assessment may be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	Development proposals would have to take account of how they would impact the heritage assets and incorporate this into the design proposals.
AQMA	Proposals would need to take account of their impact on the AQMA, and also how the AQMA could affect any potential development.
Locally Listed Buildings	Development proposals would have to take account of how they would impact the heritage assets and incorporate this into the design proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	12	The upper two floors of office space are circa 385sqm each, totalling 770sqm, which based on a number of 2-bedroom flats under the nationally described space standard of between 61 and 70 sqm would be 11-12 units, therefore 12 will be used for the SLAA. This is based on the assumption (given by the RBC Assets Team) that the building would be demolished and re-built with commercial floorspace on the ground floor and residential units above.
Elderly people's housing, student halls			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Traveller accommodation			
Commercial (E use classes)	✓	200sqm (re-provided)	According to the Valuation Office Agency (VOA) there is currently circa 200sqm of commercial / office floorspace extant on the ground floor which would be re-provided as part of a comprehensive redevelopment of the site, which is what is proposed by the RBC Assets Team.
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	6-10 as suggested by RBC Assets.
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Site suitability

Suitability information:	The site is in the urban area, in a sustainable town centre location, near Addlestone Station. The site is also allocated for redevelopment in the Runnymede 2030 Local Plan. As such and for the purposes of this assessment, the redevelopment of this site is considered to be acceptable in principle.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	5+ years according to RBC Assets.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	Based on feedback from RBC Assets.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	Based on the information above, it is anticipated that the site will be deliverable in years 6-10.

Site SLAA Category

Deliverable/ developable / undeliverable	Developable
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Recommendation

The land is considered to be capable of delivering approximately 12 residential units based on the calculation set out above and has been promoted for residential use by RBC's Assets Team. It is therefore suitable for the purposes of this assessment for inclusion in the trajectory over a 6–10-year timeframe.

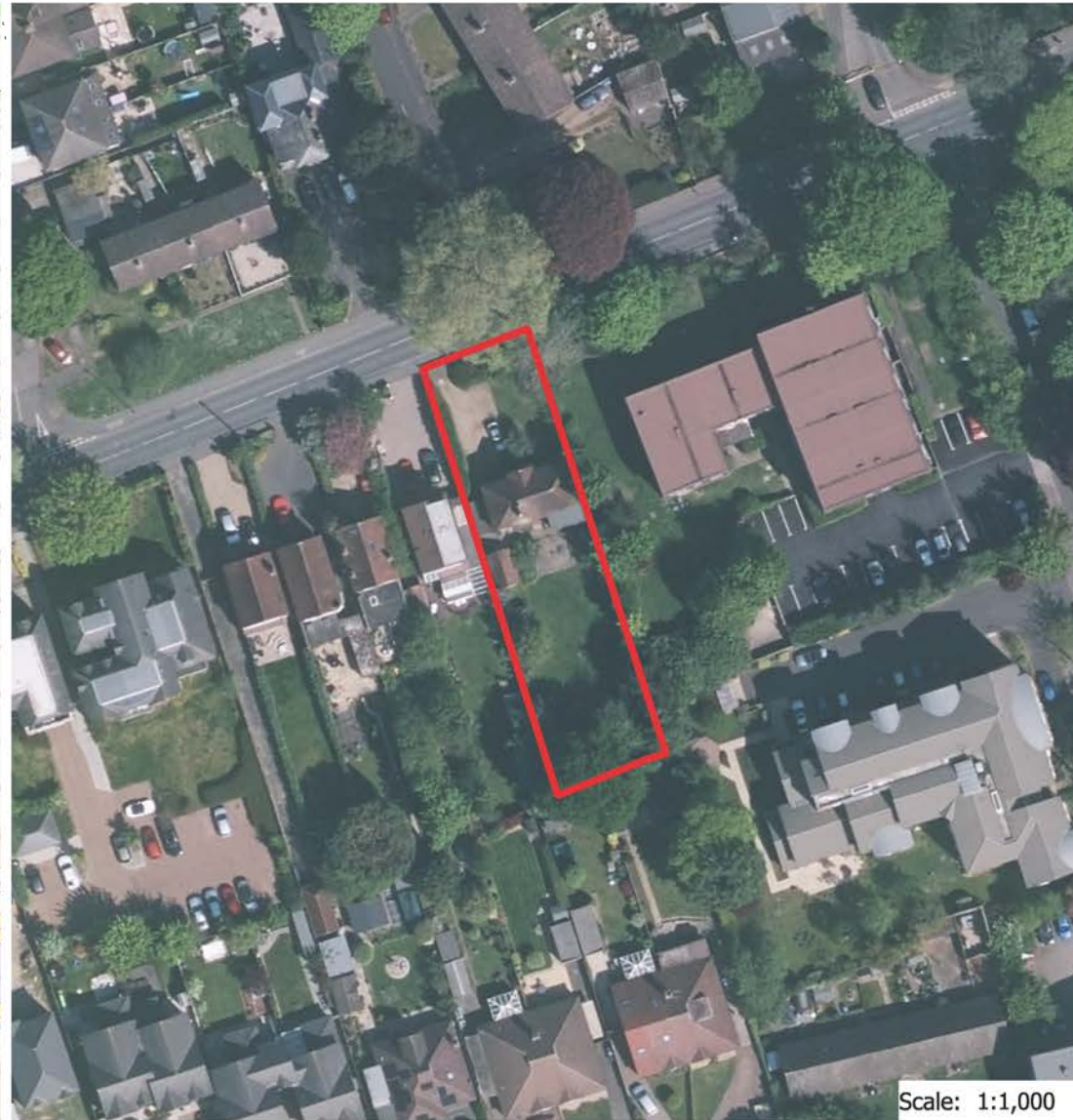
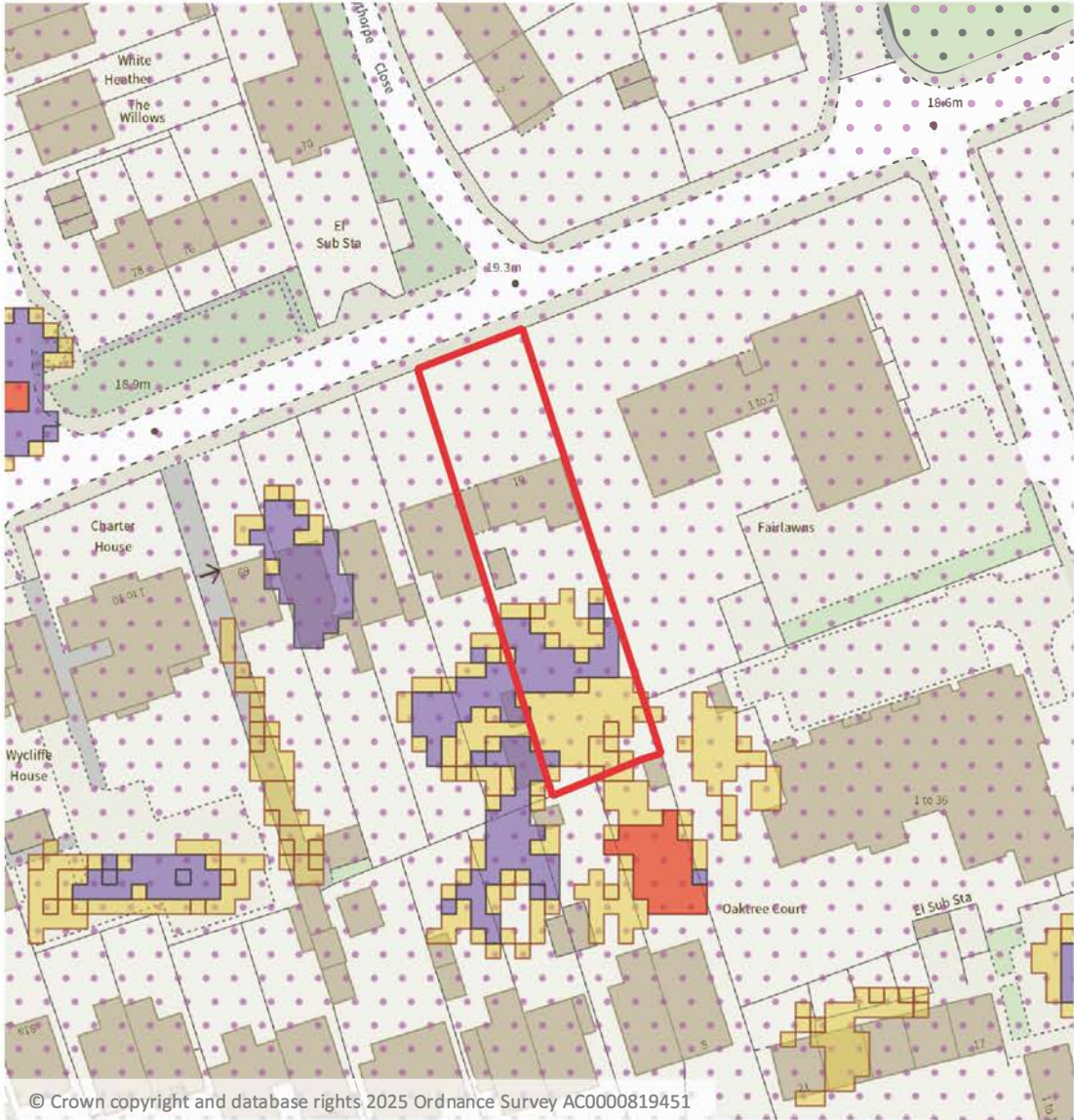
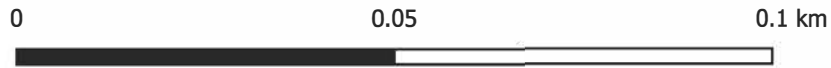
Residential units provided to the assessment of supply: 12 based on the above indicative calculation, over a 6–10-year timeframe.

Other uses provided to the assessment of supply: 200sqm commercial floorspace (re-provided on site). This site has been promoted for a comprehensive re-development scheme by the RBC Assets Team which would involve the re-provision of commercial uses on the ground floor. According to the Valuation Office Agency (VOA - <https://www.tax.service.gov.uk/business-rates-find/results>) there is circa 200sqm of office / commercial floorspace on the ground floor currently and thus it is assumed that an equivalent amount of floorspace would be provided as part of the redevelopment of the site.



Date: 22/12/2025

Site: 508 Name: 61 Church Road, Addlestone



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Site Outline	Flood Zone 3b	Conservation Areas	SSSIs	Nationally Listed Buildings	Locally listed buildings	ROFSW - Medium
Flood Zone 2	Green Belt	Ancient Woodland	SNCIs	Within 5-7 km of TBH SPA	Watercourse buffer	ROFSW - Low
Flood Zone 3a	SANGS	TPOs	LNRs	Within 5 km of TBH SPA	ROFSW - High	produced by GIS section

Scale: 1:1,000