

## Chertsey (including Chertsey South) sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
48	Hanworth Lane, Chertsey	Deliverable	48
60	Pycroft Road, Chertsey	Developable	142
169	Unit 1 and 1a Downside, Chertsey	Developable	30
201	Chertsey Opportunity Area	Developable	81
231	St Peters Hospital, Chertsey	Deliverable	268
314	Culverdon House, Abbots Way, Chertsey	Deliverable	36
379	Chertsey Bittams A	Deliverable	149
380	Chertsey Bittams B	Developable	120
381	Chertsey Bittams C	Deliverable	4 and 11 (net) Gypsy and traveller pitches.
382	Chertsey Bittams D	Deliverable	172
383	Chertsey Bittams E	Developable	75
422	Eastworth House Eastworth Road, Chertsey	Deliverable	123
435	1 Guildford Street, Chertsey	Deliverable	6
436	118 Guildford Street, Chertsey	Deliverable	5
437	Garages at Heriot Close, Chertsey	Developable	23
463	83-87 Guildford Street, Chertsey	Deliverable	5
465	Land at 24 and 36-38 Station Road, Chertsey	Deliverable	26
466	Crest House, Pycroft Road, Chertsey	Deliverable	33
478	Unit 2, Downside, Chertsey	Developable	30
480	97-99 Fordwater Road, Chertsey	Developable	9
485	Barrsbrook Farm, Chertsey	Developable	N/A (promoted for SANG)
492	Heriot House, Heriot Road, Chertsey	Developable	30
495	65-67 Bridge Road, Chertsey	Developable	TBC
514	Plot 4, Fordwater Trading Estate, Ford Road, Chertsey	Deliverable (employment site)	90sqm (net) additional B2 industrial Floorspace.
225	Land adj. Sandgates, Guildford Road, Chertsey	Undeliverable	0
279	Land North of Cowley Avenue, Chertsey	Undeliverable	0
343	Land south of Ruxbury Road, Chertsey	Undeliverable	0

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
428	Land to rear of 299 - 311 Green Lane, Chertsey	Undeliverable	0
440	Land south of Green Lane, Chertsey	Undeliverable	0
443	Villa Santa Maria, Chertsey	Undeliverable	0
458	Laser House, 75-79 Guildford Street, Chertsey	Undeliverable	0
460	Cegedim House, Pound Road, Chertsey	Undeliverable	0
468	Timbers Chase, Ruxbury Road, Chertsey	Undeliverable	0
471	Land North of Green Lane, Chertsey	Undeliverable	0
472	Land south of Hanworth Lane, Chertsey	Undeliverable	0
484	Land at Barrsbrook, Chertsey	Undeliverable	0
496	Land Rear of Abbey Meadows, Chertsey	Undeliverable	0
498	Land at Great Cockcrow Railway, Chertsey	Undeliverable	0
500	Land to the south-west of Harrow Close, Chertsey	Undeliverable	0
501	Abbey Cloisters, Abbey Green, Chertsey	Undeliverable	0
502	Abbey Barn, Abbey Green, Chertsey	Undeliverable	0

# SLAA 2025 officer site assessments

## Site information

<b>Site ID</b>	48
<b>Site Name</b>	Hanworth Lane, Chertsey
<b>Address</b>	Hanworth Lane Chertsey
<b>Postcode</b>	KT16 9QG
<b>Grid references</b>	X: 504170 Y: 165911
<b>Site area (ha)</b>	8.15
<b>How site was identified</b>	Policy SL3 of the Runnymede 2030 Local Plan
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Open space
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Partially (circa 2.9ha – 36% was PDL).
<b>Surrounding uses</b>	Residential development lies to the north of the site which is bounded by the railway line. To the west lies an industrial area, with the land to the south and east being predominantly open land with some areas / belts of trees present.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	
<b>Flood zone 2</b>	✓	<b>Conservation Area</b>	
<b>Flood zone 3a</b>	✓	<b>Ancient woodland</b>	
<b>Flood zone 3b</b>	✓	<b>TPO</b>	✓ (417)
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	✓ (adjacent)
<b>High surface water flood risk</b>		<b>LNR</b>	
<b>Agricultural Land Classification</b>	Urban	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>	✓ (partial)	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>	✓ (partial)	<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	Northern site boundary adjacent to 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.

<b>Constraint type</b>	<b>Action to be taken</b>
Flood Zones	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	The potential impact of any development on TPO 417 would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the adjacent Pannells Farm SNCI would need to be taken into account as part of any development proposals.
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)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.18/0443 Outline planning application for the erection of up to 48 dwellings (including affordable housing), vehicular access via Pretoria Road and Hanworth Lane, with open space, landscaping including Sustainable Drainage System and all necessary ground works. All matters reserved except for means of access, layout and scale (granted permission on 26/11/2021). Discharge of conditions under RU.23/0556 and RU.23/0835. Reserved matters granted consent under RU.23/0557 on 15/09/2023.</p> <p>RU.18/1280 Construction of 158 residential dwellings, new access road to the south of Hanworth Lane, open space, landscaping and sustainable drainage systems (grant). Multiple subsequent variations, non-material amendments and discharge of conditions applications under RU.19/0755, RU.19/0733, RU.19/0602, RU.19/1317, RU.19/0915, RU.19/1576, RU.19/0916, RU.20/0440, RU.20/0721, RU.20/0535, RU.20/0951, RU.20/0418, RU.20/1567, RU.20/1177, RU.20/1764, RU.21/0224, RU.20/0869, RU.21/0533.</p>

### Potential site use

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g.	✓	48	Reserved matters for 48 units granted under RU.23/0557. Although this permission has

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Market, affordable, self and custom build etc.			lapsed, it indicates the level of development sought on the site.
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)	The 48 dwellings previously permitted under reserved matters application RU.23/0557 has the potential to come forward in future as the site owner has said they are looking to start in Q2 of 2026/27 with practical completion two years thereafter.
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### Site suitability

Suitability information:	The site is located within the urban area and forms part of the wider allocation under Policy SL3 of the adopted Runnymede Local Plan 2030. It benefits from a previous reserved matters planning permission for a further 48 dwellings and therefore for the purposes of this assessment is suitable for development as this principle has previously been established.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site owner has confirmed that they are looking to start in Q2 of 2026/27 with practical completion two years thereafter.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site owner has confirmed that they are looking to start in Q2 of 2026/27 with practical completion two years thereafter.

### 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 proposed 48 units on this site have previously had reserved matters planning permission under RU.23/0557 granted on 15/09/2023 (which expired two years later). As noted above this area is in an allocated site in the Runnymede Local Plan and therefore, for the purposes of this assessment, it is suitable for inclusion in the trajectory. Additionally, the site owner has indicated in September 2025 that they are looking to start on site in Q2 2026/27 with practical completion two years later.

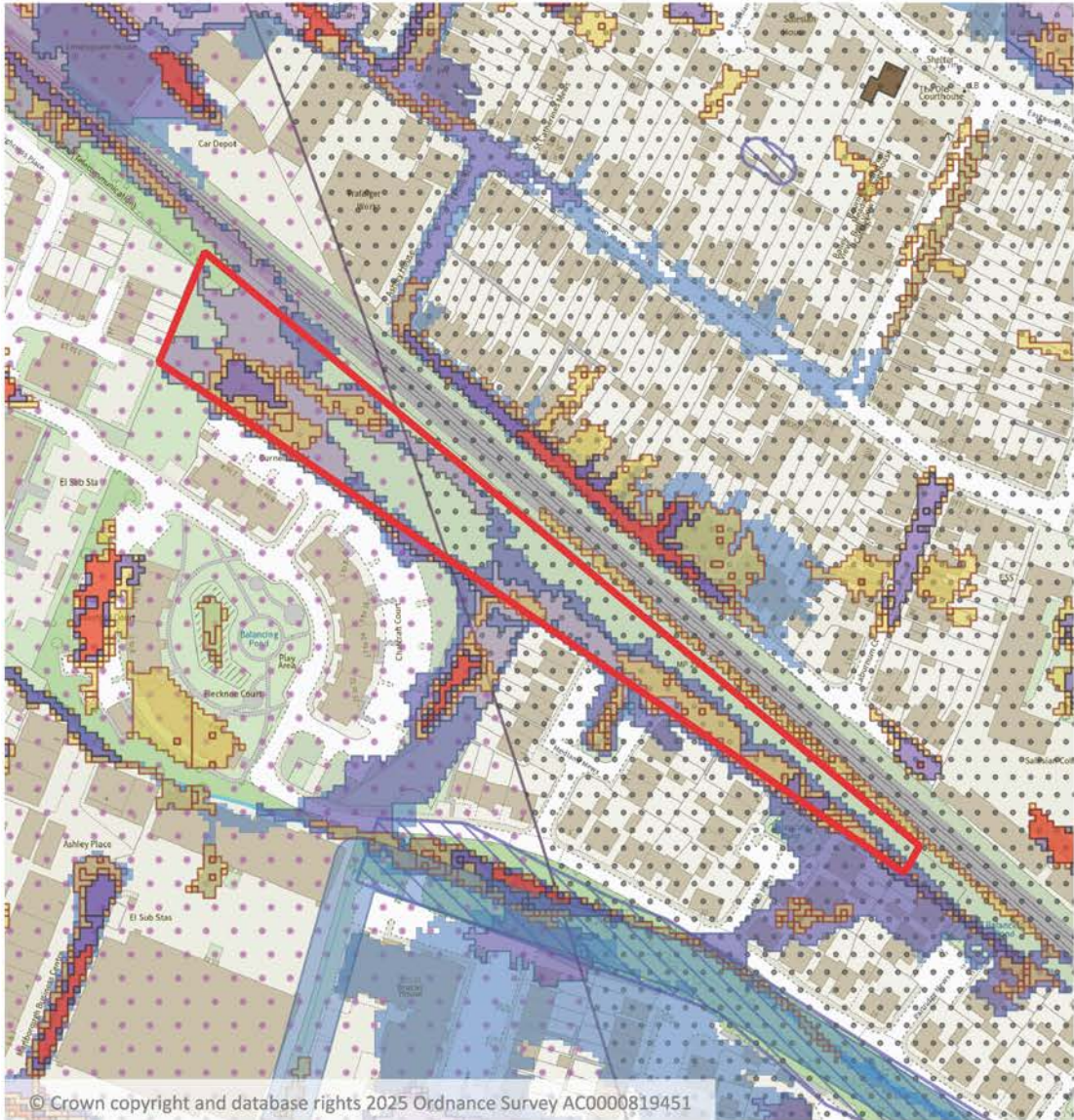
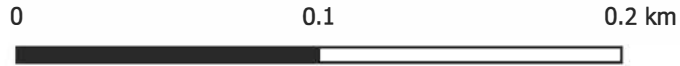
**Residential units provided to the assessment of supply:** 48 (net).

**Other uses provided to the assessment of supply:** the site is a housing allocation in the current local plan, and as planning permissions have been granted previously for residential use, no detailed assessment of the site for other uses has been undertaken.



Date: 22/12/2025

# Site: 48 Name: Hanworth Lane, Chertsey



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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   | 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             |                |



# SLAA 2025 officer site assessments

## Site information

<b>Site ID</b>	60
<b>Site Name</b>	Grange Farm, Pycroft Road
<b>Address</b>	Grange Farm Pycroft Road Chertsey
<b>Postcode</b>	KT16 9EW
<b>Grid references</b>	X: 503140, Y: 166785
<b>Site area (ha)</b>	8.3
<b>How site was identified</b>	Submitted as part of the 2015 SLAA
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Agriculture with some residential and commercial uses in the northern part of the site.
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Partial (circa 0.83ha – 10% PDL).
<b>Surrounding uses</b>	The site is bounded at its southern point by railway line and to the north by Pycroft Road. To the east lies residential development, with part of the northern boundary abutting Pycroft Primary School. The remaining edges of the site are surrounded by a loose mix of residential properties and open land.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	✓ (adjacent)
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	
<b>Flood zone 3a</b>	✓ (partial)	<b>Ancient woodland</b>	
<b>Flood zone 3b</b>	✓ (partial)	<b>TPO</b>	✓ (447 and 235)
<b>Low surface water flood risk</b>		<b>SSSI</b>	
<b>Medium surface water flood risk</b>		<b>SNCI</b>	
<b>High surface water flood risk</b>		<b>LNR</b>	
<b>Agricultural Land Classification</b>	Urban / non-agricultural / Grade 3	<b>Biodiversity Buffer Zone</b>	✓
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	The southern boundary is adjacent to 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.

<b>Constraint type</b>	<b>Action to be taken</b>
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.
Nationally Listed Buildings	The potential impact of any development on the adjacent Nationally Listed Buildings (Pycroft House, Golden Grove Inn and the Mausoleum Chapel) would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on the TPOs (447 and 235) 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.
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)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.23/1508 The proposed demolition of existing buildings and the erection of 2 no. three storey buildings to accommodate 38 dwellings [37 net dwellings], alterations to existing site levels, the provision of a new pedestrian and vehicular access onto Ruxbury Road and associated new parking and landscaping. (Refused, appeal dismissed).</p> <p>RU.22/1569 Erection of 69 dwellings including demolition of existing buildings, associated parking, landscaping, open space and infrastructure works at Grange Farm, Chertsey. (grant). Discharge of conditions approved under RU.23/1642, RU.23/1643, RU.23/1644, RU.23/1646, RU.23/1647, RU.23/1648, RU.23/1701, RU.24/1305 and RU.25/0087.</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>RU.22/0406 Extensions to existing Care Home (revised plans received reducing size of extension on the southern limb of building) (grant). Discharge of conditions granted under RU.23/0189. Certificate of lawfulness to confirm the permission has been implemented under RU.23/1830 (grant). Deed of variation for s.106 agreement pending under RU.24/1387.</p> <p>RU.21/0893 The erection of 170 dwellings including associated parking, landscaping, open space and infrastructure following the demolition of the existing outbuildings on the site (grant). Discharge of conditions under RU.23/0347, RU.23/0376, RU.23/0394, RU.23/0429, RU.23/0431, RU.23/0461, RU.23/0548, RU.23/0549, RU.23/1311, RU.24/0261, RU.24/0297, RU.24/0485, RU.24/0553, RU.24/0692, RU.24/1471, RU.24/1747, RU.25/0075 and RU.25/1231. Minor amendment granted under RU.23/0634. Deed of variation of s.106 agreement approved under RU.24/1386.</p>

### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	277	Based on applications RU.21/0893, RU.22/1569 and RU.23/1508 (although the latter was dismissed). 97 units have been completed as of the end of the 2024/25 monitoring year.
Elderly people's housing, student halls			
Traveller accommodation	✓	5	Site allocated under Policy SL6 of the Runnymede Local Plan 2030.
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 <sup>2</sup> / 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)	As of the end of the 2024/25 monitoring year, 97 units have been completed. Circa 35dpa expected to be delivered to 2028/29 year to complete site delivery. The Council would also expect the 5 traveller pitches to be delivered in 2024/25 given the requirement of Policy SL22 to deliver pitches at an early phase of site delivery. The remaining 142 permitted homes are currently expected to come forward over years 2028/29.
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### Site suitability

Suitability information:	The site is in the urban area and has been allocated for residential and Gypsy and Traveller site use in the Local Plan. Therefore, for the purposes of this assessment, it is suitable for the development specified.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	Based on the timetable provided by the site agent (who is overseeing applications RU.22/1569 and RU.21/0893 which totals 239 units), the vast majority of the site is due to come forward in the next few years, with 97 having been completed by the end of the 2024/25 monitoring year.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the site's viability was tested as part of the whole Local Plan viability testing and found to be viable, the site is 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

## Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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## Recommendation

As the site has been allocated in the Local Plan for the development of 275 dwellings and 5 Gypsy and Traveller pitches, for the purposes of this assessment it is considered suitable for this level of development. There are now applications permitted for a total of 239 units, with an application for a further 37(net) recently refused. Of these, however, 97 have been completed as of the end of the 2024/25 monitoring year so only the remaining permitted units (178) should be added into the trajectory. The remaining part of the site does not look like it is going to come forward at this time, as there is no indication of renewed interest in developing that part of the site.

**Residential units provided to the assessment of supply:** 142 dwellings and 5 Gypsy and Traveller Pitches spread over the years 2025/26 to 2028/29 (see trajectory for the breakdown of this). The remaining numbers will be added into the trajectory if a permission is granted.

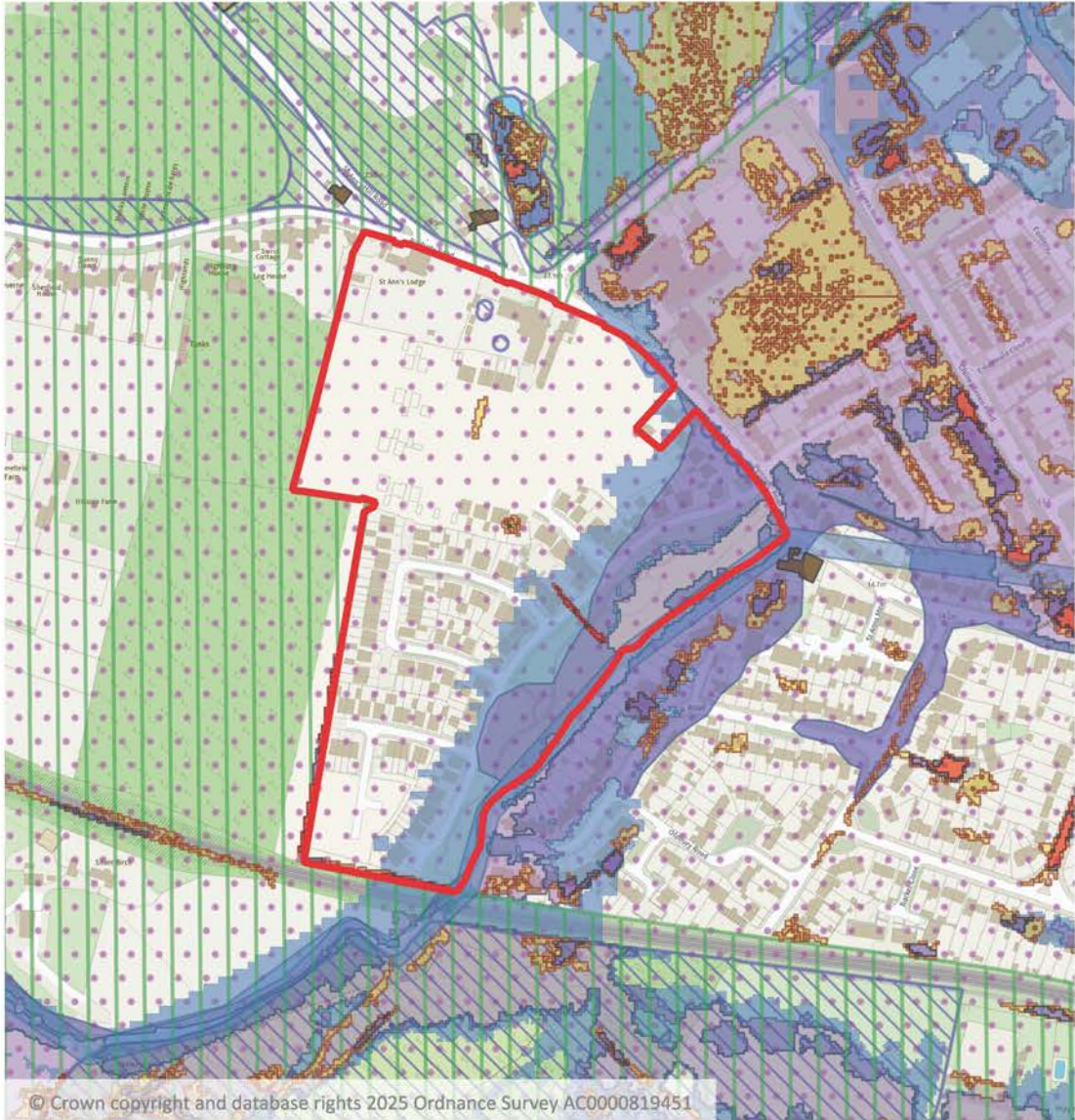
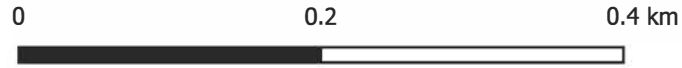
**Other uses provided to the assessment of supply:** none as the site already has a specific allocation as set out above.



Date: 22/12/2025

# Site: 60 Name: Pycroft Road, Chertsey

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



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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       | ROSFW - Low    |
| Flood Zone 3a | SANGS         | TPOs               | LNRs  | Within 5 km of TBH SPA      | ROFSW - High             |                |



# SLAA 2025 officer site assessments

## Site information

<b>Site ID</b>	169
<b>Site Name</b>	Unit 1 and 1a Downside, Chertsey
<b>Address</b>	Unit 1 and 1a Downside Guildford Street Chertsey
<b>Postcode</b>	KT16 9DS
<b>Grid references</b>	X: 503903, Y: 166351
<b>Site area (ha)</b>	0.2
<b>How site was identified</b>	Submitted as part of the 2015 SLAA
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Warehousing and hardstanding
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	To the north east of the site is a mixture of residential and commercial properties which front Station Road, and to the south east is Limesquare House which is a vehicle rental business. To the south west the site abuts the railway line and to the north west of the site on the opposite side of Guildford Road is Chertsey railway station.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	✓ (opposite)
<b>Flood zone 2</b>	✓	<b>Conservation Area</b>	
<b>Flood zone 3a</b>	✓ (partial)	<b>Ancient woodland</b>	
<b>Flood zone 3b</b>	✓ (partial)	<b>TPO</b>	
<b>Low surface water flood risk</b>		<b>SSSI</b>	
<b>Medium surface water flood risk</b>		<b>SNCI</b>	
<b>High surface water flood risk</b>		<b>LNR</b>	
<b>Agricultural Land Classification</b>	Urban	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	Access to vehicle hire business to the rear
<b>Other (please specify)</b>	Area of High Archaeological Potential (partial). Site located adjacent to 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.

<b>Constraint type</b>	<b>Action to be taken</b>
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	The potential impact of any development on the Nationally Listed Railway Station Building (56m away) would need to be considered as part of any development proposals.
Area of High Archaeological Potential	There is the potential for there to be significant archaeological features / artifacts from the half of the site fronting Guildford Road. This would have to be factored into the development process e.g. undertaking suitable investigations prior to the commencement of the development itself.
Access	Access to the vehicle hire business to the rear of 1 and 1a could involve a high number of vehicle movements and thus amenity issues. This would need to be taken account of demonstrated that it can be mitigated a spart of any proposal scheme.
Noise and vibration from adjacent railway line	A noise and vibration study would be required to support any application in connection with the adjoining railway line.

### 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

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	30	Proposed density of 150pdh (10 x one bed and 20 x two bed apartments).
Elderly people's housing, student halls			

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / 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			
Biodiversity Net Gain (BNG)			

### Suggested phasing

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

Suitability information:	This previously developed site is in an urban location (and partially within the designated town centre) meaning that for the purposes of this assessment, this site is suitable in principle for residential development, subject to detailed design considerations.
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### Site availability

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

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site's location would suggest that it is achievable and the recent submission by the agent stated that they viewed the site as viable.

### Site deliverability

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

Deliverable/ developable / undeliverable	Developable
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**Recommendation**

The site is in a sustainable location in the centre of Chertsey, partially within the designated town centre. Whilst the principle of redevelopment is therefore acceptable (for the purposes of this assessment), the suitability of the site for residential use is uncertain as the site backs onto the railway line and contains an access road leading to the vehicle hire business at the rear. There is concern that the use of the access road within the site to the vehicle hire business would be subject to a significant number of vehicle movements which could be incompatible with the use of the site for residential purposes.

Any housing development would need to be carefully designed to protect the residential amenity of occupiers of the apartments from both noise from the railway, neighbouring commercial uses and traffic using the access road. A noise and vibration study would be required to support any application in connection with the adjoining railway line. An alternative approach would be for this site to come forward as part of a comprehensive redevelopment scheme with the adjacent Unit 2 Downside (also known as Limesquare House) to the rear, which is has also been promoted to the Council by that site’s owner (SLAA site 478).

The loss of employment land at the site would need to be justified (in line with Policy IE3 of the Local Plan) before alternative uses on the site can be considered. The Council’s Employment Land Review 2016 indicates that there is insufficient supply of industrial land in the Borough to accommodate demand and there is a need for additional B8 floorspace. Floorspace lost to alternative uses will only serve to increase the need for additional space.

In addition to the above, it would need to be demonstrated that the flood risk at the site could be mitigated / managed in a way that it suitable, via a Flood Risk Assessment, particularly as the site has been promoted for residential development.

To allow the two different redevelopment scenarios, as well as the various constraints to delivery to be explored in more detail by the site promoter, this site is recommended for inclusion in years 6-10 of the trajectory.

The agent acting for the landowner suggests that the site could accommodate in the region of 30 units which would represent a density of 150dph. This seems a reasonable approximation for a development in this edge of town centre location providing that the concerns raised in the commentary above could be overcome, and providing that the proposed building height (unknown at this stage) would respect the character of the existing townscape and accord with other design policy requirements.

**Residential units provided to the assessment of supply:** 30 (in years 6-10 of the trajectory).

**Other uses provided to the assessment of supply:** not considered as the site was only promoted for residential development and is currently in an employment-generating use.



Date: 22/12/2025

# Site: 169 Name: 1 and 1a Downside, Chertsey

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



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

<b>Site ID</b>	201
<b>Site Name</b>	Chertsey Opportunity Area
<b>Address</b>	Chertsey Town Centre (based around the Sainsbury's Centre)
<b>Postcode</b>	
<b>Grid references</b>	X: 504221 Y: 166834
<b>Site area (ha)</b>	1.45 (approx.)
<b>How site was identified</b>	Designated in the Runnymede 2030 Local Plan
<b>Ownership type</b>	Public (RBC)
<b>Existing use(s)</b>	Mixed use
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	To the east of the site is a mixture of residential and commercial uses on the other side of Heriot Road, and to the west is the retail / commercial units along Guildford Street (with residential units above). To the south lies the Post office and Telephone exchange, and to the north is a mixture of residential and commercial units that face onto London Street.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	✓ (multiple within and adjacent)
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	✓ (partial)
<b>Flood zone 3a</b>		<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>	✓ (partial)	<b>LNR</b>	
<b>Agricultural Land Classification</b>	Urban	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>		<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>	✓	<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	Primary Shopping Area Primary and Secondary retail frontages (partial) Area of High Archaeological Potential (Chertsey Historic Core) Surrounding Locally Listed Buildings (Barclays Bank, 125 Guildford Street, 80, Guildford Street and The Crown Hotel, London Street) Site is located within the Chertsey Dry Island		

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.

<b>Constraint type</b>	<b>Action to be taken</b>
Flood Zones / risk / Dry Island	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. In addition to this, as the site is located within the Chertsey Dry Island, it would not be possible to accommodate additional residential development until this issue can be resolved.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Buildings would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Chertsey Conservation Area would need to be taken into account as part of any development proposals.
Primary Shopping Area	The potential impact of any development on the Primary Shopping Area would need to be taken into account as part of any development proposals.
Primary and Secondary Retail Frontages	The potential impact of any development on the Primary and Secondary Retail Frontages would need to be taken into account as part of any development proposals.
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.
Locally Listed Buildings	The potential impact of any development on the Locally Listed Buildings would need to be taken into account as part of any development proposals.

### 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.13/1044: Change of use of premises from retail (A1) to voluntary organisation office (B1) (grant).</p> <p>RU.13/1009: Change of Use to a coffee shop (mixed classes A1/A3) (grant).</p>

## Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	34-128 (midpoint = 81)	The masterplan produced in 2013 stated that, depending on the option taken forward, that 34 to 128 units could be delivered. This was reiterated in the Local Plan 2030 (Policy IE12).
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓		The masterplan and Local Plan indicate that this site should be redeveloped for a mix of retail and other (formerly A class, now primarily E class) uses.
Employment (B2 and B8 use classes)			
Retail	✓		The masterplan and Local Plan indicate that this site should be redeveloped for a mix of retail and other (formerly A class, now primarily E class) uses.
Food and drink	✓		The masterplan and Local Plan indicate that this site should be redeveloped for a mix of retail and other (formerly A class, now primarily E class) uses.
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

## Suggested phasing

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

Suitability information:	The site is in the urban area where the principle of development (for the purposes of this assessment) is acceptable and supported by Local Plan policy. Furthermore, the NPPF encourages a mix of uses in the town centre including residential uses. A number of constraints would need to be overcome which affect the suitability of the site, which could be possible
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	through evidence submitted with a planning application. Clearly design, flooding and heritage considerations will be particularly relevant when considering applications in the Opportunity Area.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	The land is owned by RBC, who have expressed through the Local Plan an interest in the longer-term redevelopment of the site.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the land is owned by RBC, who have expressed through the Local Plan an interest in the longer-term redevelopment of the site, this may have the potential to come forward over a longer timeframe.

### Site deliverability

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

### Site SLAA Category

Deliverable/ developable / undeliverable	Developable
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### Recommendation

The site should be retained as being developable for the purposes of this assessment, as it is not likely to come forward in the next 5 years as envisioned in the Local Plan. However, if the constraints identified in this assessment can be overcome, it could support between 34 and 128 residential units, as well as a revised mix of retail and commercial premises. The residential units would only be able to be accommodated if the issue of the site being within the Chertsey Dry Island can be resolved, demonstrated through a robust Flood Risk Assessment.

**Residential units provided to the assessment of supply:** 81 as this is the midpoint between the 34-128 suggested as part of Policy IE12 of the Runnymede 2030 Local Plan, though this may only happen in years 6-15 of the trajectory.

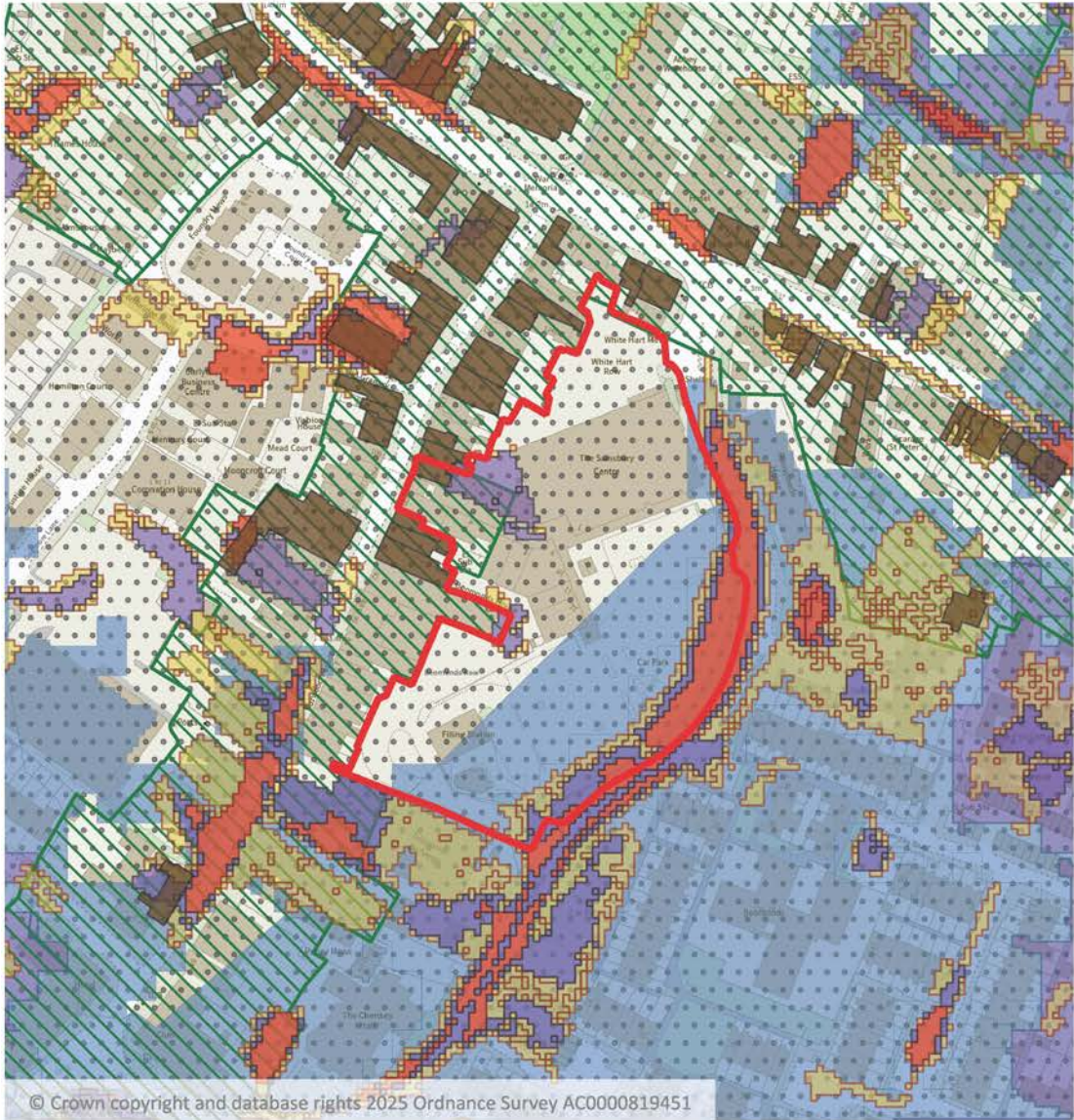
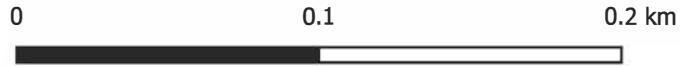
**Other uses provided to the assessment of supply:** a mix of retail and other commercial uses of an unspecified amount.



Date: 22/12/2025

# Site: 201 Name: Chertsey Opportunity Area

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   | 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

<b>Site ID</b>	225
<b>Site Name</b>	Land adjacent Sandgates
<b>Address</b>	Land adjacent Sandgates
	Guildford Road
	Chertsey
<b>Postcode</b>	KT16 9BW
<b>Grid references</b>	X: 503488, Y: 166151
<b>Site area (ha)</b>	0.81
<b>How site was identified</b>	Submitted through the 2015 SLAA process.
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Former residential garden
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	To the east is residential development which forms part of the urban area of Chertsey. To the south / southwest lies open and wooded land, part of which forms part of the setting of Sandgates. To the west lies open land, and to the north of the site there is a mix of residential units (primarily at Barrsbrook Hall) but also a recreation ground and Barrsbrook Cattery.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>	✓	<b>Nationally listed buildings</b>	
<b>Flood zone 2</b>		<b>Conservation Area</b>	
<b>Flood zone 3a</b>		<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	✓ (174, 403)
<b>Low surface water flood risk</b>		<b>SSSI</b>	
<b>Medium surface water flood risk</b>		<b>SNCI</b>	
<b>High surface water flood risk</b>		<b>LNR</b>	
<b>Agricultural Land Classification</b>	Grade 4	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	Site located 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.

<b>Constraint type</b>	<b>Action to be taken</b>
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.
TPO	The entire site is covered by TPO 174 and 403, which represents a significant constraint to development. Potential significant damage to or loss of protected trees would need to be overcome to enable site delivery.
Agricultural Land Classification	As this site is ALC Grade 4, the land is not of sufficient quality to merit special consideration in the planning process.
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)	No
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

### Potential site use

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	18	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			

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / 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)	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>In addition to its Green Belt status, the fact that the site is entirely covered by TPOs, would potentially limit the development potential and suitability of the site.</p>
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### Site availability

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

### Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site is not considered to be suitable and as such is not considered to be 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 considered unsuitable for development due to the existing Tree Preservation Orders on the site and the Green Belt designation. Recorded for audit purposes, but do not include within the assessment of supply.

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

**Other uses provided to the assessment of supply:** given the nature of the constraints on the site (Green Belt and Tree Preservation Orders), other uses have not been assessed.

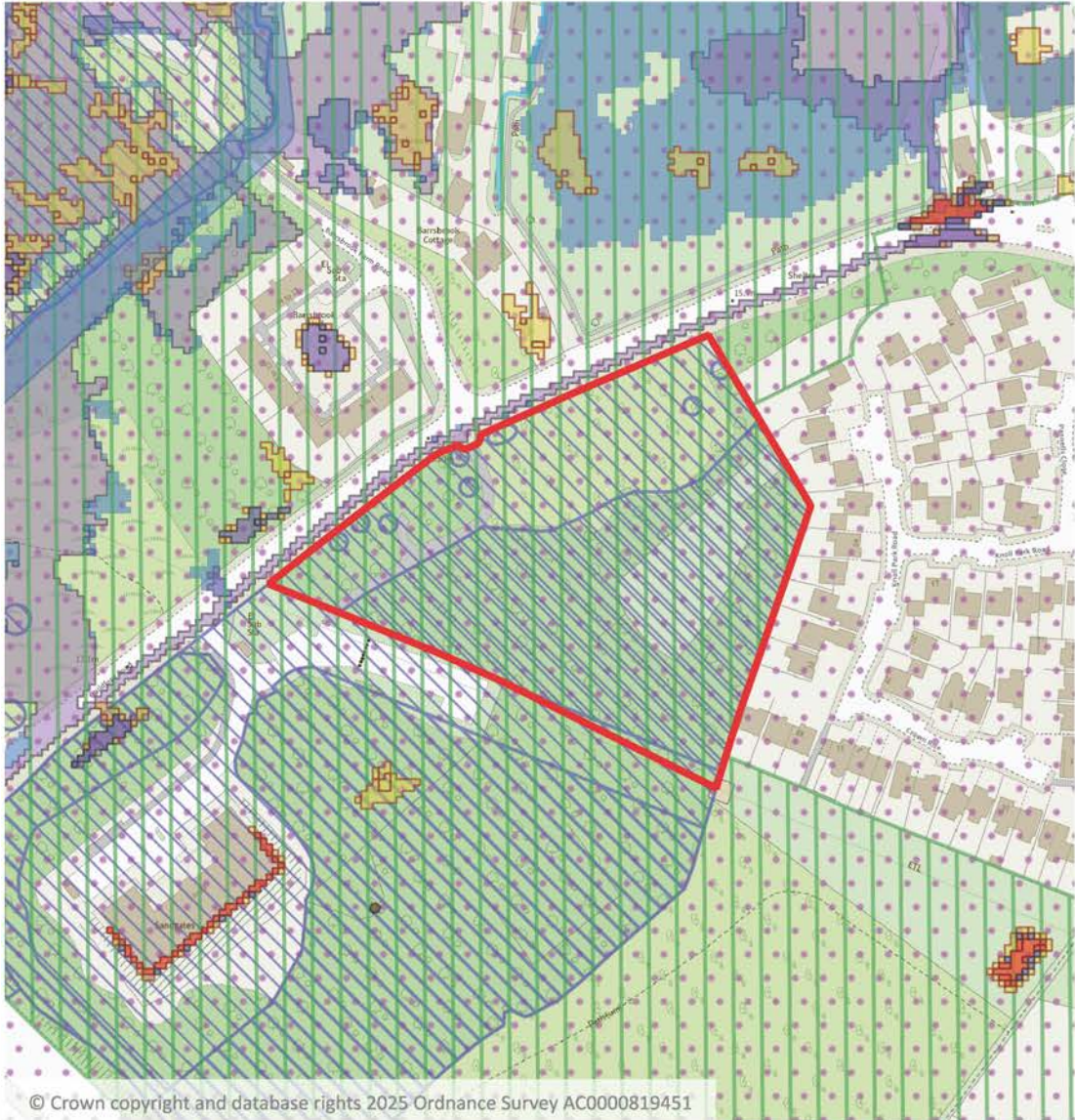
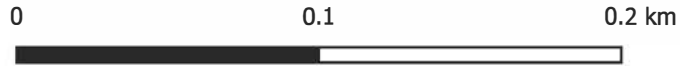


Date: 22/12/2025

# Site: 225

## Name: Land adjacent to Sandgates, Guildford Road, Chertsey

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



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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   | 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             |                |



# SLAA 2025 officer site assessments

## Site information

<b>Site ID</b>	231
<b>Site Name</b>	St Peters Hospital, Chertsey
<b>Address</b>	St Peters Hospital Guildford Road Chertsey
<b>Postcode</b>	KT16 0PZ
<b>Grid references</b>	X: 502557 Y: 165288
<b>Site area (ha)</b>	12.1
<b>How site was identified</b>	Submitted through the 2015 SHLAA
<b>Ownership type</b>	Public (NHS)
<b>Existing use(s)</b>	Sui generis (mixed use D1, C2, C3)
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	Land to the south consists of the Homewood Park SANGS open space, with the eastern edge of the site primarily being bordered by the White Lodge Centre and residential development which lies on the opposite side of Guildford Road (A320). To the west is open land and on the northern side of the B386 (Holloway Hill) there is a ribbon of primarily residential development interspersed with garden centres.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	✓ (adjacent / surrounding)
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	
<b>Flood zone 3a</b>	✓ (partial)	<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	✓ (446, 425, 244)
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>	✓ (partial)	<b>LNR</b>	
<b>Agricultural Land Classification</b>	Non-agricultural	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>Physical</b>	
<b>SANGS</b>	✓ (adjacent)	<b>Access</b>	
<b>Other (please specify)</b>	Contains the Barn to Botley Park and Icehouse at Botley Park Locally Listed buildings.		

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.

<b>Constraint type</b>	<b>Action to be taken</b>
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 potential impact of any development on the Homewood Park SANG would need to be taken into account as part of any development proposals.
Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Buildings (Silverlands, Ivy Cottage, Arbon Cottage, Anchor House and Botleys Park Hospital) would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on TPOs 446, 425 and 244 would need to be taken into account as part of any development proposals.
Locally Listed Buildings	The potential impact of any development on the Barn to Botley Park and Icehouse at Botley Park Locally Listed Buildings would need to be taken into account as part of any development proposals.

### 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.22/1523 Construction of 20 no. retirement apartments with care and 4 no. retirement cottages with care (Use Class C2), along with car parking, landscaping and associated works (withdrawn).</p> <p>RU.17/1815 A) Redevelopment of west site (including demolition of all existing buildings) to provide 212 x 1, 2-, 3-, 4- and 5-bedroom houses and flats and 116 x 1- and 2-bedroom retirement apartments in two, three and four storey buildings served by new access onto Stonehill Road (outline planning application, all matters reserved) (B) Construction of three storey acute care wing connected to existing hospital (outline planning application, all matters reserved) (C) Demolition of existing buildings and erection of 66 1,2- and 4-bedroom key worker dwellings and nine 1- and 2-bedroom general needs affordable dwellings in 6 x three storey buildings served by new access onto Holloway Hill (D) Demolition of existing buildings and erection of 72 x 1-, 2- and 4-bedroom key worker dwellings in 8 x three storey buildings (E) Erection of single storey building and infilling at</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>basement level to provide new staff restaurant and 1,500 square metres of retail floorspace  (F) Redevelopment of car park to provide three storey/six deck multi-storey car park together with alterations to internal road layout  (G) Erection of detached two storey workshop building together with alterations to car park (Revised Description 16/08/18)-Granted planning permission.</p> <p>It should be noted that there are numerous subsequent applications to this (e.g. discharge of conditions etc.) that are too many to list succinctly here. Information can be found on the Council's Planning Applications portal.</p>

### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	268	Policy SL13 of the adopted Runnymede Local Plan 2030 allocates the land for a minimum provision of 400 net additional dwellings. Council monitoring records show that 198 units have been delivered thus far from a total of 466 permitted and therefore it is expected that a further 268 units would come forward.
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)	0-10 years as the site developer has confirmed that they expect 45 dwellings to be completed each year, which based on the 268 units remaining would mean there are 6 further years of supply to come forward from this site.
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### Site suitability

Suitability information:	The site has been designated for development in the Runnymede Local Plan so is suitable for development for the purposes of this assessment.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	Application RU.17/1815 (and its numerous subsequent applications) show that the site is available for development. The permitted development is under construction.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As this site has been adopted through the Runnymede Local Plan process it has been considered as part of plan-wide viability testing and therefore is considered to be achievable. The permitted development is under construction.

### Site deliverability

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

### Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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### Recommendation

As the site has been allocated for a minimum of 400 residential units in the Runnymede 2030 Local Plan and has an extant planning permission (with numerous associated subsequent applications). It is therefore deemed suitable for residential development for the purposes of this assessment. As 198 units of a total of 466 permitted have thus far been completed, the remaining 268 are expected to come forward over the next six years.

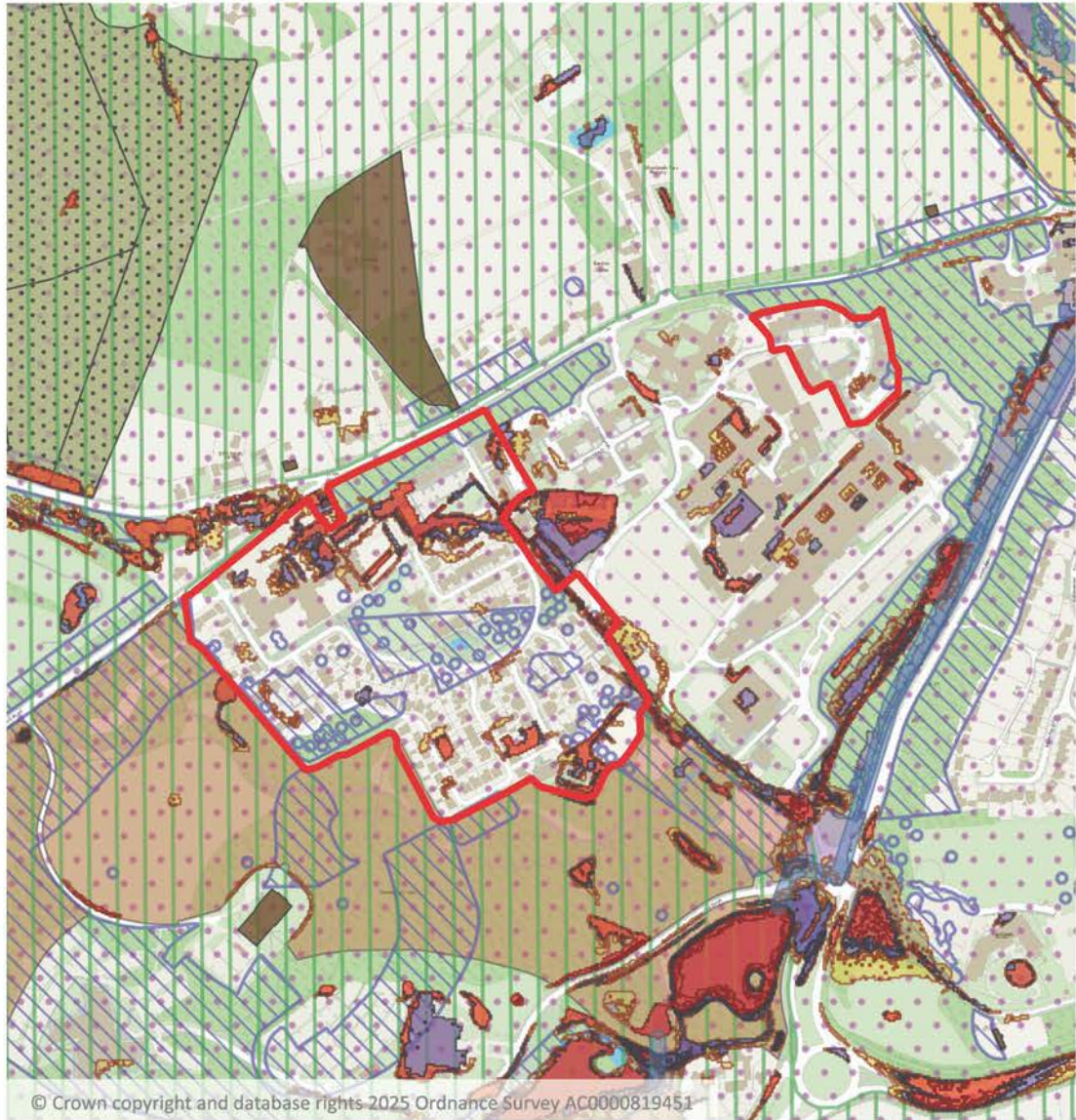
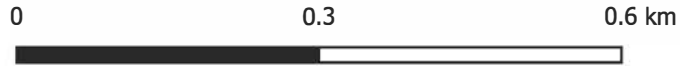
**Residential units provided to the assessment of supply:** 225 of over years 1-5 with the remaining 43 to come forward in year six.

**Other uses provided to the assessment of supply:** as the allocation under Policy SL13 relates to residential development of the site, other uses have not been considered.



Date: 22/12/2025

# Site: 231 Name: St Peters Hospital, Guildford Road, Chertsey



Scale: 1:7,500

- |               |               |                    |       |                             |                          |                |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| 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       | ROSFW - 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

<b>Site ID</b>	279
<b>Site Name</b>	Land north of Cowley Avenue, Chertsey
<b>Address</b>	Land north of Cowley Avenue Chertsey
<b>Postcode</b>	
<b>Grid references</b>	X: 503717 Y: 166852
<b>Site area (ha)</b>	0.27
<b>How site was identified</b>	Submitted as part of the 2016 SLAA
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Woodland
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	The site is bordered to the west by Gogmore Farm Park which is a designated Local Green Space. To the north, south and west, the site is bordered by residential properties which are a mix of two and three storey, semi-detached, detached and terraced dwellings.

## Policy, environmental and heritage constraints

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

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.

<b>Constraint type</b>	<b>Action to be taken</b>
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.
Local Green Space	The potential impact of any development on the Local Green Space would need to be taken into account as part of any development proposals.

### 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.97/0513 Erection of 29 dwellings, associated garaging and parking and landscaping areas (refused).</p> <p>RU.91/0898 Erection of 16 two-bedroom houses and associated garaging, parking, and landscaping (refused).</p> <p>RU.91/0897 Erection of 24 two-bedroom houses and associated garaging, car parking and landscaping (refused).</p>

### Potential site use

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.			No information provided as to what use the promoter would put the site forward for.
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 <sup>2</sup> / 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:	The site is located within Flood Zone 3 so 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, and as the site is entirely within flood zone 3b, it is considered unsuitable for development for the purposes of this assessment.
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### Site availability

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

### Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	Viability evidence has not been submitted in respect of the site; however, given the on-site flood risk constraints, the site is not considered to be 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**

As the site is entirely within Flood Zone 3 and there is no evidence to suggest this constraint can be overcome, the site is not deemed suitable for development at the current time.

**Residential units provided to the assessment of supply: 0**

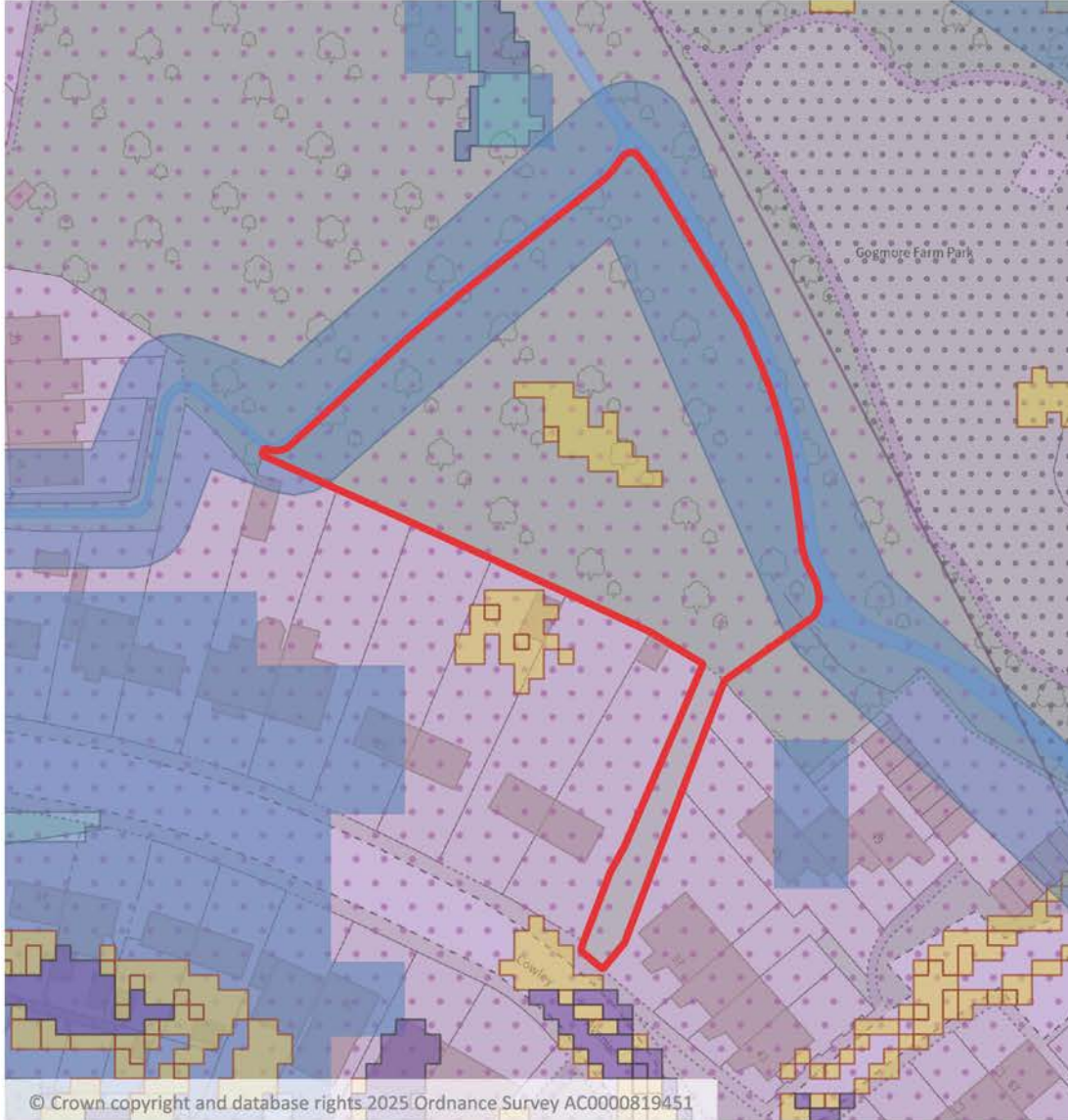
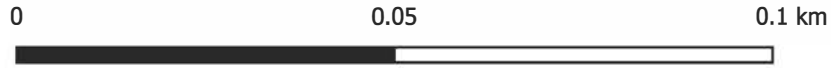
**Other uses provided to the assessment of supply: None assessed.**



Date: 22/12/2025

Site: 279

Name: Land North of Cowley Avenue, Chertsey



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

<b>Site ID</b>	314
<b>Site Name</b>	Culverdon House, Abbots Way, Chertsey
<b>Address</b>	Culverdon House
	Abbots Way
	Chertsey
<b>Postcode</b>	KT16 9JZ
<b>Grid references</b>	X: 503906, Y: 166553
<b>Site area (ha)</b>	0.32
<b>How site was identified</b>	Submitted as part of the 2018 SLAA
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Offices
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	The site is surrounded on all sides by a mix of residential and commercial uses of varying types and sizes.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	✓ (adjacent)
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	✓ (partial)
<b>Flood zone 3a</b>	✓ (partial)	<b>Ancient woodland</b>	
<b>Flood zone 3b</b>	✓ (partial)	<b>TPO</b>	
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>		<b>SNCI</b>	
<b>High surface water flood risk</b>		<b>LNR</b>	
<b>Agricultural Land Classification</b>	Urban	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>	✓	<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	Within the Chertsey Historic Core Area of High Archaeological Potential. Within Chertsey Town Centre. Opposite the St. Anne's Parish Centre Locally Listed Building.		

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.

<b>Constraint type</b>	<b>Action to be taken</b>
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	The potential impact of any development on the Nationally Listed Buildings (at 43-45 Guildford Street and 20 Pycroft Road) would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Chertsey Conservation Area would need to be taken into account as part of any development proposals.
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.
Locally Listed Building	The potential impact of any development on the Locally Listed Building (St. Anne's Parish Centre) would need to be taken into account as part of any development proposals.

### 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.24/1325 Prior approval application for Change of use of part of the ground floor from Commercial, Business and Service (Use Class E) to form 1 residential unit (Use Class C3) under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class MA (refuse).</p> <p>RU.23/1564 Erection of an additional floor above existing office building to provide 9 apartments including ancillary works (amended plans received 17/04/2024) (grant). Discharge of conditions approved under RU.24/1398.</p> <p>RU.23/0907 Prior Approval Application for an extension to the existing building to provide an additional two storeys to create 26 residential units, 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.23/0458 Application for prior approval of proposed two-storey upward extension utilising Schedule 2, Part 20, Class AA of the Town</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>and Country Planning (General Permitted Development) (England) Order 2015 to provide No.16x 1-bed and No.10x 2-bed dwellings. (refuse).</p> <p>RU.21/1236 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 27 residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (grant). Partial discharge of conditions under RU.23/1672 and discharge of conditions granted under RU.24/0445. Condition removed under RU.24/0162.</p> <p>RU.19/0501 Notification for Prior Approval for a Proposed Change of Use of a building and the associated land from Office Use (Class B1(a)) to a Dwelling house (Class C3) comprising the creation of 31 units (grant).</p> <p>RU.16/0933 Single storey rooftop extension providing 571sqm of additional Class B1(a) office space, new terrace, external alterations to building facade, improvements to basement car park entrance, hard landscaping and associated works (grant).</p>

### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	36	As per applications RU.21/1236 and RU.23/1564.
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 <sup>2</sup> / 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)	0-5 years.
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### Site suitability

Suitability information:	The site is suitable for residential development for the purposes of this assessment as per the development approved under applications RU.21/1236 and RU.23/1564, which have been implemented.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for residential development as per applications RU.21/1236 and RU.23/1564 which have been implemented.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as per application RU.21/1236 and RU.23/1564 which have been implemented.

### 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 an implemented planning permission under RU.21/1236 for a residential development of 27 units it is considered suitable (for the purposes of this assessment), available and achievable. An additional 9 units have also been granted under RU.23/1564. Therefore, these 36 units should be added to the supply in the trajectory.

**Residential units provided to the assessment of supply:** 36 (net).

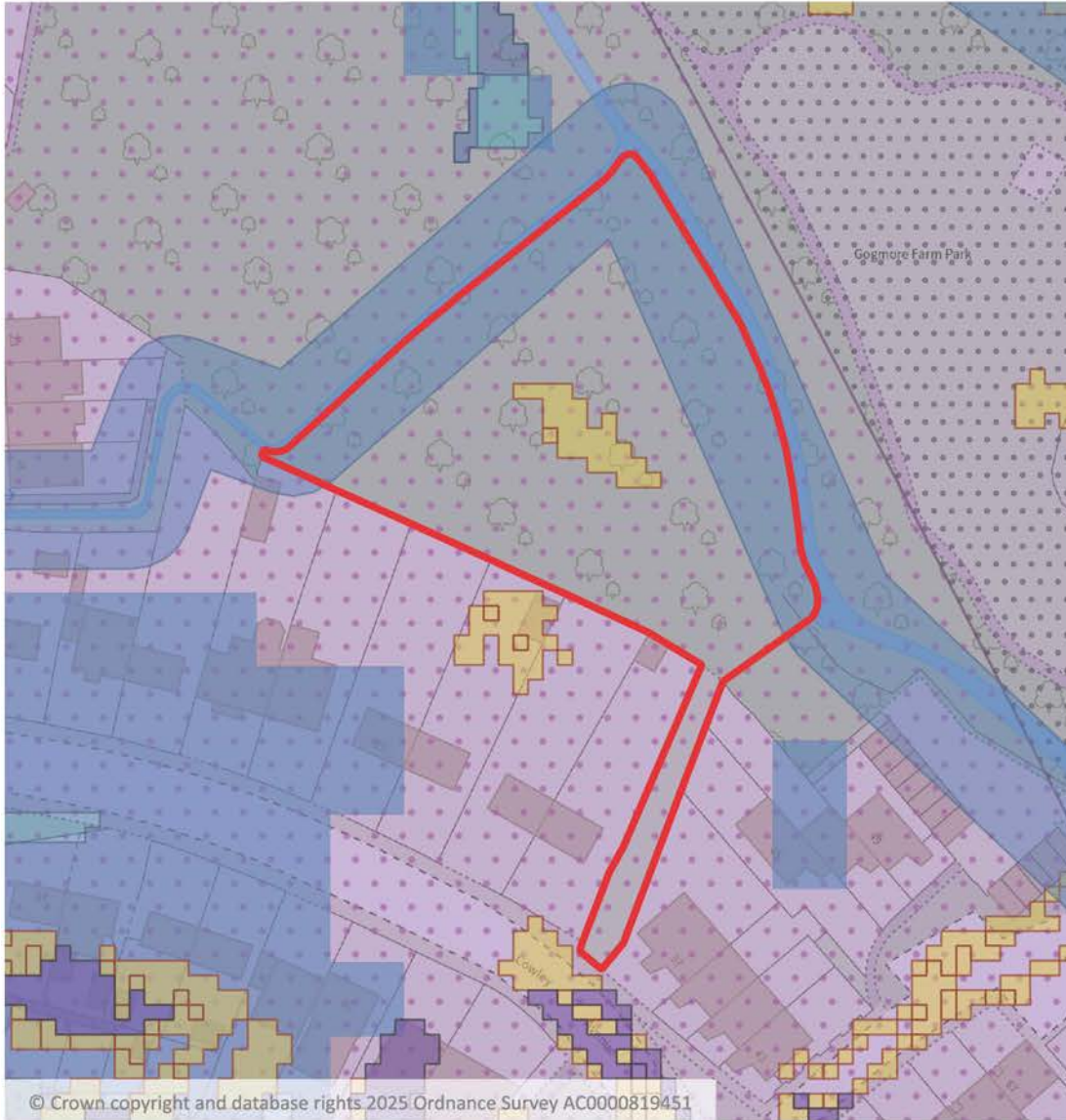
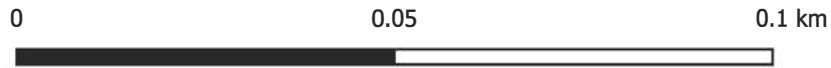
**Other uses provided to the assessment of supply:** as the previous permission (RU.16/0933) for an extension to the office building was granted in 2016, this has subsequently lapsed. As the only extant permissions are for residential development, other uses have not been considered.



Site: 279

Date: 22/12/2025

Name: Land North of Cowley Avenue, Chertsey



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

<b>Site ID</b>	343
<b>Site Name</b>	Land south of Ruxbury Road, Chertsey
<b>Address</b>	Land south of Ruxbury Road Chertsey
<b>Postcode</b>	KT16 9NH
<b>Grid references</b>	X: 502702 Y: 166842
<b>Site area (ha)</b>	5.3
<b>How site was identified</b>	Submitted in 2018.
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Part domestic/part agricultural
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Partially (circa 355sqm - <1% PDL)
<b>Surrounding uses</b>	To the north of the site lies a ribbon of residential properties fronting onto Ruxbury Road, with the railway line running along the southern border. Immediately to the east and west of the site lies open undeveloped land, or farm buildings, however beyond this on each side there is further (limited) residential development on one side and an allocation (SL6) in the Runnymede Local Plan 2030 on the other.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>	✓	<b>Nationally listed buildings</b>	
<b>Flood zone 2</b>		<b>Conservation Area</b>	
<b>Flood zone 3a</b>		<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>	✓ (partial)	<b>LNR</b>	
<b>Agricultural Land Classification</b>	Grade 3	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	Opposite the St. Ann's Court Park and Garden of Special Historic Interest. The southern boundary 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.

<b>Constraint type</b>	<b>Action to be taken</b>
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	Depending on the extent of surface water flood risk, a flood risk assessment would likely 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.
Park and Garden of Special Historic Interest	The potential impact of any development on the St. Ann's Court (on the opposite side of Ruxbury Road) would need to be taken into account as part of any development proposals.
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)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.21/0553 Full Planning Application for the proposed change of use and part rebuilding of an existing building on the site to a self-contained dwellinghouse (amended description 16.12.2021). (grant) Discharge of conditions granted under RU.22/1923.

### Potential site use

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	135	Circa 135 as suggested by the site promoter. 30-40dph.
Elderly people's			

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
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:	<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 indicated that the site is available.

### Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	Although the agent states the site is viable, the site is considered to not be achievable for the purposes of this assessment given its Green Belt status which limits the development potential of the site.

### 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

At the current time, the use of the site for a comprehensive residential development would represent inappropriate development in the Green Belt 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**

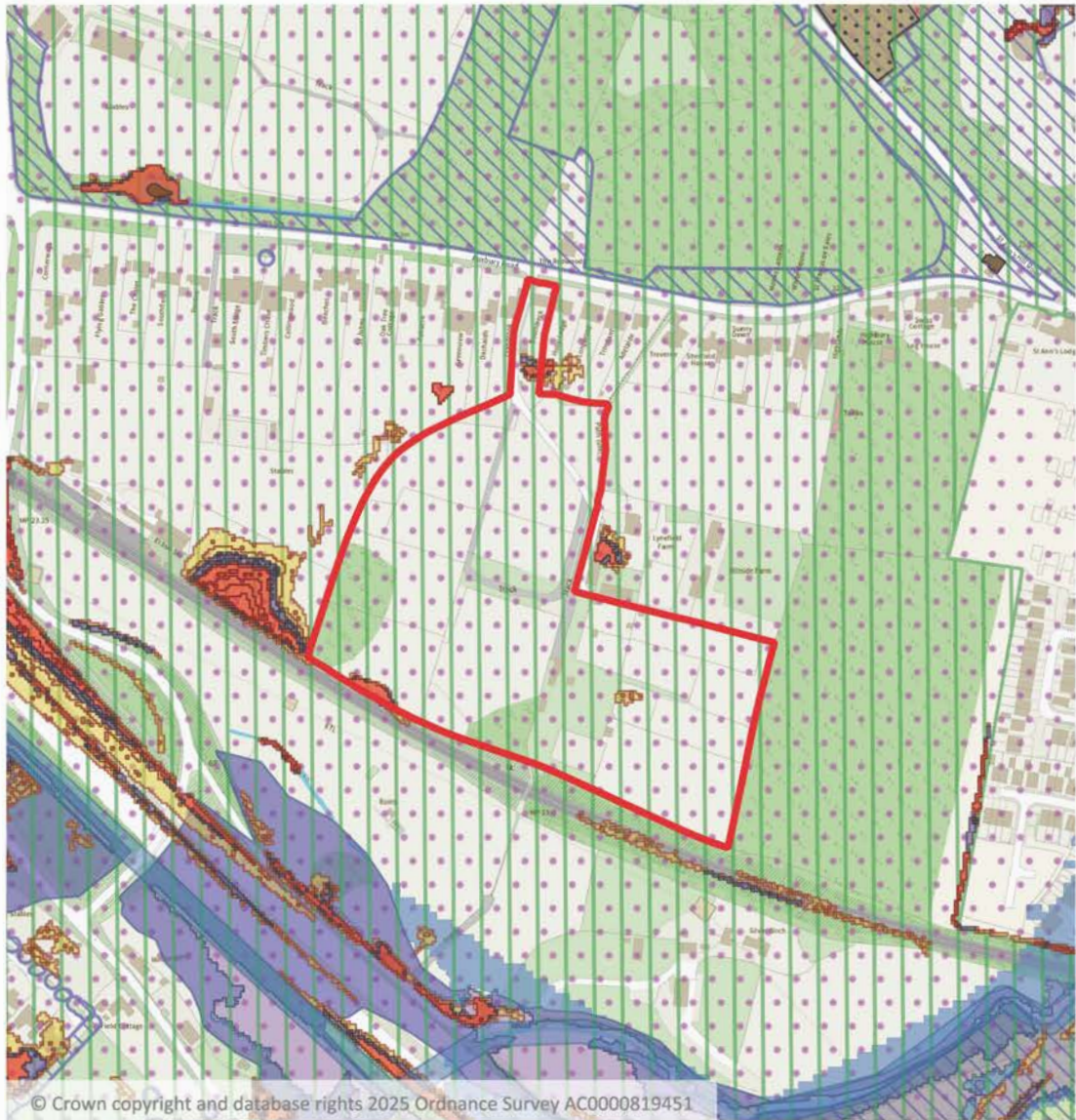
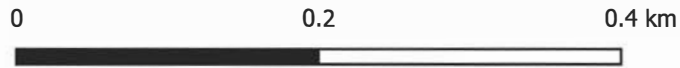
**Other uses provided to the assessment of supply:** given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.



Date: 22/12/2025

Site: 343

Name: Land south of Ruxbury Road, Chertsey



Scale: 1:5,000

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



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# SLAA 2025 officer site assessments

## Site information

<b>Site ID</b>	379
<b>Site Name</b>	Chertsey Bittams A
<b>Address</b>	Chertsey Bittams A Green Lane Chertsey
<b>Postcode</b>	
<b>Grid references</b>	X: 503476 Y: 165606
<b>Site area (ha)</b>	7
<b>How site was identified</b>	Allocated as part of Policy SL14 of the Runnymede Local Plan 2030
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Scrub / open land
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	To the north lies the M25 beyond which lies agricultural land. To the south is the residential area of Green Lane and to the west is the Salesian School.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	
<b>Flood zone 3a</b>	✓ (partial)	<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	✓ (415)
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>	✓ (partial)	<b>LNR</b>	
<b>Agricultural Land Classification</b>	Grade 3 / 4	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	The northern edge of the site lies with the M25 Air Quality Management Area and the M25 itself.		

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.

<b>Constraint type</b>	<b>Action to be taken</b>
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 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.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
AQMA	Development adjacent to the AQMA will need to consider the impact of this designation as part of the design of any proposals.
Noise and vibration from adjacent motorway	A noise and vibration study would be required to support any application in connection with the adjoining motorway.

### 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.21/0272 Hybrid planning application for the land north of Green Lane, Chertsey Bittams: Full planning application for residential development (Use Class C3) comprising 149 dwellings; informal and formal open space, footpaths, cycleways and internal roads; associated parking, landscaping, planting, utilities and drainage infrastructure including connection to the strategic foul network; and associated infrastructure and groundworks. Outline planning application for: the use of 0.1 hectares of land to for the provision of a community hub or the use of such land for the provision of open space or infrastructure associated with the residential development of the application site; Outline planning application for: The use of 0.25 hectares of land for the provision of up to 5 gypsy and traveller pitches, or the development of such land for approximately 11 dwellings and associated works (grant). Discharge of conditions under RU.23/1472, RU.23/1473, RU.23/1474, RU.23/1475, RU.23/1476, RU.23/1477, RU.23/1837, RU.23/1838, RU.24/0711, RU.24/1100, RU.24/1501, RU.25/0606 and RU.25/1094.</p> <p>RU.20/1717 EIA Screening Opinion (not EIA development).</p>

## Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	149	As per application RU.21/0272.
Elderly people's housing, student halls			
Traveller accommodation	✓	5	As per RU.21/0272.
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses	✓	0.1ha	As per RU.21/0272.
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

## Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years as the Runnymede 2030 Local Plan expects the site to come forward between years 2023 and 2026 and the site has been granted planning permission under RU.21/0272 which is having numerous conditions discharged.
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## Site suitability

Suitability information:	This site is suitable for the development proposed (and for the purposes of this assessment) as it has a granted planning permission for 149 net additional C3 dwellings and 5 net additional serviced Gypsy/Traveller pitches as well as 0.1ha of community facilities.
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## Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available as per application RU.21/0272. The agent for the application has stated that his client would be looking to commence development as soon as possible after consent is

	granted. They are in the process of doing this by discharging numerous planning conditions.
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### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as per application RU.21/0272 and the fact that the site went through whole plan viability as part of the examination of the Runnymede Local Plan 2030.

### 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 is suitable for the development proposed (and for the purposes of this assessment) as it has been granted planning permission for 149 net additional C3 dwellings and 5 net additional serviced Gypsy/Traveller pitches as well as 0.1ha of community facilities as per application RU.21/0272. Therefore, these uses should be included in the trajectory.

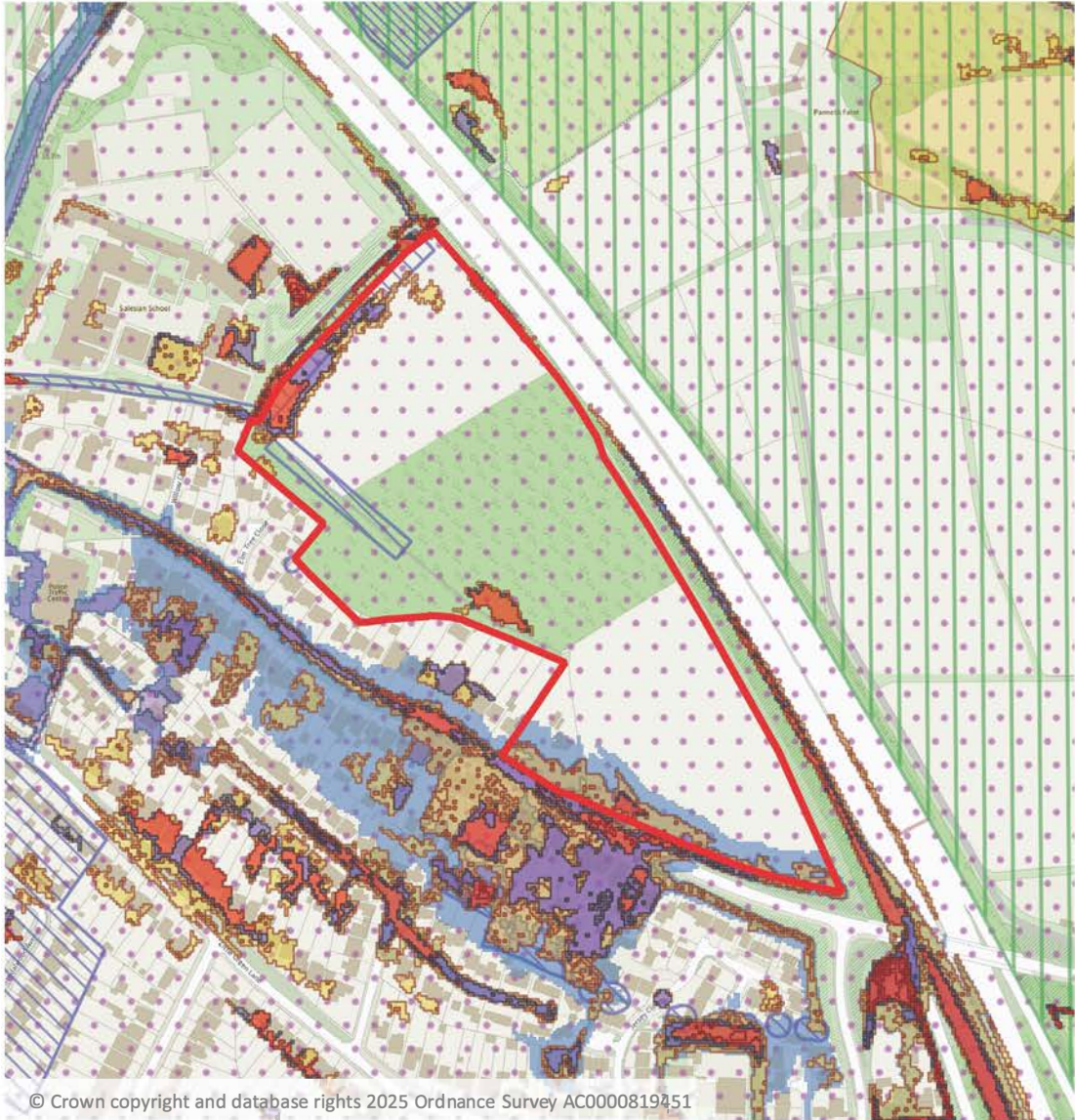
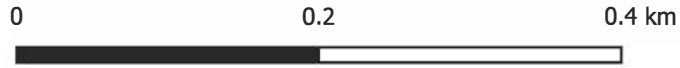
**Residential units provided to the assessment of supply:** 149 and 5 Gypsy and traveller pitches.

**Other uses provided to the assessment of supply:** 0.1ha for a community hub building.



Date: 22/12/2025

Site: 379  
Name: Chertsey Bittams A



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Scale: 1:5,000

- |               |               |                    |       |                             |                          |                |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline  | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2  | Green Belt    | Ancient Woodland   | SNClS | 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

<b>Site ID</b>	380
<b>Site Name</b>	Chertsey Bittams B
<b>Address</b>	Chertsey Bittams B
	Bittams Lane
	Chertsey
<b>Postcode</b>	
<b>Grid references</b>	X: 503568 Y: 165030
<b>Site area (ha)</b>	3.9
<b>How site was identified</b>	Allocated as part of Policy SL15 of the Runnymede Local Plan 2030
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Agriculture
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	To the south lies the A320 beyond which lies agricultural land. To the north is the residential area of Bittams Lane and to the west is an area of woodland. To the east is the Chertsey Bittams C allocation and the M25 Junction 11.

## Policy, environmental and heritage constraints

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

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.

<b>Constraint type</b>	<b>Action to be taken</b>
Flood Zones / risk	Depending on the extent of surface water flood risk, a flood risk assessment would likely 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.

### 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.21/0629 County Matter EIA Screening Opinion for the proposed A320 HIF Scheme which would affect the A320 corridor between Ottershaw and Chertsey (not EIA development).</p> <p>RU.20/1080 County Matter EIA Screening Opinion for the proposed A320 HIF Scheme which would affect the A320 corridor between Ottershaw and Chertsey (not EIA development).</p>

### Potential site use

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	120	As per Policy SL15 of the Runnymede Local Plan 2030.
Elderly people's housing, student halls			
Traveller accommodation	✓	2	As per Policy SL15 of the Runnymede Local Plan 2030.
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 <sup>2</sup> / 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)	Although Policy SL15 of the Runnymede 2030 Local Plan expects the site to come forward in years 2023-2026, the agent for the site had previously advised that the site was likely to be submitted for planning permission in June-July 2025, with a decision expected by March 2027. After this, the development was anticipated to begin construction in the summer of 2027. However, as no application has been received thus far (as of January 2026), this phasing has been pushed back two years with delivered now expected in 2030/31, 2031/32 and 2032/33.
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### Site suitability

Suitability information:	This site is suitable for the development proposed (and thus for the purposes of this assessment) as it has been allocated in the Runnymede Local Plan 2030 for a minimum of 120 net additional C3 dwellings and 2 net additional serviced Gypsy/Traveller pitches.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	The agent for the site had advised that the site was likely to be submitted for planning permission in June-July 2025, with a decision expected by March 2027. Subsequent to this, the development was anticipated to begin construction in the summer of 2027. However, as no application has been received thus far (as of January 2026), this phasing has been pushed back two years with delivered now expected in 2030/31, 2031/32 and 2032/33.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is considered to be achievable as the site went through whole plan viability as part of the examination of the Runnymede Local Plan 2030.

### Site deliverability

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

### Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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### Recommendation

This site is suitable for the development proposed (and for the purposes of this assessment) as it has been allocated in the Runnymede Local Plan 2030 for a minimum of 120 net additional C3 dwellings and 2 net additional serviced Gypsy / Traveller pitches. Therefore, these uses should be included in the trajectory. Given the most recent information in relation to the expected start date (given as summer 2027), this site was expected to deliver circa 40 units per year over three years: 2028/29, 2029/30 and 2030/31. However, as no application has been received thus far (as of January 2026), this phasing has been pushed back two years to 2030/31, 2031/32 and 2032/33.

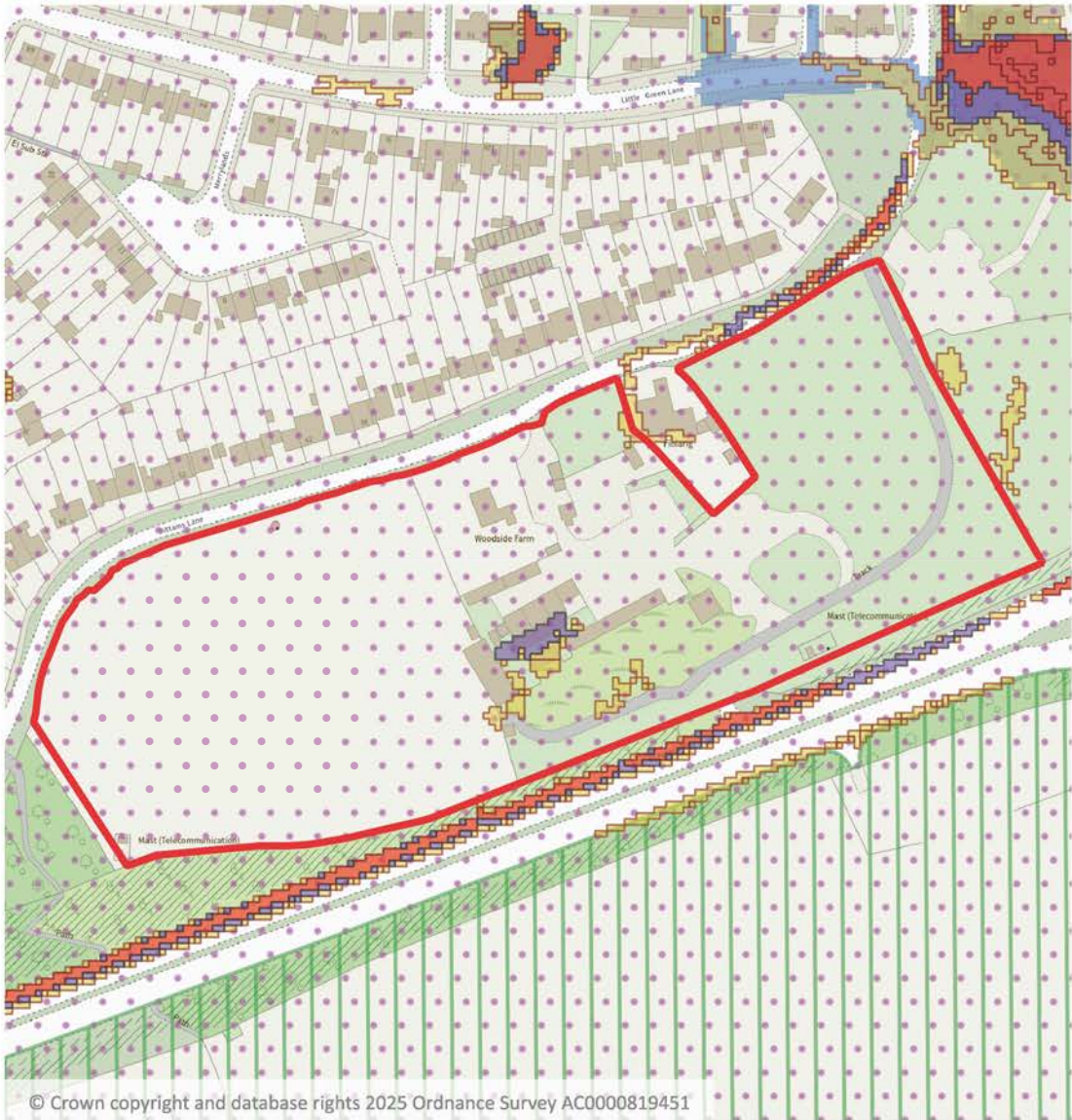
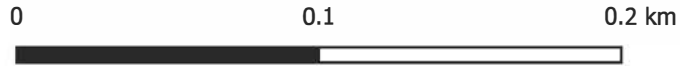
**Residential units provided to the assessment of supply:** 120 (net) and 2 Gypsy and Traveller pitches in years 6-10 of the trajectory.

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



Date: 22/12/2025

# Site: 380 Name: Chertsey Bittams B



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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

<b>Site ID</b>	381
<b>Site Name</b>	Chertsey Bittams C
<b>Address</b>	Chertsey Bittams C
	Bittams Lane
	Chertsey
<b>Postcode</b>	
<b>Grid references</b>	X: 503731 Y: 165178
<b>Site area (ha)</b>	1.93
<b>How site was identified</b>	Allocated as part of Policy SL16 of the Runnymede Local Plan 2030
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Gypsy pitches / open land
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	To the north and east is the M25 beyond which lies open land. To the south is Junction 1 of the M25. To the west is the residential area of Bittams Lane.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	
<b>Flood zone 3a</b>	✓ (partial)	<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>	✓ (partial)	<b>LNR</b>	
<b>Agricultural Land Classification</b>	Grade 3	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	The northern edge of the site lies with the M25 Air Quality Management Area and is adjacent to the M25 itself.		

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.

<b>Constraint type</b>	<b>Action to be taken</b>
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.
AQMA	Development adjacent to the AQMA will need to consider the impact of this designation as part of the design of any proposals.
Noise and vibration from adjacent motorway	A noise and vibration study would be required to support any application in connection with the adjoining motorway.

### 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.23/0338 Proposed change of use of land for the creation of 12 Gypsy/ Traveller pitches (11 net including retention of 1 existing pitch) comprising 1 static and 1 touring caravan per pitch including alterations to existing vehicular access point and associated parking, landscaping, amenity areas and bin store (amended description 25/01/2024) (pending signing of s.106 agreement).</p> <p>RU.21/0629 County Matter EIA Screening Opinion for the proposed A320 HIF Scheme which would affect the A320 corridor between Ottershaw and Chertsey (not EIA development).</p> <p>RU.20/1080 County Matter EIA Screening Opinion for the proposed A320 HIF Scheme which would affect the A320 corridor between Ottershaw and Chertsey (not EIA development).</p> <p>RU.13/0923 Change of use of land to create 1 no. gypsy pitch including the laying of hardstanding and day building (granted at appeal). Discharge of conditions under RU.15/1815.</p>

### Potential site use

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g.	✓	3-5	As suggested by site agent for most recent application.

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation	✓	11 (net)	As per Policy SL16 of the Runnymede Local Plan 2030 and RU.23/0338. One additional pitch to be retained.
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 as per Policy SL16 of the Runnymede Local Plan 2030 which expects the site to come forward post 2027, with a pending application only requiring the finalising of the s.106 agreement.
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### Site suitability

Suitability information:	The site is suitable for the proposed development (and for the purposes of this assessment) as it is allocated in the Runnymede Local Plan 2030 for a minimum of 9 net additional C3 dwellings (though it is more likely that 3-5 may come forward) and 11 net additional serviced Gypsy/Traveller pitches plus retention of the existing pitch.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	As the site has been allocated in the Runnymede Local Plan 2030 it is deemed to be available having been through the Local Plan examination process. The currently pending application under RU.23/0338 also shows the intention to develop the Gypsy and Traveller pitches.

### Site achievability

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

### 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 is suitable for the development proposed (and for the purposes of this assessment) as it has been allocated in the Runnymede Local Plan 2030 for a minimum of 9 net additional C3 dwellings (though it is more likely that 3-5 may actually come forward) and 11 net additional serviced Gypsy / Traveller pitches (plus the retention of the existing pitch). The latter part of the site allocation is currently subject to a pending planning application under RU.23/0338. Therefore, these uses should be included in the latter part of the trajectory.

**Residential units provided to the assessment of supply:** 4 (net - as a mid-point of 3-5 suggested by the site agent) and 12 Gypsy and traveller pitches (one of which is retained), 11 net.

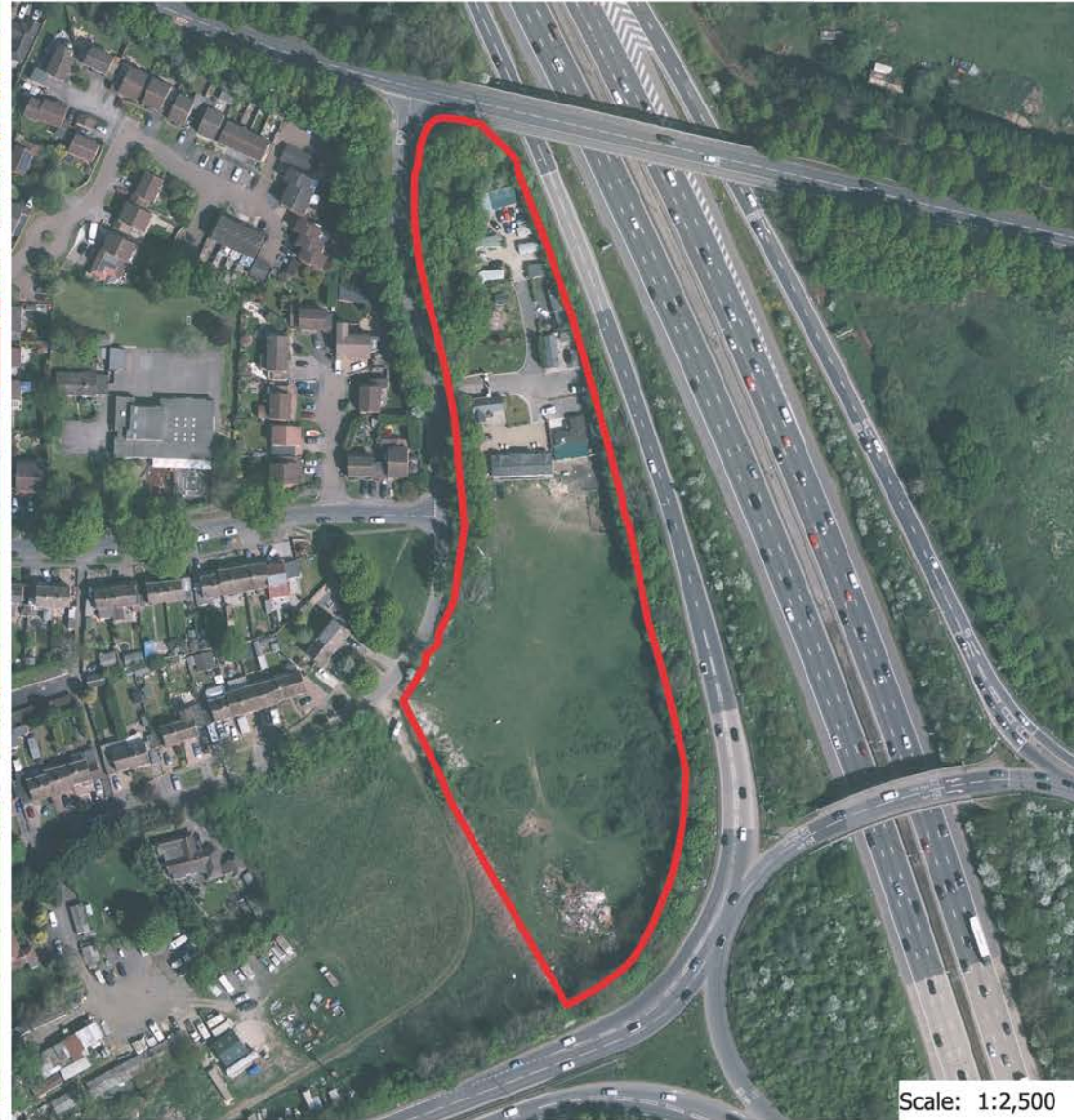
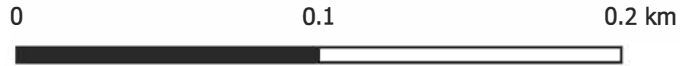
**Other uses provided to the assessment of supply:** as the site has only been allocated for residential / gypsy and traveller development other uses have not been considered.



Date: 22/12/2025

# Site: 381 Name: Chertsey Bittams C

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



- |               |               |                    |       |                             |                          |                |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| 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             |                |

Scale: 1:2,500



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# SLAA 2025 officer site assessments

## Site information

<b>Site ID</b>	382
<b>Site Name</b>	Chertsey Bittams D
<b>Address</b>	Chertsey Bittams D Bittams Lane Chertsey
<b>Postcode</b>	KT16 9FS
<b>Grid references</b>	X: 502901 Y: 164900
<b>Site area (ha)</b>	4.14
<b>How site was identified</b>	Allocated as part of Policy SL17 of the Runnymede Local Plan 2030
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Care home
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Partial (circa 1.2ha – 29% PDL).
<b>Surrounding uses</b>	To the north and east lies residential properties. To the south east lies the allocated site known as Chertsey Bittams E, with the A320 (and its associated buffering) forming the remaining boundaries of the site.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	✓ (adjacent)
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	
<b>Flood zone 3a</b>		<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	✓ (80)
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>	✓ (partial)	<b>LNR</b>	
<b>Agricultural Land Classification</b>	Grade 4 / non-agricultural	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>			

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.

<b>Constraint type</b>	<b>Action to be taken</b>
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 / non-agricultural, the land is not of sufficient quality to merit special consideration in the planning process.
Nationally Listed Building	The potential impact of any development on the adjacent Wheelers Green Nationally Listed Building would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on the on-site TPO (80) would need to be taken into account as part of any development proposals.

### 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.17/1749 Erection of up to 200 residential dwellings (class C3) with vehicular access onto Bittams Lane, associated car parking (including basement / under croft parking) and landscaping (granted on 11/08/2022). Variation of conditions granted under RU.23/1052. Reserved matter application granted under RU.23/0607 on 12 August 2024.</p> <p>RU.17/1440 EIA Screening Opinion as to whether up to 200 dwellings on a 2.7-hectare parcel of land would constitute EIA development (not EIA development).</p> <p>RU.15/1005 Demolition of existing buildings and redevelopment of part of the site to provide 1 x no. 3 and a half storey high building for use as a Class C2 93-bedroom care home with associated access, parking, servicing and landscaping (grant).</p>

### Potential site use

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	172	As the site has been granted permission for 172 units, which is above the minimum 125 units set out under Local Plan policy SL17.

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
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. Site owner has advised that they are looking to start construction in March 2025 and complete by March 2027.
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### Site suitability

Suitability information:	Reserved matters permission has been permitted for 172 residential units (above the 125 homes the site has been allocated for) and thus the site is suitable for the purposes of this assessment.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	As the site has been allocated in the Runnymede Local Plan 2030 it is deemed to be available having been through the Local Plan examination process. The reserved matters application has been permitted for 172 units.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as the site went through whole plan viability as part of the examination of the Runnymede Local

	Plan 2030. The approved applications are also evidence that this is viable.
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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**

This site is suitable for the development proposed (and for the purposes of this assessment) as it has been allocated in the Runnymede Local Plan 2030 for a minimum of 125 net additional C3 dwellings but has been granted reserved matters permission for 172 units on 12 August 2024 under RU.23/0607.

**Residential units provided to the assessment of supply:** 172 dwellings (net).

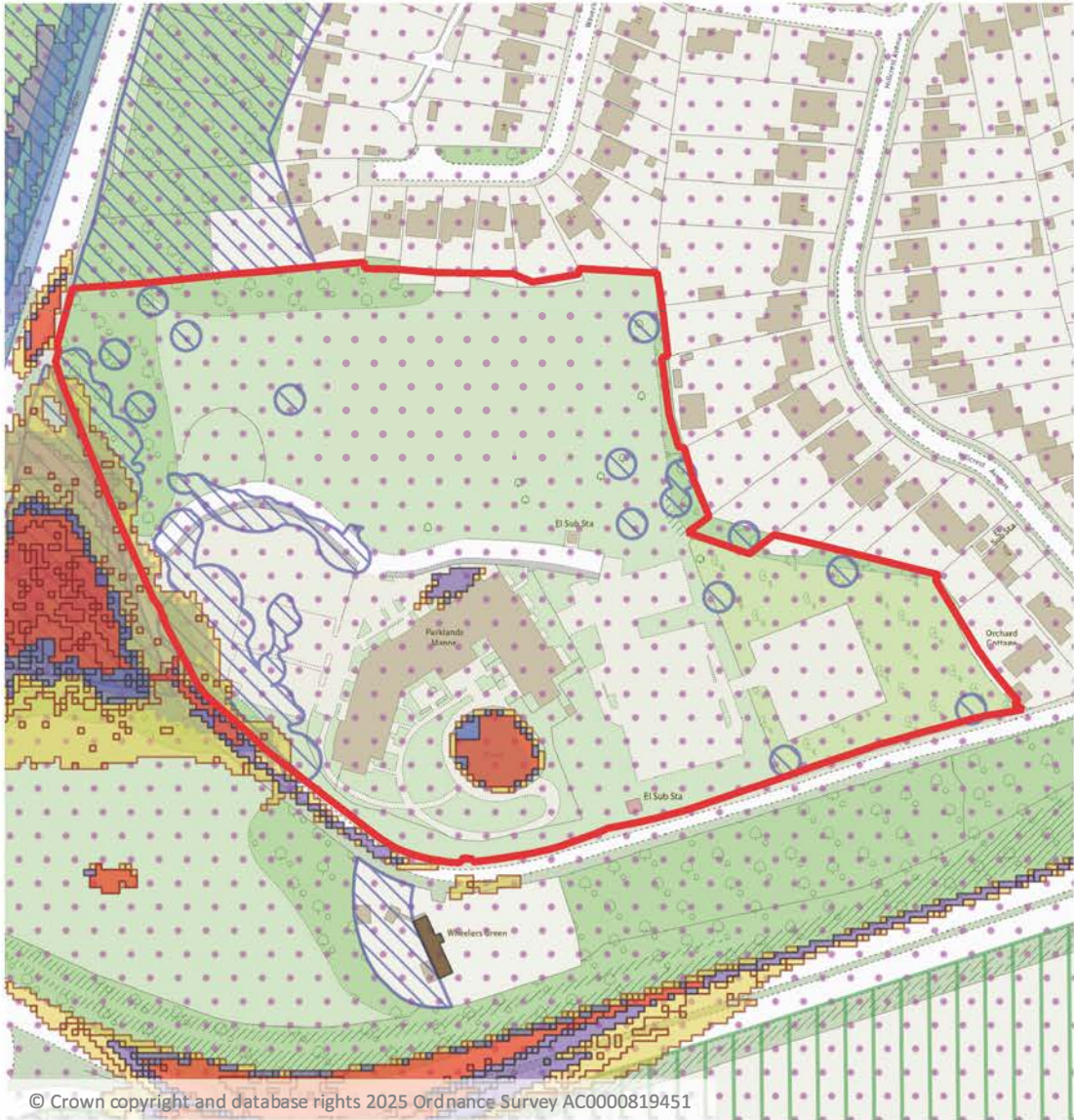
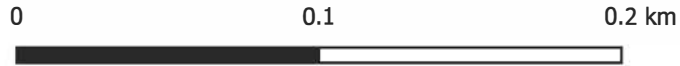
**Other uses provided to the assessment of supply:** as the site has only been allocated for residential development, other uses have not been considered.



Date: 22/12/2025

# Site: 382 Name: Chertsey Bittams D

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



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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

<b>Site ID</b>	383
<b>Site Name</b>	Chertsey Bittams E
<b>Address</b>	Chertsey Bittams E Bittams Lane Chertsey
<b>Postcode</b>	KT16 9RG
<b>Grid references</b>	X: 502783 Y:164797
<b>Site area (ha)</b>	3.1
<b>How site was identified</b>	Allocated as part of Policy SL18 of the Runnymede Local Plan 2030
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Residential and open / wooded land.
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Partial (circa 0.26ha – 8% PDL).
<b>Surrounding uses</b>	To the north east lies a care home (Parkland Manor) with the remaining boundaries consisting of the A320 and its associated buffering.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	✓
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	
<b>Flood zone 3a</b>	✓ (partial)	<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	✓ (16)
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>	✓ (partial)	<b>LNR</b>	
<b>Agricultural Land Classification</b>	Grade 4 / non-agricultural	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	On the opposite side of the A320 is the Locally Listed Geesemere, Barn at Church Farm and Church Farm House.		

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.

<b>Constraint type</b>	<b>Action to be taken</b>
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 / non-agricultural, the land is not of sufficient quality to merit special consideration in the planning process.
Nationally Listed Building	The potential impact of any development on The Wheelers Green Nationally Listed Building would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on the on-site TPO (16) would need to be taken into account as part of any development proposals.
Locally Listed Buildings	The potential impact of any development on Locally Listed Geesemere, Barn at Church Farm and Church Farm House would need to be taken into account as part of any development proposals.

### 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.21/1766 Construction of 6 apartments within two separate blocks, with revised vehicular access from Bittams Lane, landscaping and sustainable drainage systems (granted on 26/04/2023). Discharge of conditions granted under RU.23/0718 and RU.23/1289.</p> <p>RU.21/1700 Demolition of garage and attic over at Wheelers Green and erection of two-storey side extension to form annex, provision of new vehicular access from Bittams Lane (grant).</p> <p>RU.21/0629 County Matter EIA Screening Opinion for the proposed A320 HIF Scheme which would affect the A320 corridor between Ottershaw and Chertsey (not EIA development).</p> <p>RU.20/1080 County Matter EIA Screening Opinion for the proposed A320 HIF Scheme which would affect the A320 corridor between Ottershaw and Chertsey (not EIA development).</p>

## Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	75-110	Policy SL18 of the Runnymede 2030 Local Plan makes provision for a minimum of 75 units. Site owner has proposed up to 110 units at 30-50dph.
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)	Although Policy SL18 of the Runnymede 2030 Local Plan expects the site to come forward between 2023 and 2026 (and thus fall in years 0-5 of the Local Plan), this has not happened. However, the site owner states that they expect the site to be able to come forward in 1-5 years from now, and thus between 2024 and 2029.
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## Site suitability

Suitability information:	This site is suitable for the development proposed (and for the purposes of this assessment) as it has been allocated in the Runnymede Local Plan 2030 for a minimum of 75 net additional C3 dwellings.
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## Site availability

Is the site available (Y/N)?	Yes
Availability information:	Although Policy SL18 of the Runnymede 2030 Local Plan expects the site to come forward between 2023 and 2026 (and

	thus fall in years 0-5 of the Local Plan), this has not happened. However, the site owner states that they expect the site to be able to come forward in 1-5 years from now, and thus between 2024 and 2029. Thus far, only a small portion of the overall, site moving into the planning process for a development of six units.
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### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as the site went through whole plan viability 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)	1-5 years.

### Site SLAA Category

Deliverable/ developable / undeliverable	Developable
--	-------------

### Recommendation

This site is suitable for the development proposed (and for the purposes of this assessment) as it has been allocated in the Runnymede 2030 Local Plan for a minimum of 75 net additional C3. Although the site owner has promoted it for up to 110 dwellings, the 75 units the site has been allocated for will be the number expected to come forward for the purposes of this assessment until such time that a proposal for a different number is granted planning permission.

**Residential units provided to the assessment of supply:** 75 dwellings (net) in years 1-5 of the trajectory.

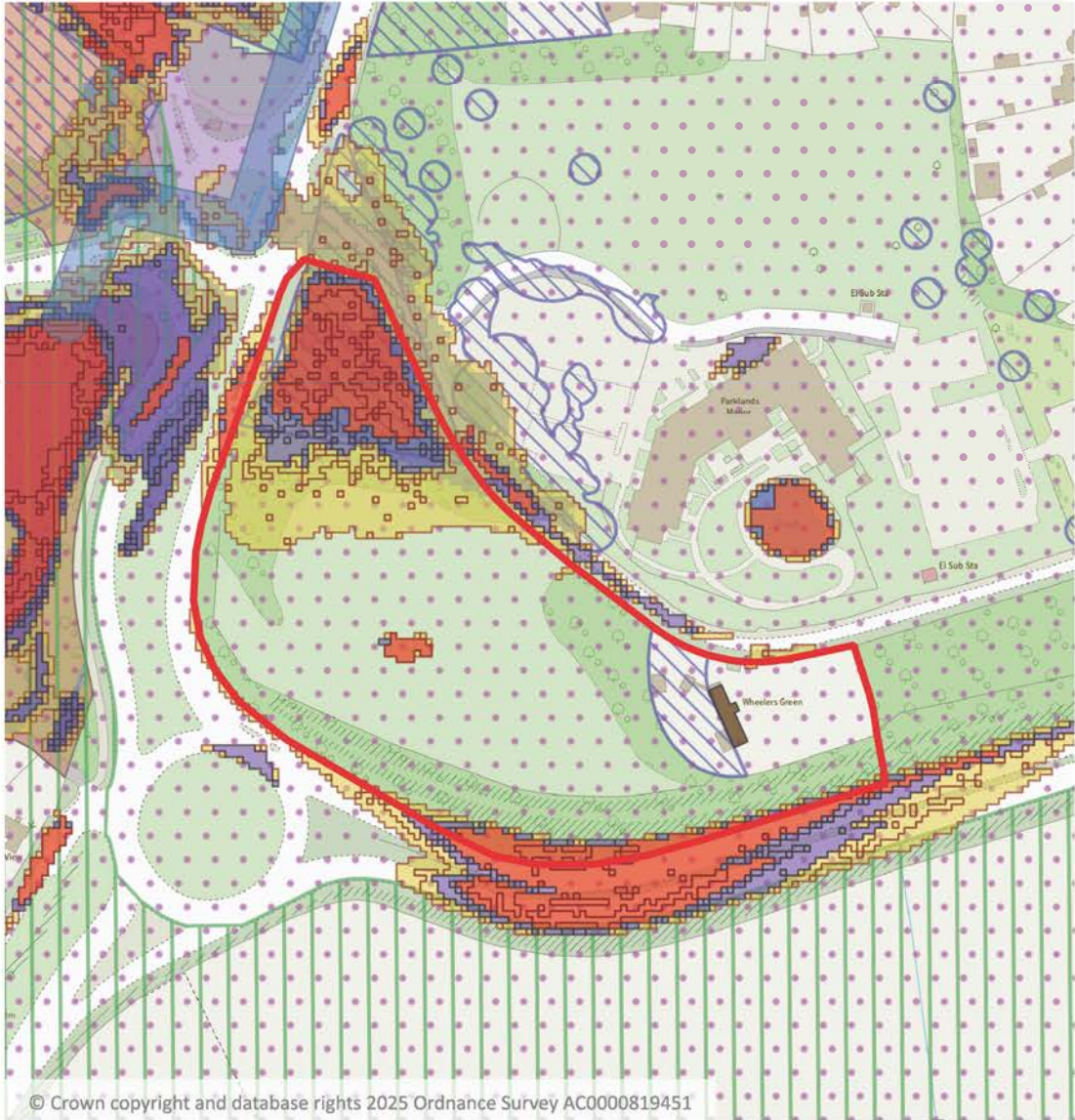
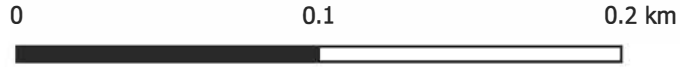
**Other uses provided to the assessment of supply:** as the site has only been allocated for residential development, other uses have not been considered.



Date: 22/12/2025

Site: 383  
Name: Chertsey Bittams E

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



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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   | 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             |                |



# SLAA 2025 officer site assessments

## Site information

<b>Site ID</b>	422
<b>Site Name</b>	Eastworth House, Eastworth Road, Chertsey
<b>Address</b>	Eastworth House
	Eastworth Road
	Chertsey
<b>Postcode</b>	KT16 8SH
<b>Grid references</b>	X: 504080 Y: 166447
<b>Site area (ha)</b>	2
<b>How site was identified</b>	Through RU.21/1359
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Offices
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	To the north lies the River Bourne Health Club and Chertsey Library car park, with the library itself lying to the west alongside residential dwellings. There are further residential dwellings to the south, and Bourne Meadow to the east.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	✓
<b>Flood zone 3a</b>	✓ (partial)	<b>Ancient woodland</b>	
<b>Flood zone 3b</b>	✓ (partial)	<b>TPO</b>	✓ (157, 256)
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>	✓ (partial)	<b>LNR</b>	
<b>Agricultural Land Classification</b>	Urban	<b>Biodiversity Buffer Zone</b>	✓
<b>Within 5 km of TBH SPA</b>		<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>	✓	<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>			

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.

<b>Constraint type</b>	<b>Action to be taken</b>
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 Chertsey 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 the on-site TPOs (157 and 256) 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.
Locally Listed Building	The potential impact of any development on the Chertsey Library Locally Listed Building would need to be taken into account as part of any development proposals.

### 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.25/0645 Full planning permission for the demolition of all existing structures on the site, and the erection of a Class E retail food store with undercroft car park, with associated parking, access, servicing, landscaping, substation, and other associated works (such as the installation of plant equipment) (Revised plans received 31/10/25) (pending).</p> <p>RU.25/1014 Prior Approval Application for an extension to the existing building to provide an additional two storeys to create an additional 50 residential units, under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AA (grant). Discharge of conditions granted under RU.25/1531. Pending under RU.25/1532 and RU.25/1533.</p> <p>RU.25/0488 Prior Approval Application for an extension to the existing building to provide an additional two storeys to create an additional 50 residential units (refuse).</p> <p>RU.25/0019 Prior approval application for Change of use from Commercial, Business and Service (Use Class E) to form 73 residential units (Use Class C3) (grant). Discharge of conditions granted under RU.25/0700, RU.25/0835, RU.25/1053, RU.25/1150</p>

	<p>RU.23/1814 Variation of planning Condition 1 (approved plans) and Condition 5 (number of units) of planning approval RU.21/1359 (as amended) to increase the number of units to 73. (grant). Discharge of conditions granted under RU.25/0681, RU.25/1149 and RU.25/1151.</p> <p>RU.23/1839 Prior Approval Application for an extension to the existing building to provide an additional two storeys to create an additional 50 residential units, 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.21/1359 Prior approval application for Change of use from office (Use Class B1(a)) to form 49no. residential units comprising 21no. studios; 16no. 1-bed flats; 12no. 2-bed flats (Use Class C3) under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (appeal granted on 18/08/2022). Minor amendments approved under RU.23/1813.</p>
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#### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	123 (net)	As per applications RU.25/0019 and RU.25/1014 (granted).
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓	2,633sqm	As per RU.25/0645 (pending).
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 <sup>2</sup> / car parking spaces	Supporting comments
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 due to the two granted planning permissions under RU.25/0019 and RU.25/1014.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	As per applications RU.25/0019 and RU.25/1014, with the agent for the site having previously confirmed they intended to deliver it in 2024/25.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As per applications RU.25/0019 and RU.25/1014, with the agent for the site having previously confirmed they intended to deliver it in 2024/25.

### 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 is suitable for residential development (for the purposes of this assessment) as per applications RU.25/0019 and RU.25/1014. The agent for this site has previously confirmed that they expected the units to be delivered in the 2024/25 year. However, as the site has

not started yet, the units will be added into years 2-4 of the trajectory owing to the large number of units that will be created via both a conversion of the existing building and a two storey upwards extension.

**Residential units provided to the assessment of supply:** 123 (net).

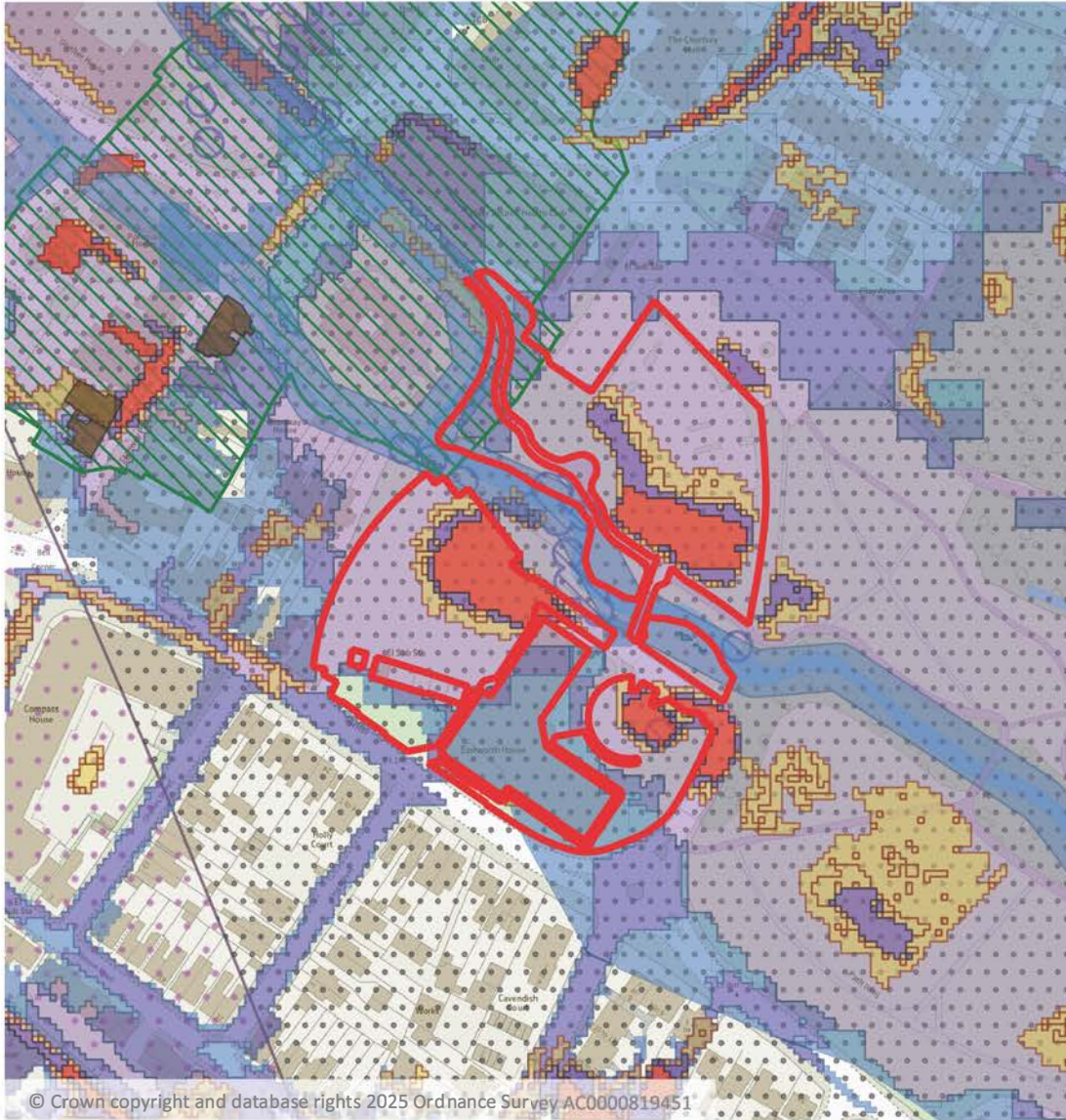
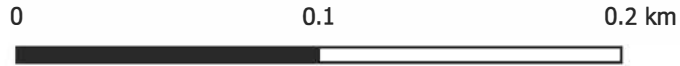
**Other uses provided to the assessment of supply:** as the proposed development for retail on this site under RU.25/0645 is currently still pending decision, the potential floorspace from this development will not be added into the trajectory until such a time that a permission is granted.



Date: 22/12/2025

Site: 422

Name: Eastworth House, Eastworth Road, Chertsey



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   | SNClS | Within 5-7 km of TBH SPA    | Watercourse buffer       | ROSFW - 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

<b>Site ID</b>	428
<b>Site Name</b>	Land to rear of 299-311 Green Lane, Chertsey
<b>Address</b>	Land to rear of 299-311 Green Lane Chertsey
<b>Postcode</b>	KT16 9QR
<b>Grid references</b>	X: 503475 Y: 165359
<b>Site area (ha)</b>	0.5
<b>How site was identified</b>	Through applications RU.20/1397 and RU.20/0104
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Residential back gardens
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	The site is surrounded on all sides by residential properties.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	
<b>Flood zone 2</b>	✓	<b>Conservation Area</b>	
<b>Flood zone 3a</b>	✓ (partial)	<b>Ancient woodland</b>	
<b>Flood zone 3b</b>	✓ (partial)	<b>TPO</b>	✓ (165)
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>	✓ (partial)	<b>LNR</b>	
<b>Agricultural Land Classification</b>	Grade 3	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>			

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

<b>Constraint type</b>	<b>Action to be taken</b>
	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.
TPO	The impact of the proposed development on the on-site TPO (165) would need to be taken into account as part of the assessment of any development proposals.

### 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.23/1128 The erection of three chalet bungalows with associated access drive, parking and landscaping on land to the rear of 307-311 Green Lane following the demolition of 307 Green Lane (refuse).</p> <p>RU.20/1397 Erection of 9 chalet bungalows to the rear of 299 -311 Green Lane following the demolition of 307 Green Lane, and associated access drive, parking and landscaping (appeal dismissed).</p> <p>RU.20/0104 Erection of 9 chalet bungalows to the rear of 299 -311 Green Lane following the demolition of 307 Green Lane, and associated access drive, parking and landscaping (refused and appeal dismissed).</p> <p>RU.18/0747 Seven chalet bungalows to the rear of 297, 299, 301, 303, 305 and 307 Green Lane following the demolition of 307 Green Lane, and associated access drive, parking and landscaping (refused and appeal dismissed).</p> <p>RU.18/0219 Erection of 6no. chalet bungalows and 1no. bungalow with rooms in the roof space to the rear of 299 301 303 305 and 307 following demolition of 307 (refuse).</p> <p>RU.17/1231 Erection of 3 no. chalet bungalows &amp; 1 no. bungalow to the rear of 307, 309 and 311 Green Lane following the demolition of 307 Green Lane (refuse).</p>

	RU.16/1349 Erection of 4 no. chalet bungalows (first floor accommodation within roof space) to rear of 307, 309 and 311 Green Lane following demolition of 307 Green Lane (withdrawn).
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### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	7 gross, 6 net	As proposed through the 2024 Call for sites.
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.
--	------------

### Site suitability

Suitability information:	As the site has not been granted planning permission and has a long history of refusals for various schemes, currently it does not appear that it is suitable for development.
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### Site availability

Is the site available (Y/N)?	Yes
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Availability information:	The site is available as per applications RU.20/1397, RU.20/0104 and RU.23/1128. This shows that the site developer wants to bring it forward.
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### Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As the site has not been granted planning permission and has a long history of refusals for various schemes, currently it does not appear that it 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)	0-5 years.

### Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
--	---------------

### Recommendation

As the site has not been granted planning permission and has a long history of refusals for various schemes, currently it does not appear that it is suitable for development. Therefore, the proposed additional units will not be added into the trajectory. It will be recorded for auditing purposes but the number of units the site could yield is zero.

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

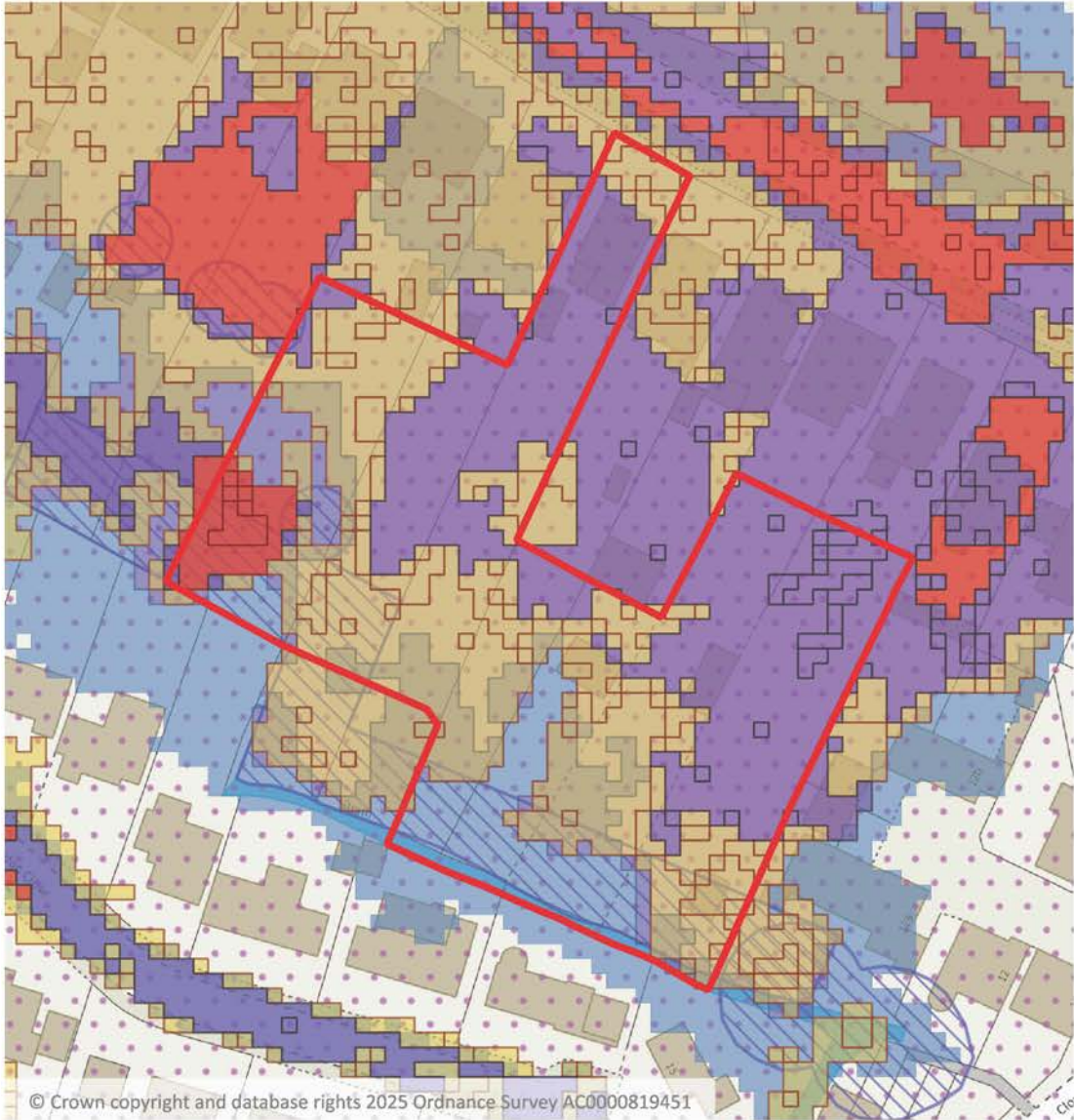
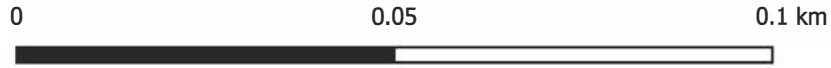
**Other uses provided to the assessment of supply:** as this site has only been subject to planning applications for residential development, other uses have not been considered.



Site: 428

Date: 22/12/2025

Name: Land to rear of 299 - 311 Green Lane, Chertsey



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   | 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

<b>Site ID</b>	435
<b>Site Name</b>	1 Guildford Street, Chertsey
<b>Address</b>	1 Guildford Street
	Chertsey
<b>Postcode</b>	KT16 9BG
<b>Grid references</b>	X: 503850 Y: 166420
<b>Site area (ha)</b>	0.07
<b>How site was identified</b>	Submitted as part of the 2021 SLAA
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Office
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	To the south is Chertsey railway station, with offices to the west, residential properties to the north and a mix of residential and commercial properties to the east.

## Policy, environmental and heritage constraints

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

<b>Constraint type</b>	<b>Action to be taken</b>
Flood Zones / risk / Dry Island	A flood risk assessment would likely be required depending on the extent of flood risk, 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	The potential impact of any development on the adjacent Nationally Listed Chertsey Railway Station Building would need to be considered as part of any development proposals.
Area of High Archaeological Potential	There is the potential for there to be significant archaeological features / artifacts from the half of the site fronting Guildford Road. This would have to be factored into the development process e.g., undertaking suitable investigations prior to the commencement of the development itself.

### 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.25/0756 Change of use of an existing Class E building to Class C3, two-storey rear extension and replacement of the roof structure to form a second floor to provide a total of 6 no. 2-bedroom residential apartments (amended elevations received 30.10.25 amending the design of the building to include a raised eaves and increasing the height of the roof. Revised plans also reducing the level of onsite parking and providing new landscaping towards the rear of the site) (grant subject to the signing of a Unilateral Undertaking (UU)).</p> <p>RU.24/1248 Residential development providing 9 units of accommodation incorporating bin store, cycle facilities, amenity space and underground parking following demolition of existing building. (Revised Plans received 14/01/2025) (refuse).</p> <p>RU.20/0673 A residential development providing 17 units of accommodation incorporating ground floor car and cycle parking, bin storage and other associated works following the demolition of the existing building (refuse).</p> <p>RU.07/0624 Application under S106A of the Town and Country Planning Act 1990 to discharge the Planning obligations made under the Act relating to Planning permission RU.90/0850 for the change of use of public house/hotel to office building with associated internal alterations (grant).</p>

	RU.90/0850 Change of use of public house/hotel to office building with associated internal alterations (grant).
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### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	6	As set out under the most recent application RU.25/0756 which has been granted planning permission.
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
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### Site suitability

Suitability information:	This previously developed site in an urban location (partially within the designated town centre) means this site is in a suitable location for residential development for the purposes of this assessment.
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### Site availability

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

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site's location would suggest that it is 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.

### Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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### Recommendation

The site is in a sustainable location within the designated town centre of Chertsey and thus the principle of redevelopment is therefore acceptable for the purposes of this assessment. The granting of RU.25/0756 shows that the site could be developed for 6 units.

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

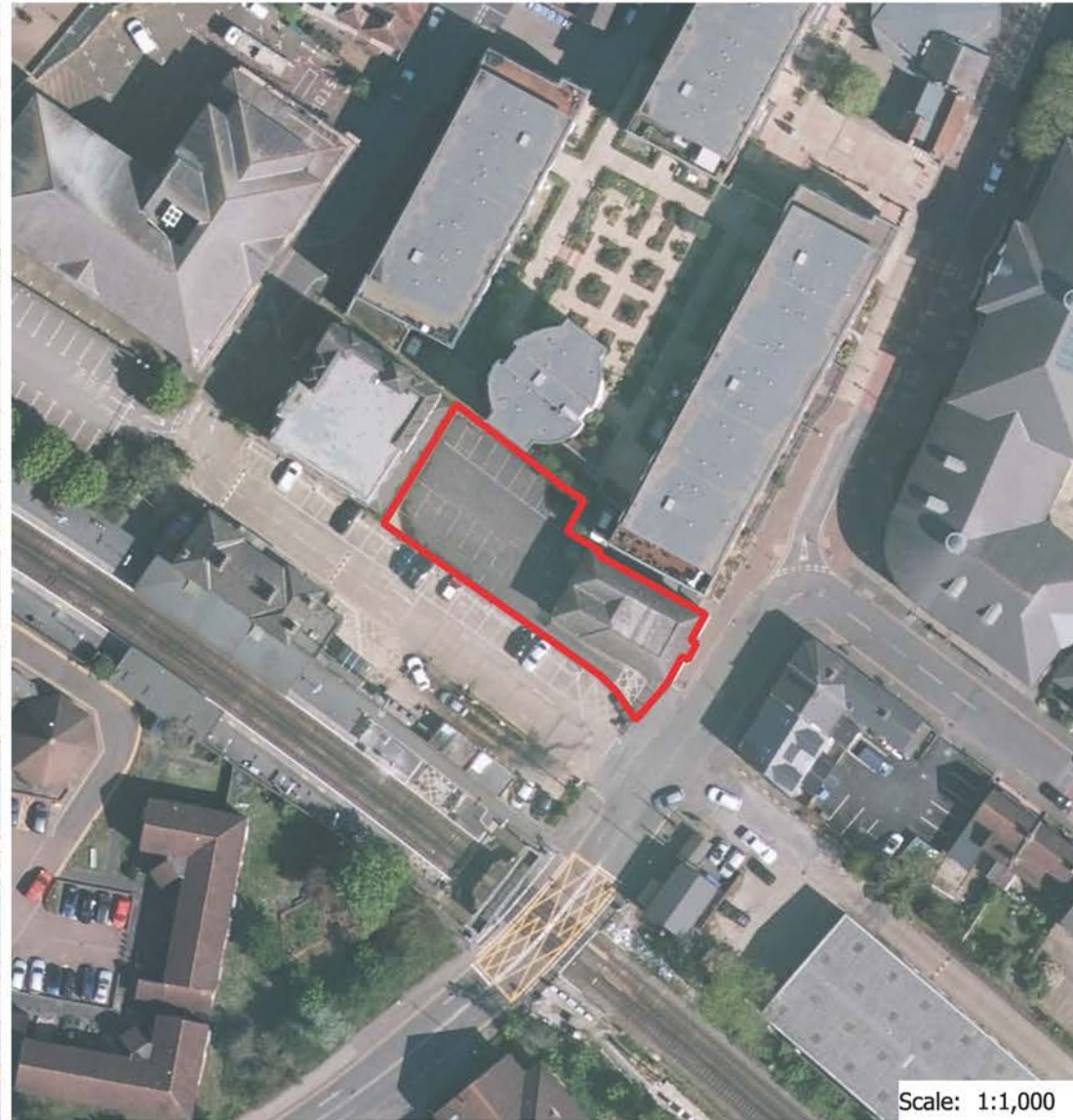
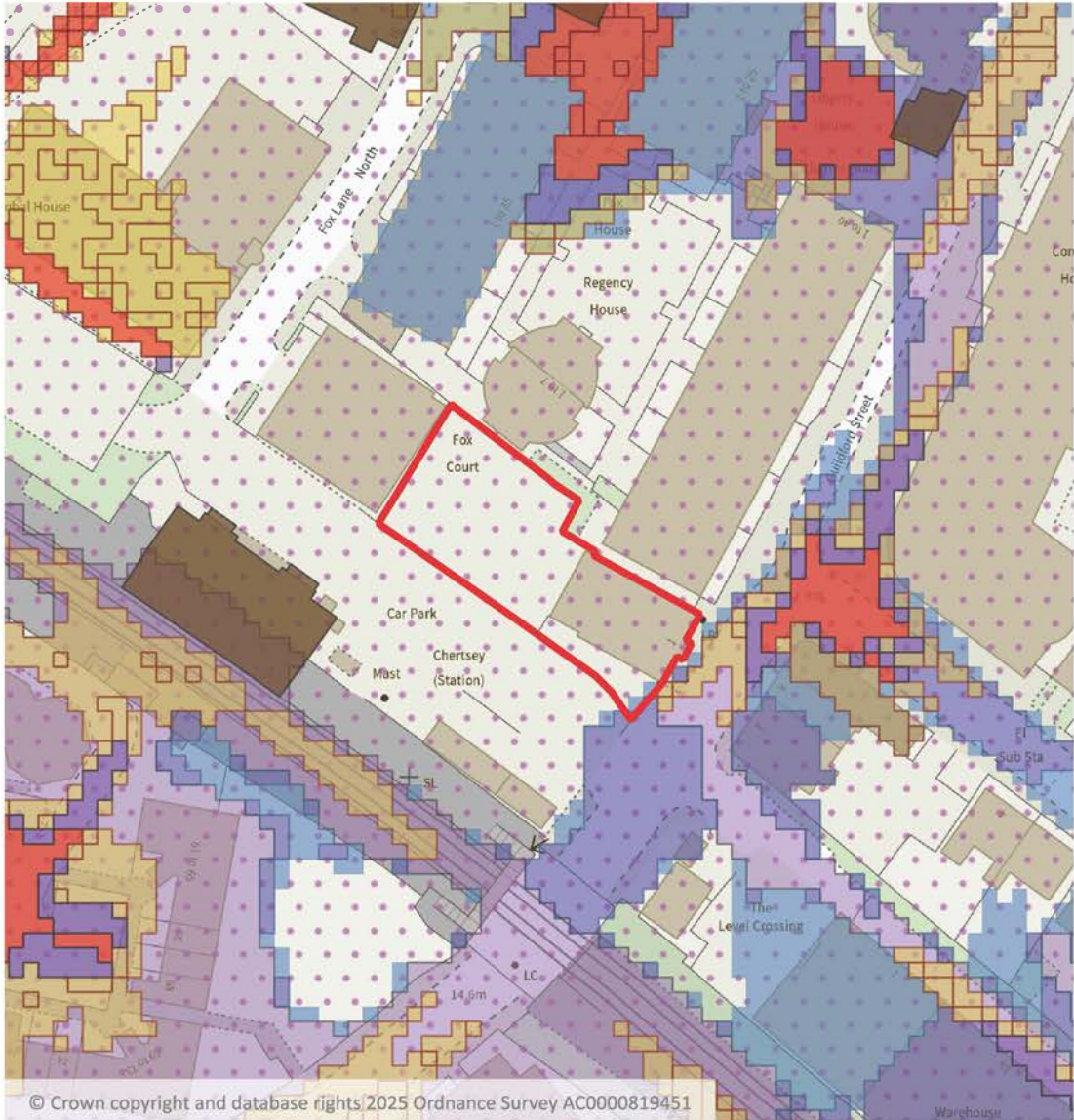
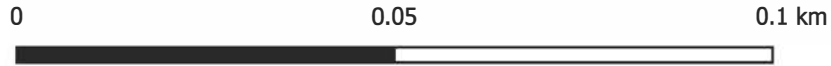
**Other uses provided to the assessment of supply:** not considered as the site was only promoted for residential development.



Date: 22/12/2025

# Site: 435 Name: 1 Guildford Street, Chertsey

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



- |               |               |                    |       |                             |                          |                |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| 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

<b>Site ID</b>	436
<b>Site Name</b>	118 Guildford Street, Chertsey
<b>Address</b>	118 Guildford Street
	Chertsey
<b>Postcode</b>	KT16 9AH
<b>Grid references</b>	X: 504191 Y: 166905
<b>Site area (ha)</b>	0.04
<b>How site was identified</b>	Through application RU.23/0251
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Commercial
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	The site is surrounded on all sides by a mix of residential and commercial uses on Guildford Street, with the Sainsbury's site to the rear.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	✓
<b>Flood zone 2</b>		<b>Conservation Area</b>	✓
<b>Flood zone 3a</b>		<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	
<b>Low surface water flood risk</b>		<b>SSSI</b>	
<b>Medium surface water flood risk</b>		<b>SNCI</b>	
<b>High surface water flood risk</b>		<b>LNR</b>	
<b>Agricultural Land Classification</b>	Green	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>		<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>	✓	<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	Within Chertsey Town Centre. Area of High Archaeological Potential (Chertsey Historic Core) Locally Listed Buildings (Barclays Bank, 125 Guildford Street and 119a Guildford Street) Primary Shopping Area Primary retail frontage Site is located within the Chertsey Dry Island		

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.

<b>Constraint type</b>	<b>Action to be taken</b>
Nationally Listed Building	The potential impact of any development on the Nationally Listed Building (Nos 118 and 120 Guildford Street) that this site occupies would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Chertsey Conservation Area would need to be taken into account as part of any development proposals.
Locally Listed Buildings	The potential impact of any development on the Locally Listed Buildings (Barclays Bank, 125 Guildford Street and 119a Guildford Street) opposite this site would need to be taken into account as part of any development proposals.
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.
Flood Zones / risk / Dry Island	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.
Primary Shopping Area	The potential impact of any development on the Primary Shopping Area would need to be taken into account as part of any development proposals.
Primary Retail Frontage	The potential impact of any development on the Retail Frontage would need to be taken into account as part of any development proposals.

### 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.23/0251 Erection of an additional floor and internal renovations to provide 5no.x2 bedroom flats and rear balconies and retaining a commercial space of 66 sqm on the ground floor, following the demolition of the first floor and parapet portion of rear wall (grant). Listed Building Consent granted under RU.23/0253. Discharge of conditions granted under RU.25/0845, RU.25/0761 and RU.25/0821.

### Potential site use

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self	✓	5 (net)	As per application RU.23/0251.

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
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)	0-5 years.
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### Site suitability

Suitability information:	This site is considered to be suitable for the purposes of this assessment for residential development for 5 units as per application RU.23/0251, which has been implemented.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for residential development for 5 units as per application RU.23/0251, which has been implemented.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is achievable as per application RU.23/0251, which has been implemented.

### 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 is considered to be suitable for residential development for the purposes of this assessment as per application RU.23/0251, which has been implemented. The 5 units arising from this planning permission should be added into the trajectory.

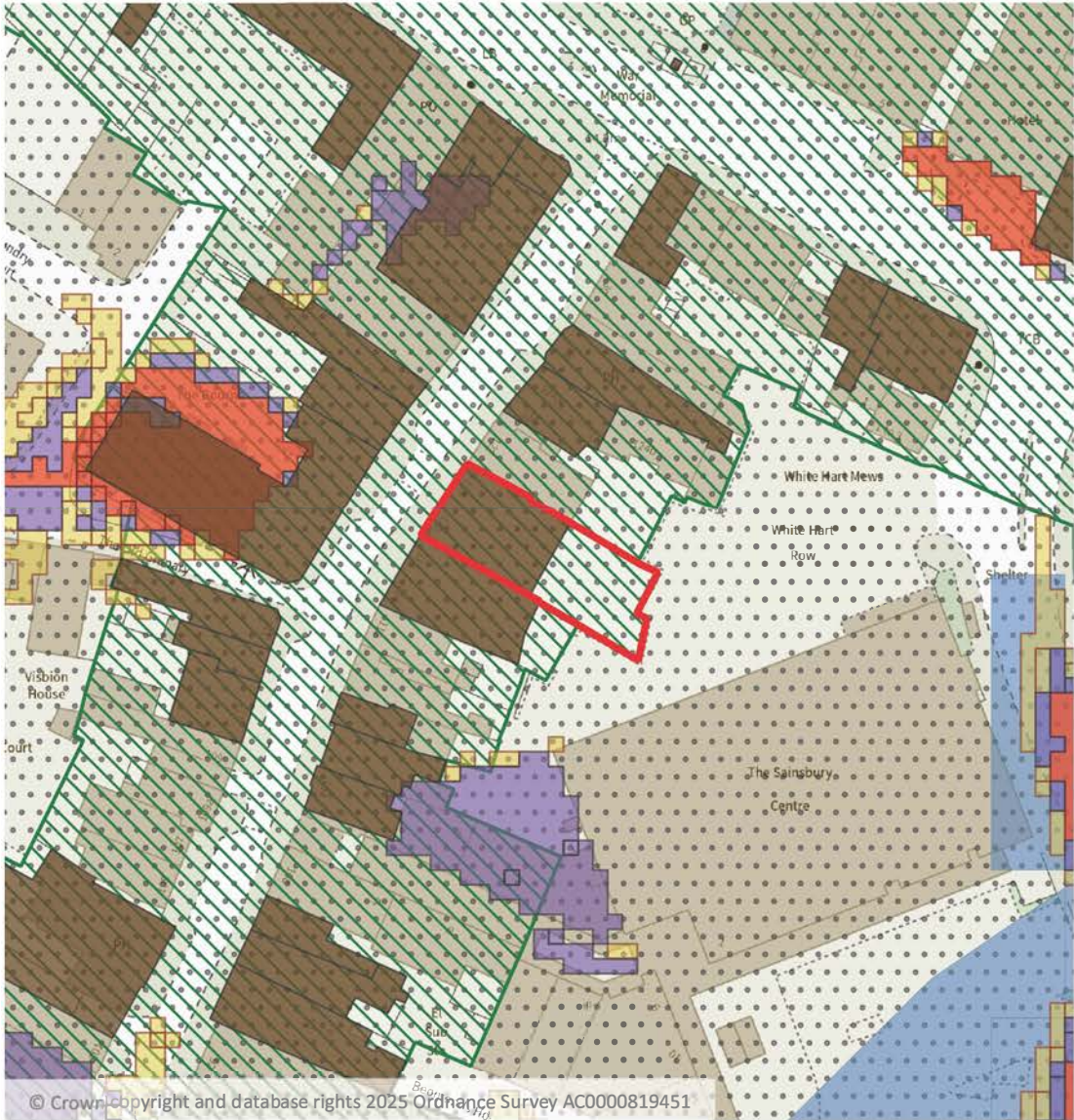
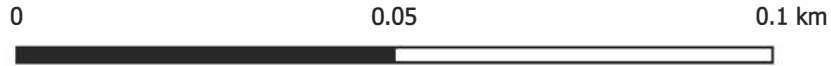
**Residential units provided to the assessment of supply:** 5 (net).

**Other uses provided to the assessment of supply:** This proposal involves the net loss of 283sqm of commercial floorspace, with just 66sqm retained through RU.23/0251 so no additional non-residential floorspace is expected on this site.



Date: 22/12/2025

# Site: 436 Name: 118 Guildford Street, Chertsey



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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

<b>Site ID</b>	437
<b>Site Name</b>	Garages at Heriot Close, Chertsey
<b>Address</b>	Garages at Heriot Close Chertsey
<b>Postcode</b>	
<b>Grid references</b>	X: 504188 Y: 166640
<b>Site area (ha)</b>	0.22
<b>How site was identified</b>	Through the 2022 SLAA process
<b>Ownership type</b>	Public – RBC
<b>Existing use(s)</b>	Residential garages
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	To the north lies a mix of dwellings and car parking, with an area of woodland to east. To the south there is public car park, with a telephone exchange and Chertsey Hall lying on the western side of Heriot Road.

## Policy, environmental and heritage constraints

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

<b>Constraint type</b>	<b>Action to be taken</b>
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 Chertsey Conservation Area (circa 40m to the west of the site) would need to be taken into account as part of any development proposals.

### 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

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	23 (net)	16 units on the southern part and seven on the northern part as per discussions with RBC Housing officers.
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			

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
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:	As this site is previously developed land in the urban area, and there is a significant number of existing residential properties surrounding parts of this site, it is considered to be suitable for residential development for the purposes of this assessment, providing food risk constraints can be overcome (the site is located in Flood Zone 2, with a small portion in Flood Zone 3).
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	RBC's Housing Team have put this site forward for development in 2030, and thus it is deemed available.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the Council's Housing Team are promoting the site in the medium-term it is deemed achievable, subject to suitable funding being available at that time.

### 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**

This site is considered to be suitable in principle for residential development (for the purposes of this assessment) as it has been promoted by the Council's Housing Team for development in 2030. This is subject to further evidence being provided that flood risk constraints can be overcome. However, as the site is already previously developed and covered in hardstanding, the remaining key issue to be resolved is the availability of safe routes of escape for residents in the case of a flood event. There is scope for this to be managed / determined through the planning application process, and thus for the purposes of the SLAA, this site is deemed suitable for inclusion.

**Residential units provided to the assessment of supply:** 23 (net) in years 6-10 of the trajectory.

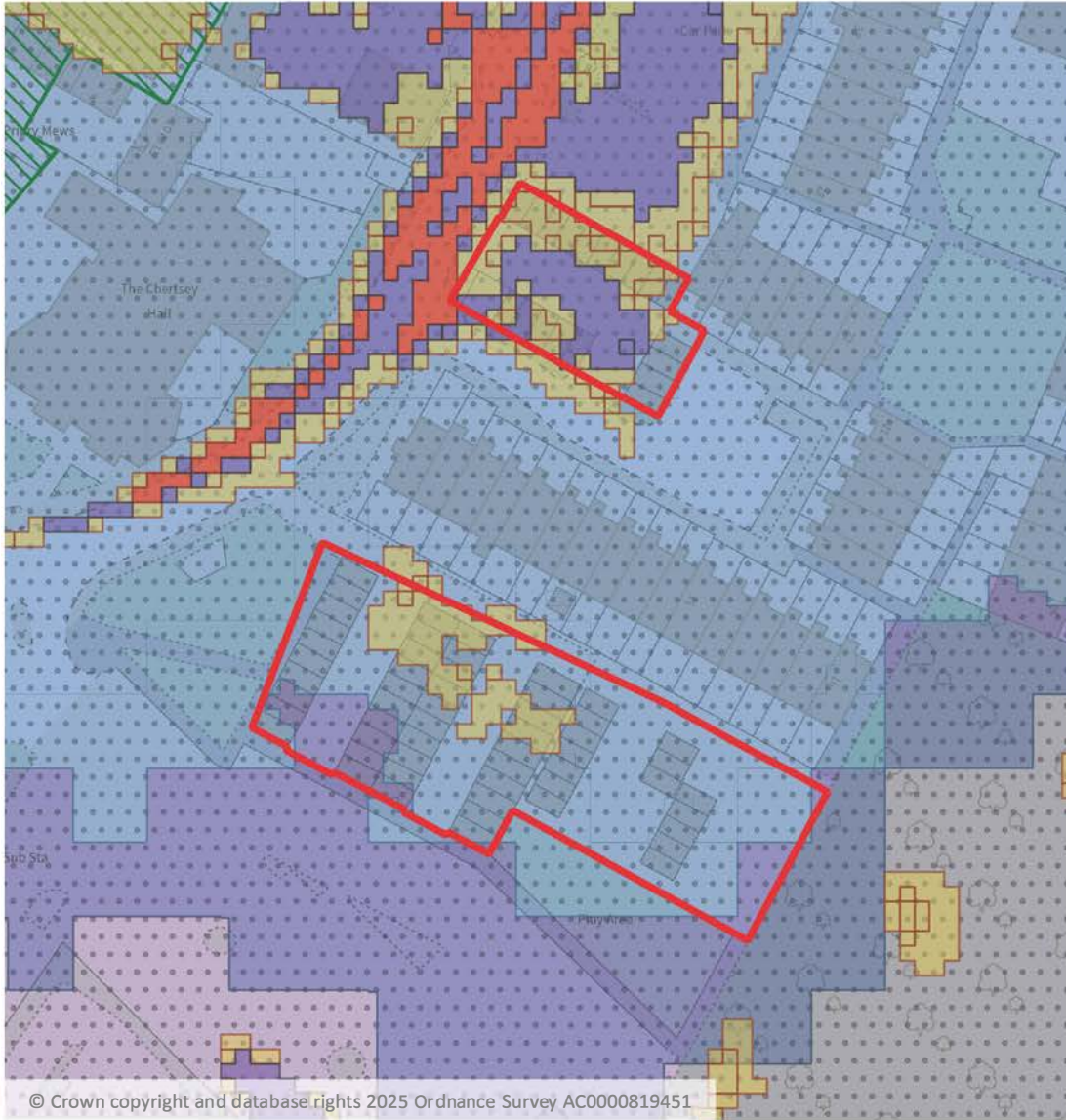
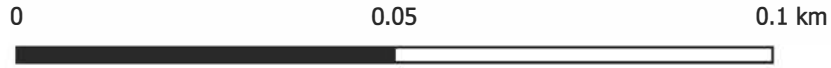
**Other uses provided to the assessment of supply:** as this site has been promoted for residential development, other uses have not been considered.



Date: 22/12/2025

Site: 437

Name: Garages at Heriot Close, Chertsey



Scale: 1:1,000

- 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



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# SLAA 2025 officer site assessments

## Site information

<b>Site ID</b>	440
<b>Site Name</b>	Land South of Green Lane, Chertsey
<b>Address</b>	Land South of Green Lane Chertsey
<b>Postcode</b>	KT15 2TD
<b>Grid references</b>	X: 503990 Y: 165192
<b>Site area (ha)</b>	3.23
<b>How site was identified</b>	Promoted through the 2022 SLAA process.
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Agriculture
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	The site is bound to the south by the A320 and the west by the M25. The northern boundary is set by Green Lane, beyond which lies open agricultural land.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>	✓	<b>Nationally listed buildings</b>	
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	
<b>Flood zone 3a</b>	✓ (partial)	<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>	✓ (partial)	<b>LNR</b>	
<b>Agricultural Land Classification</b>	Grade 3	<b>Biodiversity Buffer Zone</b>	✓
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	Adjacent to the M25 (junction 11).		

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.

<b>Constraint type</b>	<b>Action to be taken</b>
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.
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.
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.
Noise and vibration from adjacent motorway	A noise and vibration study would be required to support any application in connection with the adjoining motorway.

### 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.)	None relevant.

### Potential site use

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. 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)	✓		

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
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>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 promotion of this land shows that it 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 / 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 / have Very Special Circumstances proved to justify its development or be identified as 'grey belt' land and meet NPPF criteria.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

### Site SLAA Category

Deliverable/ developable / undeliverable	The site is not suitable and therefore is not considered deliverable or developable.
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### Recommendation

At the current time, the use of the site for any of the promoted uses would represent inappropriate development in the Green Belt 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 / amounts of floorspace 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.**

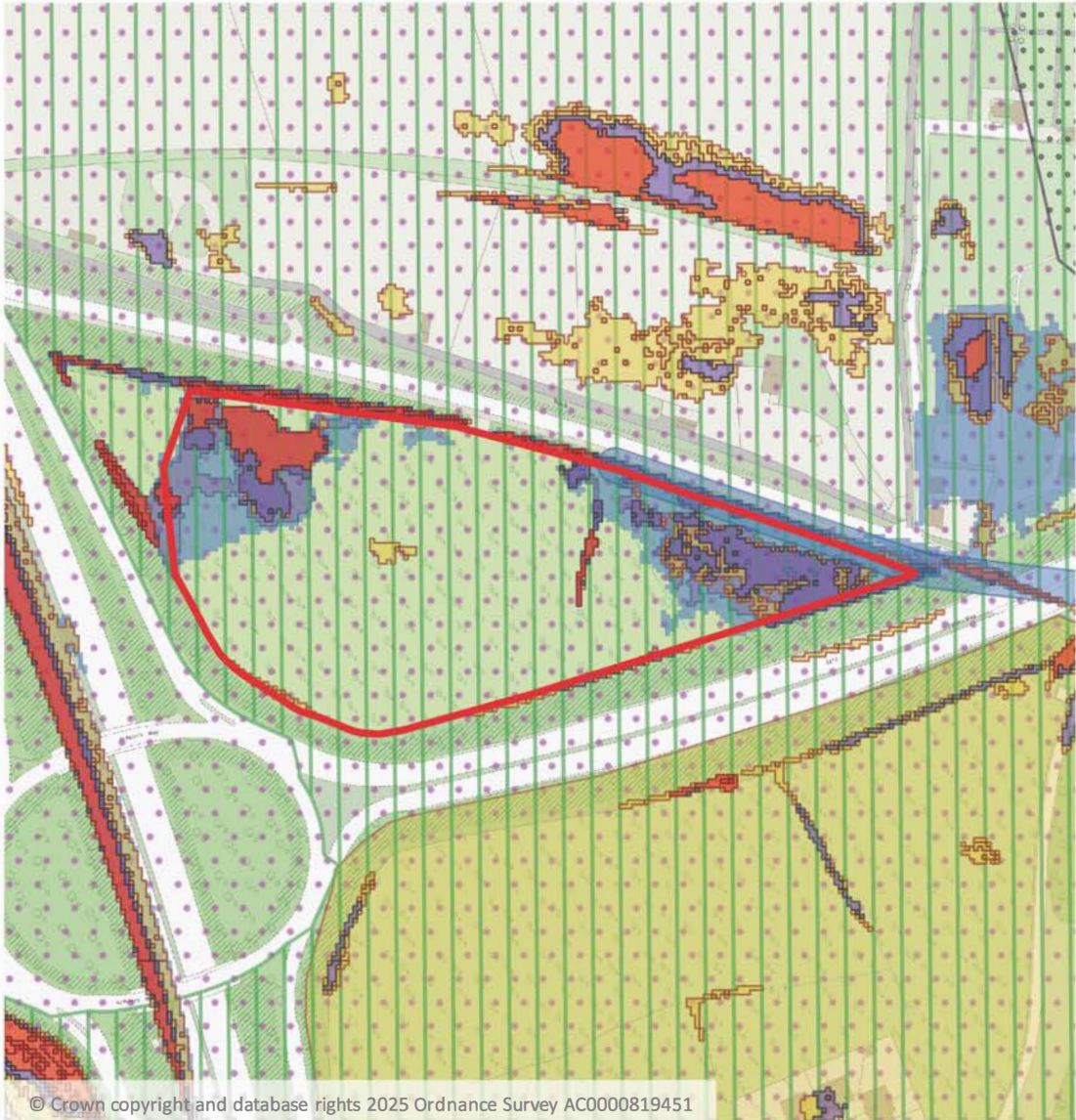
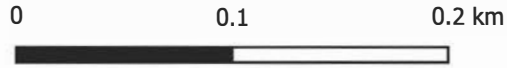
**Other uses provided to the assessment of supply:** given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.



Date: 22/12/2025

Site: 440

Name: Land South of Green Lane, Chertsey



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Scale: 1:3,500

- |               |               |                    |       |                             |                          |                |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| 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

<b>Site ID</b>	443
<b>Site Name</b>	Villa Santa Maria, Chertsey
<b>Address</b>	Villa Santa Maria Ruxbury Road Chertsey
<b>Postcode</b>	KT16 9EN
<b>Grid references</b>	X: 503178 Y: 167139
<b>Site area (ha)</b>	1.85
<b>How site was identified</b>	Submitted as part of 2022 SLAA process.
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Residential
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Partially (circa 1,050sqm – circa 5% PDL)
<b>Surrounding uses</b>	To the south lies Pycroft Grange primary school, dispersed residential development and the site allocation (SL6) in the Runnymede Local Plan 2030. To the east lies open land and reservoirs, and to the north and west lies open land.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>	✓	<b>Nationally listed buildings</b>	✓
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	
<b>Flood zone 3a</b>		<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	✓ (2)
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>	✓ (partial)	<b>LNR</b>	
<b>Agricultural Land Classification</b>	Non-agricultural	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	To the north and east lies the Thorpe and Shepperton Biodiversity Opportunity Area (BOA).		

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.

<b>Constraint type</b>	<b>Action to be taken</b>
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.
Nationally Listed Buildings	The potential impact of any development on the adjacent Golden Grove Inn Nationally Listed Building (located to the south west of the site) would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on the TPO tress (protected under TPO 2) would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the adjacent Thorpe and Shepperton Biodiversity Opportunity Area would need to be taken into account as part of any development proposals.

### 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.23/0256 Certificate of Proposed Lawful Development for the construction of an outbuilding (grant).</p> <p>RU.22/1216 Prior Approval application for an extension to the existing dwellinghouse to provide one additional storey so the resultant dwellinghouse has a maximum height of 10.95 metres, under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA (enlargement of a dwellinghouse by construction of additional storeys). (Grant).</p> <p>RU.22/0901 Prior Approval application for an extension to the existing dwellinghouse to provide two additional storeys so the resultant dwellinghouse has a maximum height of 12.75 metres, under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA (enlargement of a dwellinghouse by construction of additional storeys). (Refuse).</p>

	RU.21/2075 Removal of Condition 3 of planning approval RU.88/0682 (Two-storey and single-storey rear extension to existing dwelling) to reinstate permitted development rights. (grant).
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### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	30-35	One extant dwelling so 29-34 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			
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</p>
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	clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.  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.
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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)?	No
Achievability information:	Although the agent states the site is viable, the site is considered to be unachievable given its Green Belt status which limits the development potential of the site.

### 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

At the current time, the use of the site for a comprehensive residential development would represent inappropriate development in the Green Belt 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**

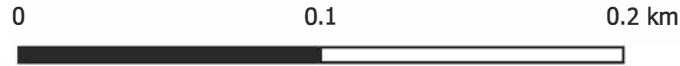
**Other uses provided to the assessment of supply:** given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.



Date: 22/12/2025

Site: 443  
Name: Villa Santa Maria, Chertsey

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   | 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

<b>Site ID</b>	458
<b>Site Name</b>	Laser House, 75-79 Guildford Street, Chertsey
<b>Address</b>	Laser House
	75-79 Guildford Street
	Chertsey
<b>Postcode</b>	KT16 9AS
<b>Grid references</b>	X: 504104 Y: 166790
<b>Site area (ha)</b>	0.07
<b>How site was identified</b>	Through application RU.21/0657
<b>Ownership type</b>	RBC
<b>Existing use(s)</b>	Offices
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	The site is surrounded on all sides by a mix of residential and commercial uses with the latter primarily fronting onto Guildford Street.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	✓
<b>Flood zone 3a</b>		<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>		<b>LNR</b>	
<b>Agricultural Land Classification</b>	Urban	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>		<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>	✓	<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	Opposite the 80 Guildford Street Locally Listed Building. Partially within the Chertsey Historic Core Area of High Archaeological Potential. Within Chertsey Town Centre and Primary Shopping 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.

<b>Constraint type</b>	<b>Action to be taken</b>
Flood Zones / risk / Dry Island	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. In addition to this, as the site is located within the Chertsey Dry Island, it would not be possible to accommodate additional residential development until it can be demonstrated that there is a safe access and egress route from the development.
Conservation Area	The potential impact of any development on the Chertsey Conservation Area would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on the Nationally Listed Building (80 Guildford Street) would need to be taken into account as part of any development proposals.
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.24/1470 Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) providing 8 units (withdrawn).</p> <p>RU.21/0657 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 8 residential units at first and second floor, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (grant).</p>

### Potential site use

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	8 (net)	As per application RU.21/0657 and RU.24/1470.
Elderly people's housing, student halls			

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / 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)	0-5 years.
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### Site suitability

Suitability information:	<p>This site is currently considered to be unsuitable as it is situated in the Chertsey dry island. As part of the consultation carried out as part of RU.24/1470, the Council's Drainage Engineer commented that 'The proposed flood evacuation route is unacceptable as it proposes an access and egress route through areas with greater than "Very Low Hazard – Caution" vulnerability classification'. This change of circumstances occurred between the determination of RU.21/0657 and the submission of RU.24/1470 and ultimately led to the latter application being withdrawn. Since this time, there have been numerous dismissed appeals for residential development proposed in the Chertsey Dry Island. These appeals have been dismissed due to no safe flood evacuation route existing from the dry island at the current time. No evidence has been provided with the submission that the flood risk constraints can be overcome and as such, at the current time, this site is considered to be unsuitable for residential development.</p>
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	<p>This site is currently available in theory as it has been promoted by the Council's Assets Team, however, as it is in the Chertsey dry island and thus cannot currently come forward due to (currently) unresolvable flooding issues.</p>

### Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	Due to it being in the Chertsey dry island and thus cannot currently come forward due to (currently) unresolvable flooding issues.

### 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

This site has been promoted for residential development as per application RU.21/0657 and RU.24/1470. The 8 units arising from the most recent Prior Approval permission expired in July 2024 and the more recent one was withdrawn due to the lack of a safe evacuation route, however, the Council's Assets and Regeneration Team have confirmed that they still want to promote the site. However, the site is currently unsuitable as it is in the Chertsey dry island and thus cannot currently come forward due to (currently) unresolvable flooding issues.

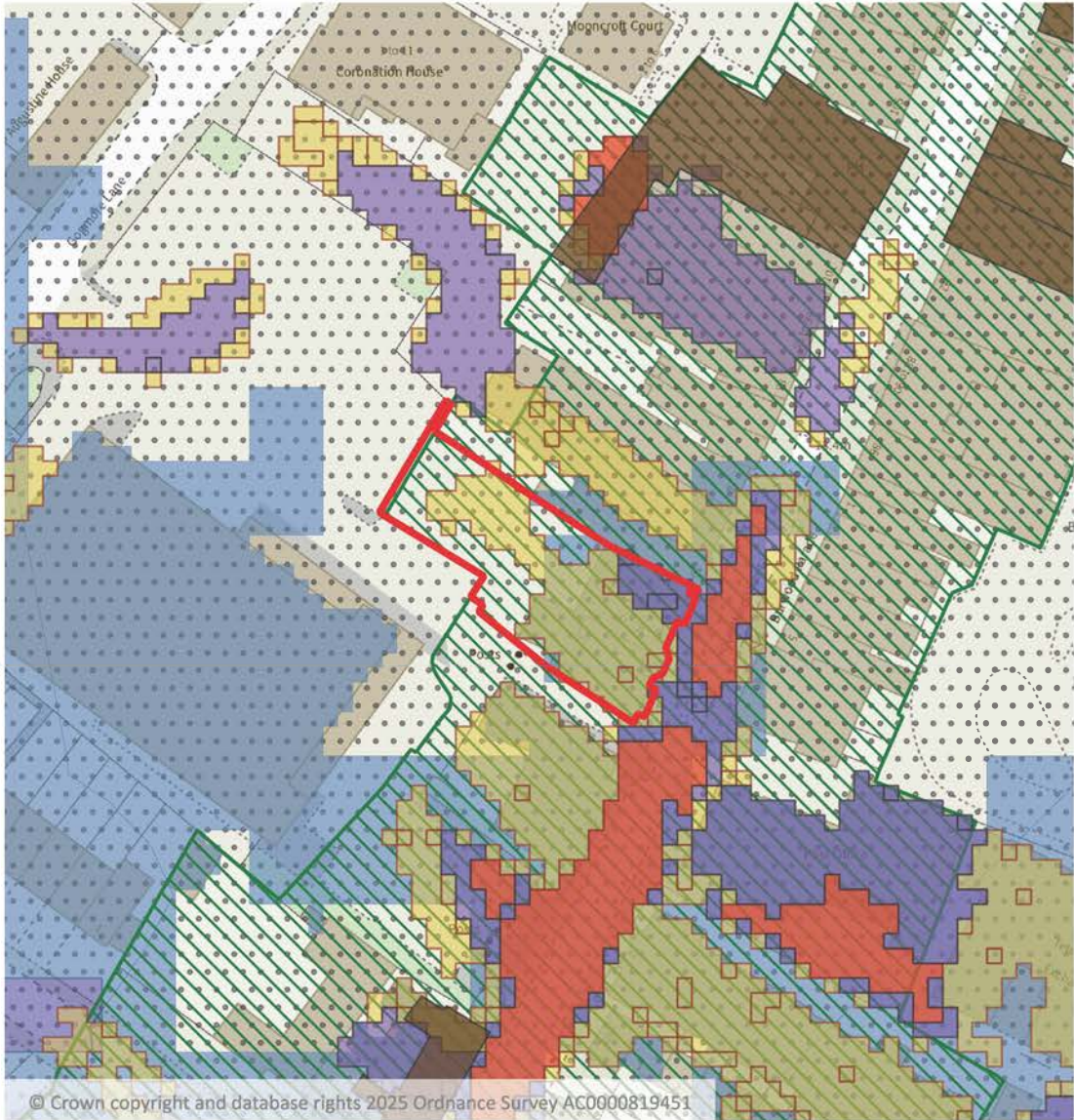
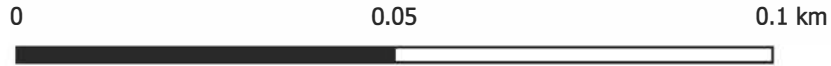
**Residential units provided to the assessment of supply:** 0 (net).

**Other uses provided to the assessment of supply:** as this site is only being submitted for consideration for residential development, other uses have not been considered.



Date: 22/12/2025

# Site: 458 Name: Laser House, 75-79 Guildford Street, Chertsey



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
- 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

<b>Site ID</b>	460
<b>Site Name</b>	Cegedim House, Pound Road, Chertsey
<b>Address</b>	Cegedim House, Pound Road Chertsey
<b>Postcode</b>	KT16 8AG
<b>Grid references</b>	X: 504602, Y: 166690
<b>Site area (ha)</b>	0.15
<b>How site was identified</b>	Submitted as part of the 2022 SLAA
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Vacant car park
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	Residential properties are situated to the immediate north, west and north east and an office building with associated car park to the immediate south/south west.

## Policy, environmental and heritage constraints

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

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.

### 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.21/1975 Erection of a 2-3 storey residential building [for 17 units] along with associated works to include access, parking, bin and cycle storage, landscaping and drainage (withdrawn).</p> <p>RU.18/1069 Notification for Prior Approval for a Proposed Change of Use of a building and the associated land from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) comprising the creation of 41 units (grant). External works and discharge of conditions under RU.18/1484 and RU.20/0211.</p>

### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	6	As suggested by the site promoter (40dph) for 1 no. 1-bedroom unit and 5 no. 2-bedroom units.
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			

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
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:	Not suitable. The site is located within the functional floodplain, which is an absolute constraint to residential development for the purposes of this assessment.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	The agent has confirmed that the site is available for development in the next 1-5 years.

### Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site is not currently considered to be achievable given the significant flood risk constraints.

### 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

In accordance with Policy EE13, the NPPF, and the national Planning Practice Guidance on Flood Risk and Coastal Change which accompanies the NPPF, uses in the 'more vulnerable' category, which includes dwellings, should not be developed in flood zone 3 unless a Flood Risk Assessment can demonstrate that the flood risks can be addressed and other criteria

are met. Therefore, until such a time that evidence can demonstrate that the policy criteria can be addressed, it is considered that a proposal for homes would not be acceptable on the site. The site will therefore be recorded for audit purposes but not added into the trajectory, unless permission for development is granted in future.

**Residential units provided to the assessment of supply: 0.**

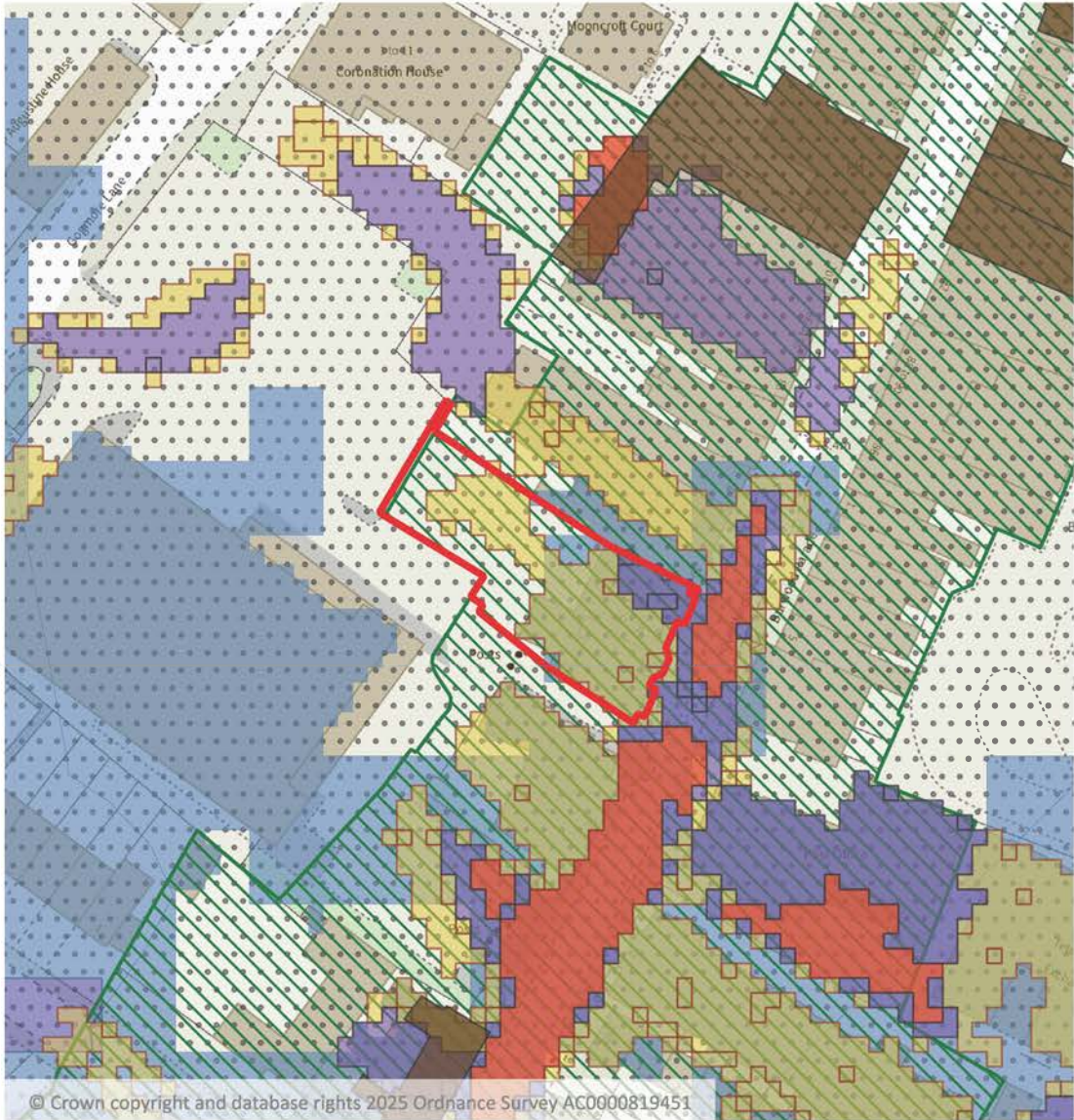
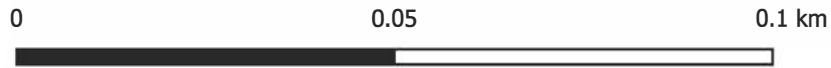
**Other uses provided to the assessment of supply:** Not considered due to incompatibility with policy and guidance – site is not being promoted for less vulnerable or water-compatible uses.



Date: 22/12/2025

# Site: 458 Name: Laser House, 75-79 Guildford Street, Chertsey

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



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   | 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             |                |



# SLAA 2025 officer site assessments

## Site information

<b>Site ID</b>	463
<b>Site Name</b>	83-87 Guildford Street, Chertsey
<b>Address</b>	83-87 Guildford Street
	Chertsey
<b>Postcode</b>	KT16 9AS
<b>Grid references</b>	X: 504101 Y: 166816
<b>Site area (ha)</b>	0.11
<b>How site was identified</b>	Through application RU.22/1883
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Commercial and residential
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	The site is surrounded on all sides by a mix of residential and commercial uses on Guildford Street, with the Aldi supermarket to the southwest.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	✓ (adjacent)
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	✓
<b>Flood zone 3a</b>		<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>		<b>LNR</b>	
<b>Agricultural Land Classification</b>	Urban	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>		<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>	✓	<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	Within Chertsey Town Centre. Area of High Archaeological Potential (Chertsey Historic Core) Locally Listed Buildings (80 Guildford Street) opposite the site Primary Shopping Area Secondary retail frontage Site is located within the Chertsey Dry Island		

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.

<b>Constraint type</b>	<b>Action to be taken</b>
Flood Zones / risk / Dry Island	The Flood Risk Assessment attached to prior approval RU.22/1883 concluded that the that the level of flood risk is acceptable if the recommended mitigation measures are implemented as part of the scheme. This includes a recommendation for SuDS, which (as noted in the officer report) were recommended by the RBC Drainage Engineer. An updated assessment may need to be provided for any future proposals.
Nationally Listed Building	The potential impact of any development on the Nationally Listed Building (The Kings Head Hotel) that this site is adjacent to would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Chertsey Conservation Area would need to be taken into account as part of any development proposals.
Locally Listed Buildings	The potential impact of any development on the Locally Listed Building (80 Guildford Street) opposite this site would need to be taken into account as part of any development proposals.
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.
Primary Shopping Area	The potential impact of any development on the Primary Shopping Area would need to be taken into account as part of any development proposals.
Secondary Retail Frontage	The potential impact of any development on the Retail Frontage would need to be taken into account as part of any development proposals.

### **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.22/1883 Application seeking full planning permission for the construction of a 3-storey rear extension with roof accommodation containing 5no. new apartments and alteration of 2no. existing apartments with associated parking, cycle and bin stores (grant on 24/03/2023).

### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	(5 (net))	As per application RU.22/1883.
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:	This site is suitable for residential development (for the purposes of this assessment) for 5 units as per application RU.22/1883.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for residential development for 5 units as per application RU.22/1883.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site achievable as per application RU.22/1883.

### 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 is considered suitable for residential development (for the purposes of this assessment) as per application RU.22/1883 (granted on 24/03/2023). The 5 units arising from this planning permission should be added into the trajectory.

**Residential units provided to the assessment of supply:** 5 (net).

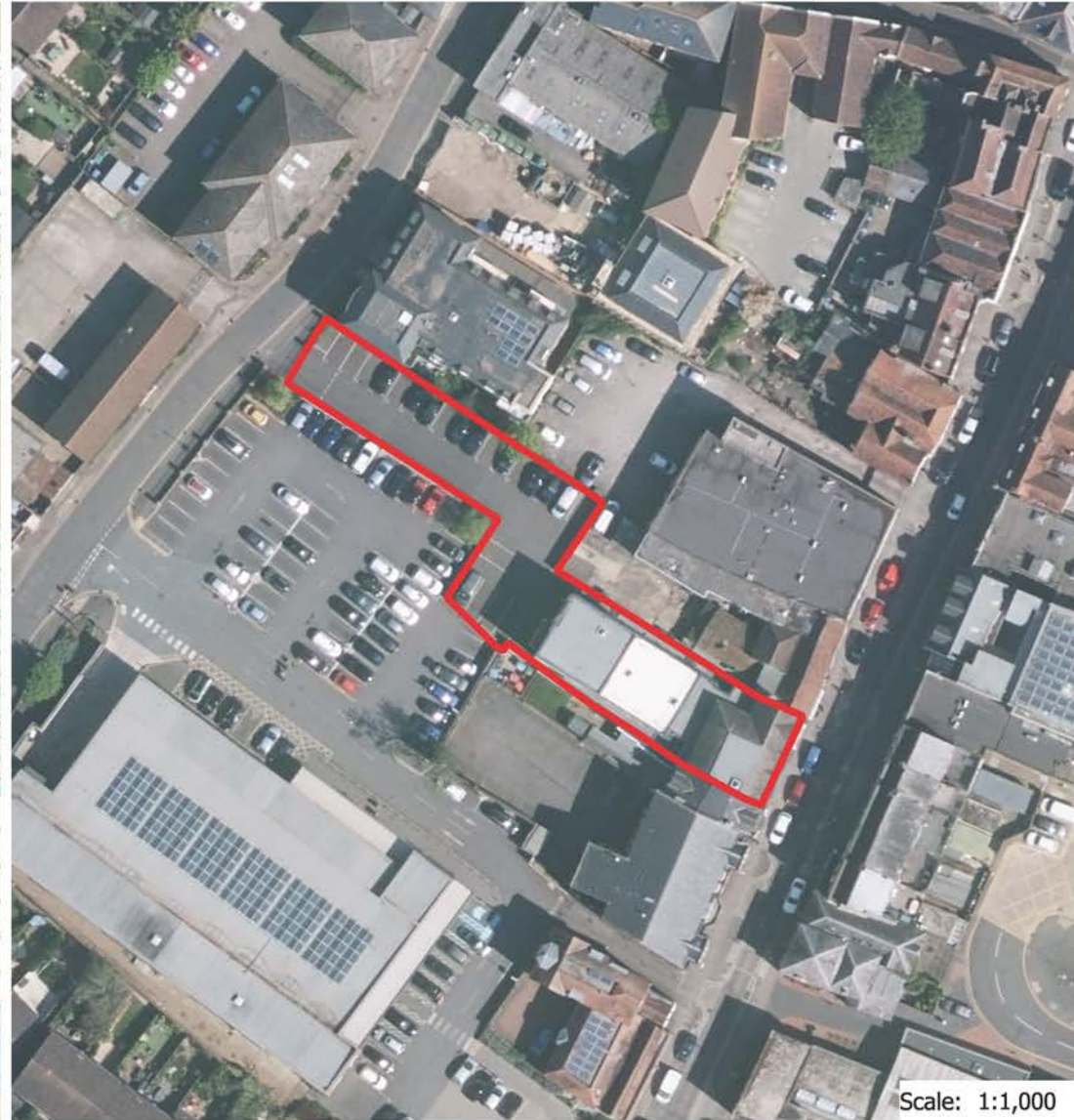
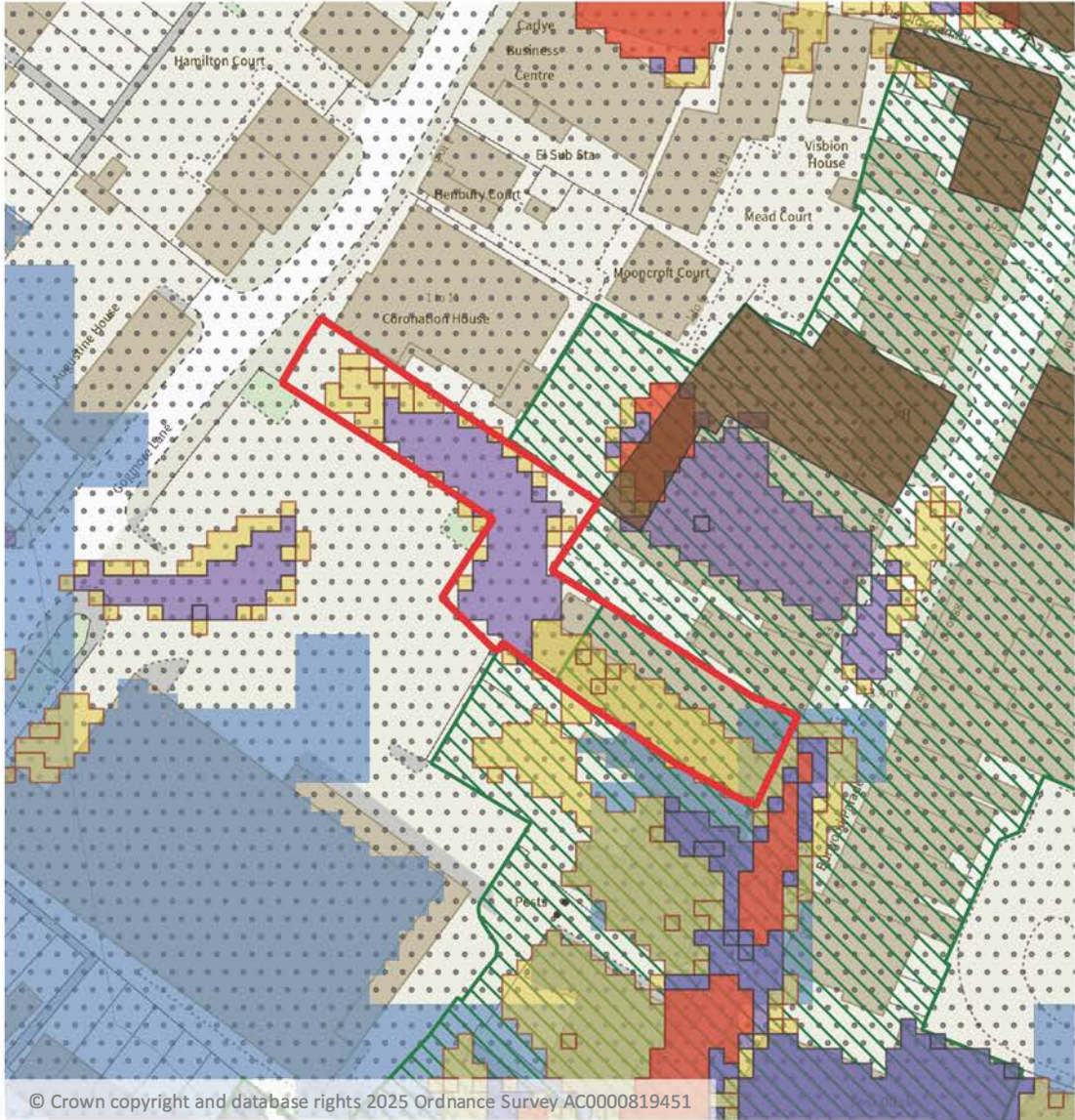
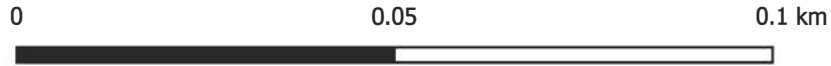
**Other uses provided to the assessment of supply:** As this site only has permission for residential units, no other types of development have been considered.



Date: 22/12/2025

# Site: 463 Name: 83-87 Guildford Street, Chertsey

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



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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

<b>Site ID</b>	465
<b>Site Name</b>	Land at 24 and 36-38 Station Road, Chertsey
<b>Address</b>	Land at 24 and 36-38 Station Road Chertsey
<b>Postcode</b>	KT16 8BE
<b>Grid references</b>	X: 504021 Y: 166297
<b>Site area (ha)</b>	0.17
<b>How site was identified</b>	Through RU.22/0553
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Vacant builders' merchants at 36-38 Station Road, residential dwelling at 24 Station Road
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	To the north west and north of the site are primarily residential properties. To the southeast and south there is a mixture of various commercial properties.

## Policy, environmental and heritage constraints

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

<b>Constraint type</b>	<b>Action to be taken</b>
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.
Noise and vibration from adjacent railway line	A noise and vibration study would be required to support any application in connection with the adjoining 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.)	<p>RU.22/0553</p> <p>Demolition of existing buildings and erection of part three, part four storey property for 27 residential units, parking and amenity area. (Revised Plans received amending the layout and amenity area of the top floor flats) (grant).</p> <p>Discharge of conditions granted under RU.23/0768 and pending under RU.25/1576.</p> <p>Deed of variation of s.106 (in relation to affordable housing) granted under RU.25/0102.</p>

### Potential site use

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	26 (net)	As per RU.22/0553. 27 gross, 26 net additional residential units.
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 <sup>2</sup> / 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)	0-5
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### Site suitability

Suitability information:	The site is considered to be suitable for residential development for the purposes of this assessment as per the planning permission granted under RU.22/0553.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available as per the planning permission granted under RU.22/0553.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable for residential development as per demonstrated by the granting of the planning permission under RU.22/0553.

### 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.
--	--------------

### Recommendation

The site is considered to be suitable (for the purposes of this assessment) for 26 net additional dwellings as per application as per RU.22/0553. This site appears to be

progressing as there has been a permitted discharge of conditions application under RU.23/0768 and another pending under RU.25/1576. Therefore the 26 net additional units should be added into the trajectory.

**Residential units provided to the assessment of supply:** 26 (net)

**Other uses provided to the assessment of supply:** not considered as the site was only promoted for residential development and is currently in a (vacant) employment-generating use.

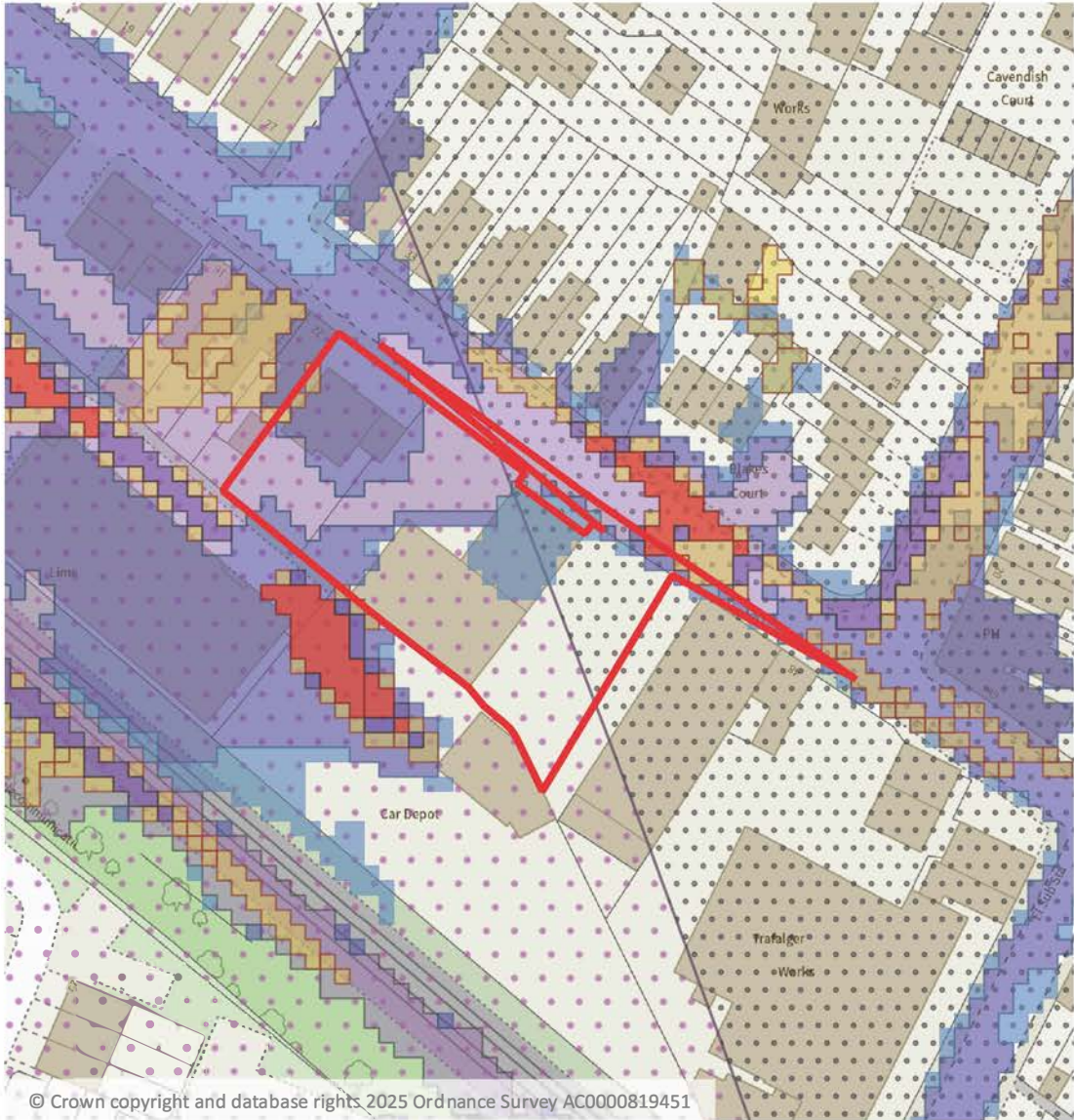
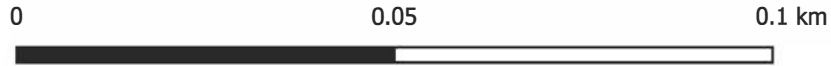


Date: 22/12/2025

Site: 465

Name: Land at 24 and 36-38 Station Road, Chertsey

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



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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

<b>Site ID</b>	466
<b>Site Name</b>	Crest House, Pycroft Road, Chertsey
<b>Address</b>	Crest House Pycroft Road Chertsey
<b>Postcode</b>	KT16 9GN
<b>Grid references</b>	X: 503835 Y: 166573
<b>Site area (ha)</b>	0.25
<b>How site was identified</b>	RU.23/1440
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Office (Use Class E)
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	The site has primarily residential uses on its northern, eastern and southern sides, with a social club to the west.

## Policy, environmental and heritage constraints

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

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	The Flood Risk Assessment attached to prior approval RU.23/1440 concluded that the ground floor is above the

Constraint type	Action to be taken
	highest modelled flood level. Safe access and egress can also be achieved having regard to the existing topography and ground levels. An updated assessment may need to be provided for any future proposals.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Conservation Area	The potential impact of any development on the nearby Chertsey Conservation Area 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.25/1487 Prior approval application for Change of use of part of the ground, first and second floor from Commercial, Business and Service (Use Class E) to form 3 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 (pending).</p> <p>RU.25/0545 Prior approval application for Change of use of part of the ground, first and second floor from Commercial, Business and Service (Use Class E) to form 3 residential units (Use Class C3) (refuse).</p> <p>RU.25/0236 External alterations to east and west elevations (grant).</p> <p>RU.24/0577 Prior Approval Application for an extension to the existing building to provide an additional two storeys to create an additional 22 residential units (grant). Discharge of conditions granted under RU.25/0418, RU.25/1583. Variation of conditions granted under RU.25/1264.</p> <p>RU.24/0329 Prior approval application for Change of use of the ground floor from Commercial, Business and Service (Use Class E) to form 11 residential units (Use Class C3) (grant). Variation of conditions under RU.25/0805. Discharge of conditions granted under RU.25/1372.</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>RU.23/1776 Prior Approval Application for an extension to the existing building to provide an additional two storeys to create an additional 22 residential units, 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) (refused).</p> <p>RU.23/1451 Prior Approval Application for an extension to the existing building to provide an additional two storeys to create an additional 22 residential units, 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) (refused).</p> <p>RU.23/1440 Prior approval application for Change of use of the first and second floor from Commercial, Business and Service (Use Class E) to form 23 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). Variation of condition granted under RU.25/0806. Discharge of conditions granted under RU.25/1373.</p>

### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	33	As per RU.24/0329 and RU.24/0577.
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 <sup>2</sup> / 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:	The site has 33 units permitted through RU.24/0329 and RU.24/0577, demonstrating the site's suitability for development for the purposes of this assessment.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site has 33 units permitted through RU.24/0329 and RU.24/0577, demonstrating the site's availability for development.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site has 33 units permitted through RU.24/0329 and RU.24/0577, demonstrating the site's achievability.

### 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 considered to be suitable (for the purposes of this assessment) for the 33 residential units permitted through RU.24/0329 and RU.24/0577, demonstrating the site's suitability for inclusion in the trajectory.

**Residential units provided to the assessment of supply:** 33 (net).

**Other uses provided to the assessment of supply:** as the site has been promoted (and has permission for) residential development, no other uses have been considered for this location.

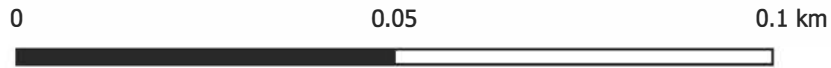


Date: 22/12/2025

Site: 466

Name: Crest House, Pyrcroft Road, Chertsey

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



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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
- SNICs
- 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

<b>Site ID</b>	468
<b>Site Name</b>	Timbers Chase
<b>Address</b>	Ruxbury Road Chertsey
<b>Postcode</b>	KT16 9NJ
<b>Grid references</b>	X: 502542 Y: 166910
<b>Site area (ha)</b>	1.12
<b>How site was identified</b>	Submitted as part of the 2024 SLAA Call for sites
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Stables and grazing
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	To the north of the site lies a ribbon of residential properties fronting onto Ruxbury Road, with the railway line running along the southern border. Immediately to the east of the site lies open undeveloped land, or farm buildings and on the west there is further limited residential development.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>	✓	<b>Nationally listed buildings</b>	
<b>Flood zone 2</b>		<b>Conservation Area</b>	
<b>Flood zone 3a</b>		<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>	✓ (partial)	<b>LNR</b>	
<b>Agricultural Land Classification</b>	Grade 3	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	The site lies to the south west of the St. Ann's Court Park and Garden of Special Historic Interest. The southern boundary of the site is adjacent to 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.

<b>Constraint type</b>	<b>Action to be taken</b>
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	Depending on the extent of surface water flood risk, a flood risk assessment is likely to 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.
Park and Garden of Special Historic Interest	The potential impact of any development on St. Ann's Court (on the opposite side of Ruxbury Road) would need to be taken into account as part of any development proposals.
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

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	30	As suggested by the site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial			

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
(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>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 owner has indicated that the site is available.

### Site achievability

Is the site achievable (Y/N)?	No
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Achievability information:	Although the site has been promoted, the site is considered to be unachievable given its Green Belt status which limits the development potential of the site.
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### 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

At the current time, the use of the site for a comprehensive residential development would represent inappropriate development in the Green Belt 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**

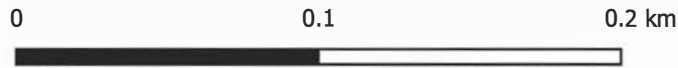
**Other uses provided to the assessment of supply:** given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.



Site: 468

Date: 22/12/2025

Name: Timbers Chase, Ruxbury Road, Chertsey



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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

<b>Site ID</b>	471
<b>Site Name</b>	Land North of Green Lane, Chertsey
<b>Address</b>	Land North of Green Lane Chertsey
<b>Postcode</b>	KT15 2TD
<b>Grid references</b>	X: 503867 Y: 165354
<b>Site area (ha)</b>	0.53
<b>How site was identified</b>	Promoted through the 2024 SLAA process.
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Agriculture
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	The site is bound to the south by Green Lane and to the west by the M25. To the north lies open agricultural land.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>	✓	<b>Nationally listed buildings</b>	
<b>Flood zone 2</b>		<b>Conservation Area</b>	
<b>Flood zone 3a</b>		<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>		<b>LNR</b>	
<b>Agricultural Land Classification</b>	Grade 3	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	Area of High Archaeological Potential to the east (linear, ring ditch and possible enclosure cropmarks, north of Green Lane, Addlestone). In a Mineral safeguarding Area. Partially within the M25 Air Quality Monitoring Area (AQMA) and adjacent to the M25 (eastern tip of the 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.

<b>Constraint type</b>	<b>Action to be taken</b>
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	Depending on the extent of surface water flood risk, a flood risk assessment would likely 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.
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.
Mineral Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.
AQMA	Development adjacent to the AQMA will need to consider the impact of this designation as part of the design of any proposals.
Noise and vibration from adjacent motorway	A noise and vibration study would be required to support any application in connection with the adjoining motorway.

### 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.23/0737 Certificate of Lawful Existing Use for Storage or distribution (Use Class B8) (refuse).

### Potential site use

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

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓		Site promoted for commercial, industrial and warehousing.
Employment (B2 and B8 use classes)	✓		Site promoted for commercial, industrial and warehousing.
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>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 promotion of this land shows that it 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.

### 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	The site is not suitable and therefore is not considered deliverable or developable.
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### Recommendation

At the current time, the use of the site for promoted commercial / storage / industrial development would represent inappropriate development in the Green Belt 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 level of development 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.**

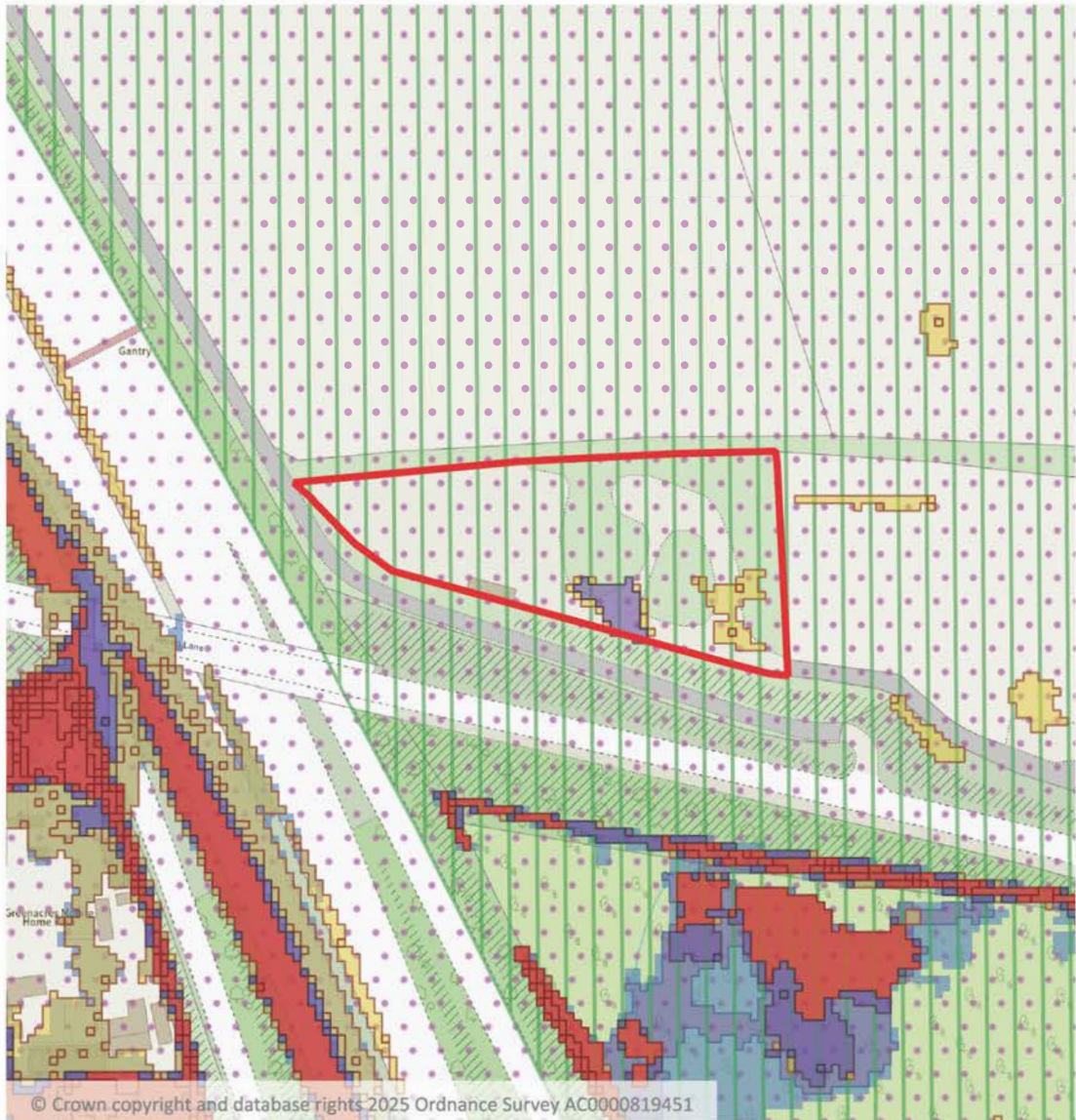
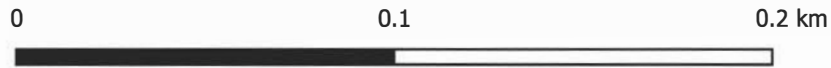
**Other uses provided to the assessment of supply:** given the Green Belt and greenfield nature of the site, the suitability of the site for commercial / industrial / storage uses is considered to be inappropriate. Given the site has been promoted for these uses only, other uses have not been considered at the current time.



Date: 22/12/2025

Site: 471

Name: Land North of Green Lane, Chertsey



Scale: 1:2,000

- |               |               |                    |       |                             |                          |                |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| 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

<b>Site ID</b>	472
<b>Site Name</b>	Land south of Hanworth Lane, Chertsey
<b>Address</b>	Land south of Hanworth Lane
	Chertsey
<b>Postcode</b>	KT16 9LT
<b>Grid references</b>	X: 503658 Y: 165978
<b>Site area (ha)</b>	0.41
<b>How site was identified</b>	Submitted through the 2024 SLAA process
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Former grazing land
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	To the north are residential and industrial uses in the Chertsey urban area. To the south lies Pannells Farm and on each side to the east and west there is agricultural land.

## Policy, environmental and heritage constraints

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

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.

<b>Constraint type</b>	<b>Action to be taken</b>
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	Depending on the extent of surface water flood 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.
SNCI	The potential impact of any development on the adjacent Pannells Farm SNCI would need to be taken into account as part of any development proposals.

### 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

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	10-15	25-37dph. Indicative dwelling mix, SHMA compliant.
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			

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
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>
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### Site availability

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

### Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site is not considered to be suitable due to its location in the Green Belt, and as such is not considered to be achievable.

### 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)	N/A
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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 promoted residential development would represent inappropriate development in the Green Belt 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 level of development 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**

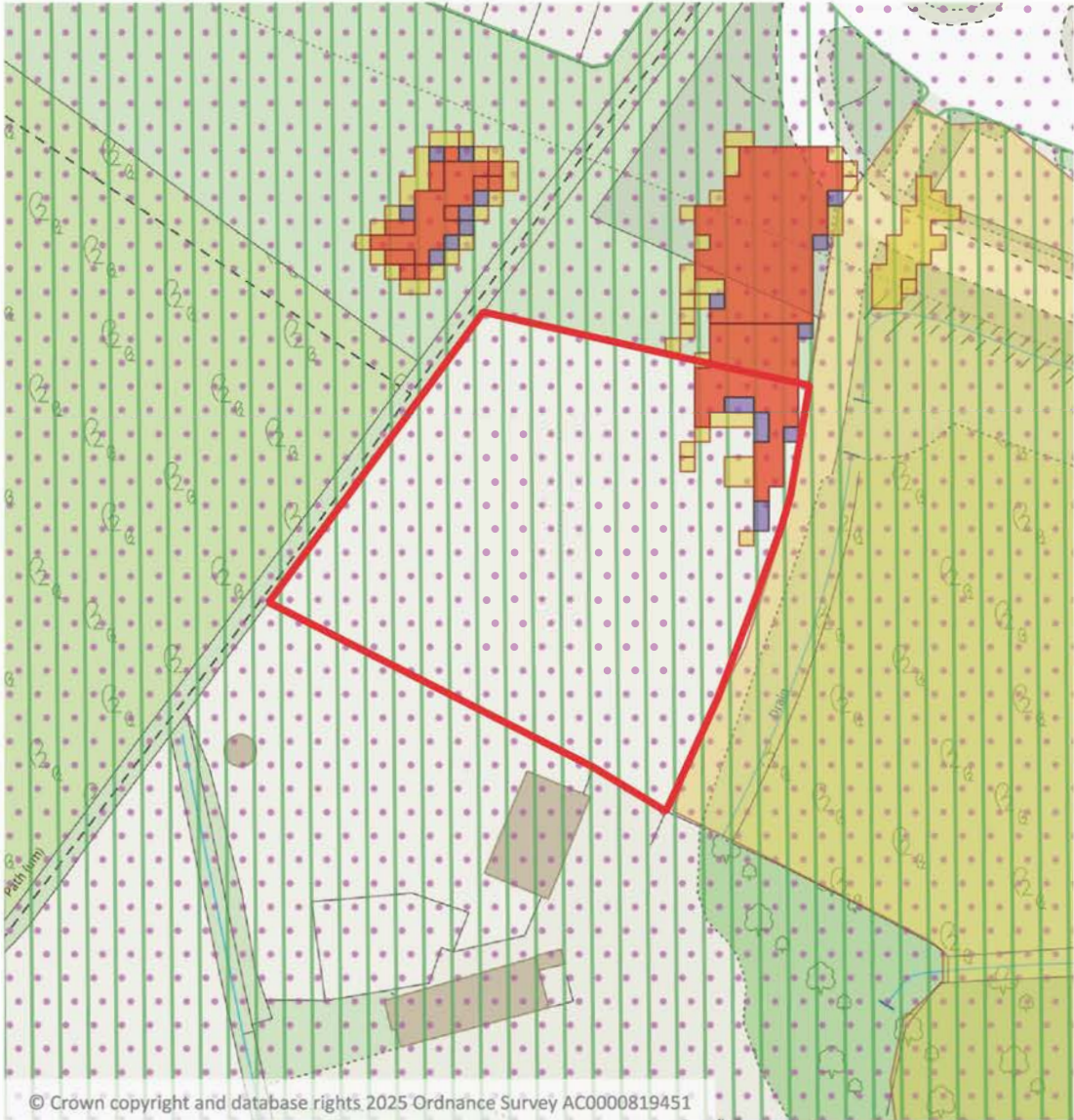
**Other uses provided to the assessment of supply:** given the Green Belt and greenfield nature of the site, other uses have not been assessed.



Site: 472

Date: 22/12/2025

Name: Land south of Hanworth Lane, Chertsey



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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   | 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

<b>Site ID</b>	478
<b>Site Name</b>	Unit 2, Downside, Chertsey
<b>Address</b>	Unit 2, Downside Guildford Street Chertsey
<b>Postcode</b>	KT16 9DS
<b>Grid references</b>	X: 503963 Y: 166298
<b>Site area (ha)</b>	0.19
<b>How site was identified</b>	Submitted as part of the 2024 Urban Area Capacity Study (UACS)
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Vehicle hire business (Sui Generis)
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	To the north east of the site is a mixture of residential and commercial properties which front Station Road, and to the south east is Kendall Self Drive Car Depot which is a vehicle rental business. To the south west the site abuts the railway line and to the north west of the site is Units 1 and 1a Downside, which comprises warehousing and hardstanding.

## Policy, environmental and heritage constraints

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

<b>Constraint type</b>	<b>Action to be taken</b>
Flood Zones	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. In particular, the sequential and exception tests would need to be satisfied for development to be permitted.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Access	Access to the vehicle hire business to the rear of 1 and 1a could involve a high number of vehicle movements and thus amenity issues. This would need to be taken account of and demonstrated that any impacts can be mitigated as part of any proposed scheme.
Noise and vibration from adjacent railway line	A noise and vibration study would be required to support any application in connection with the adjoining railway line.

### 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

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	30+	Proposed by site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
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
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### Site suitability

Suitability information:	This previously developed site is in an urban area meaning (for the purposes of this assessment) this site is suitable in principle for residential development, subject to detailed design considerations and overcoming other policy constraints, particularly with regard to flood risk (parts of the site within Flood Zone 3b would need to be avoided, with the majority of remaining parts in Flood Zone 3a).
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	The owner of the site confirmed it is available.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site's location would suggest that it is achievable and the recent submission by the owner suggests they view the site as viable.

### Site deliverability

Can identified constraints be overcome (Y/N)?	Yes – if a flood risk assessment and mitigation strategy is provided during the planning application process.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	6-10.

## Site SLAA Category

Deliverable/ developable / undeliverable	Developable
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## Recommendation

It would need to be demonstrated that the flood risk at the site could be mitigated / managed in a way that it suitable, via a Flood Risk Assessment, particularly as the site has been promoted for residential development.

Aside from the risk of flooding, the site is in a sustainable location in the centre of Chertsey, close to the designated town centre. Whilst the principle of redevelopment for residential use is therefore acceptable, the suitability of the site for residential use is uncertain as the site backs onto the railway line and contains an access road leading to the vehicle hire business at the rear. There is concern that the use of the access road within the site to the vehicle hire business would be subject to a significant number of vehicle movements which could be incompatible with the proposed use of the site for residential purposes.

Any housing development would need to be carefully designed to protect the residential amenity of occupiers of the apartments from both noise from the railway, neighbouring commercial uses and traffic using the access road. A noise and vibration study would be required to support any application in connection with the adjoining railway line. An alternative approach would be for this site to come forward as part of a comprehensive redevelopment scheme with the adjacent Units 1 and 1a Downside (SLAA site 169).

The loss of employment land (although it should be noted that a vehicle hire business is a Sui Generis use) at the site would need to be justified in line with Policy IE3 of the Local Plan before alternative uses on the site can be considered.

To allow for the various constraints to delivery to be explored in more detail by the site promoter, this site is recommended for inclusion in years 6-10 of the trajectory.

The landowner suggests that the site could accommodate in the region of 30+ units which would represent a density of 150dph. This seems a reasonable approximation for a development in this relatively central location within Chertsey (which is just a short distance from the designated town centre), providing that the concerns raised in the commentary above could be overcome, and providing that the proposed building height (unknown at this stage) would respect the character of the existing townscape.

**Residential units provided to the assessment of supply:** 30 (in years 6-10 of the trajectory).

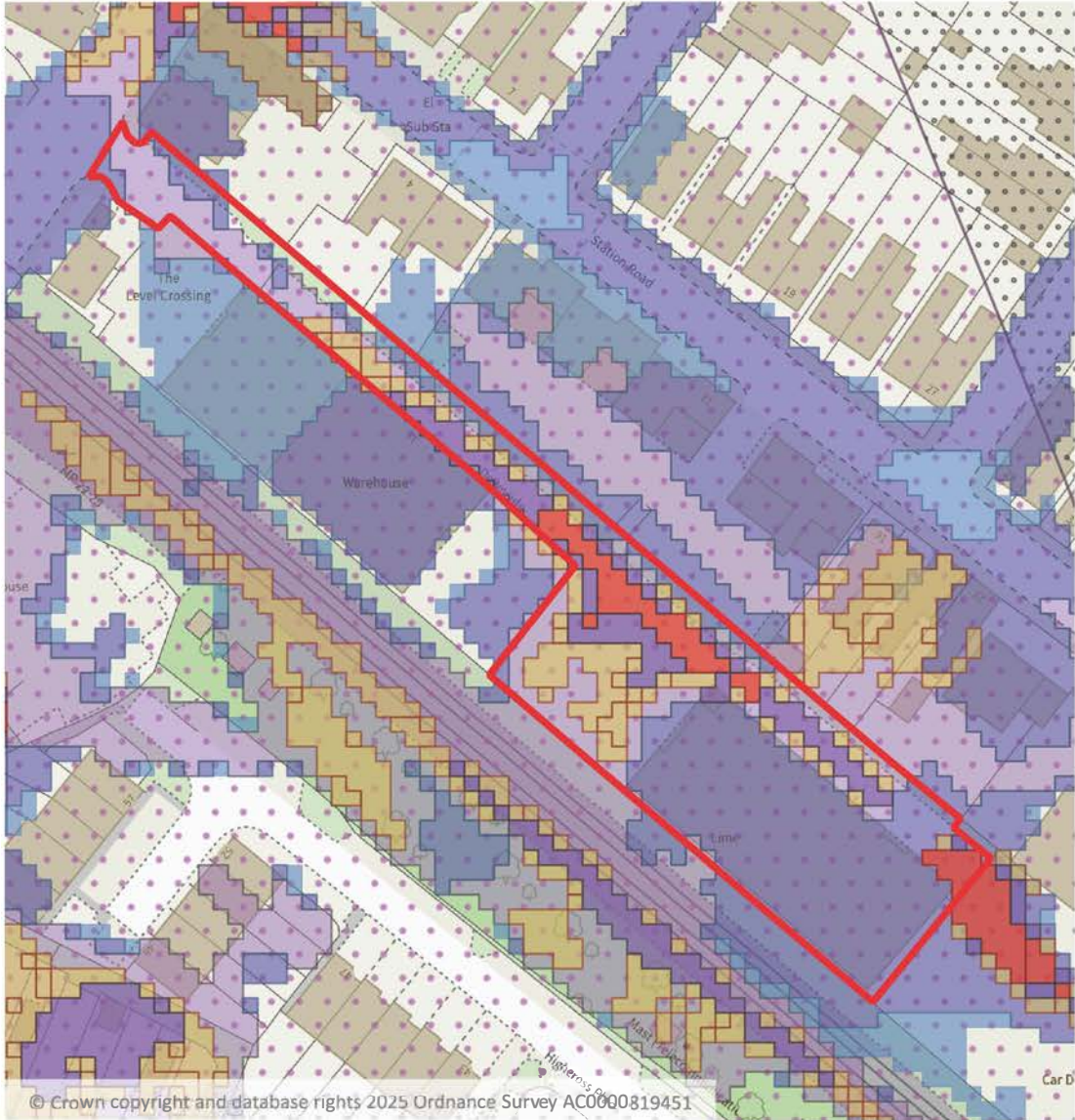
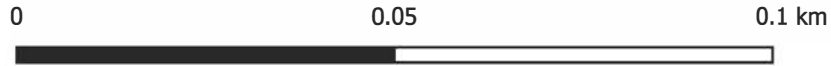
**Other uses provided to the assessment of supply:** not considered as the site was only promoted for residential development and is currently in an employment-generating use.



Date: 22/12/2025

# Site: 478 Name: Unit 2, Downside, Chertsey

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



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

<b>Site ID</b>	480
<b>Site Name</b>	97-99 Fordwater Road, Chertsey
<b>Address</b>	97-99 Fordwater Road
	Chertsey
<b>Postcode</b>	KT16 8HH
<b>Grid references</b>	X: 504912 Y: 166226
<b>Site area (ha)</b>	0.3
<b>How site was identified</b>	Through the 2024 Urban Area Capacity study
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Retail
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	To east light industrial. To north, west and south there are residential properties.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	
<b>Flood zone 3a</b>		<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	
<b>Low surface water flood risk</b>		<b>SSSI</b>	
<b>Medium surface water flood risk</b>		<b>SNCI</b>	
<b>High surface water flood risk</b>		<b>LNR</b>	
<b>Agricultural Land Classification</b>	Urban	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>		<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>	✓	<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	The site would fall under Policy IE14: Shops and parades outside defined centres of the adopted Runnymede 2030 Local Plan.		

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

<b>Constraint type</b>	<b>Action to be taken</b>
	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.
Policy IE14: Shops and parades outside defined centres	The applicant will be expected to accompany any planning application with a robust assessment of its value to the local community. If the shop fulfils a function or benefit to the local community, development proposals must provide credible and robust evidence of at least 6 months marketing for retail use before an alternative use will be considered.

### 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

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	9	Site promoter has not given any specific number of units. However, based on 30dph as set out as the minimum in the Runnymede 2030 Local Plan this is 9 units on a site of 0.3ha.
Elderly people's housing, student halls	✓	?	Site promoter said it was a possibility.
Traveller accommodation			
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 <sup>2</sup> / car parking spaces	Supporting comments
Biodiversity Net Gain (BNG)			

### Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	11-15 years as there is currently a tenant in the property until (at the latest 2036), but this could be terminated sooner with their agreement. Longest timeframe used as a 'worst case' scenario.
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### Site suitability

Suitability information:	This site is considered to be suitable for development (for the purposes of this assessment) as it is a previously developed site located in the urban area.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site promoter has advised that the site is currently occupied by a tenant up to a maximum of 2036, but this lease could be terminated sooner with their agreement. On that basis, the site is assumed to only be available in the 6-15-year period of the new Local Plan.

### Site achievability

Is the site achievable (Y/N)?	Y
Achievability information:	The site promoter is looking to develop the site and it is considered to be achievable, but further viability work / assessment would need to be undertaken to support this assumption.

### Site deliverability

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

### Site SLAA Category

Deliverable/ developable / undeliverable	Developable
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## **Recommendation**

Although this site is considered to be suitable for development (for the purposes of this assessment) in terms of it being situated on Previously Developed Land in an urban area, due to the current lease on the property lasting until potentially 2036, it is only considered to be able to come forward after this date (unless the tenants agree to end the agreement prior to this). Any proposals submitted as part of a planning application would also need to be able to meet the requirements of Policy IE14: Shops and parades outside defined centres which requires the applicant to provide a robust assessment of the retail unit's value to the local community. If the shop fulfils a function or benefit to the local community, development proposals must provide credible and robust evidence of at least 6 months marketing for retail use before an alternative use will be considered.

Currently there is a lack of detail in relation to what the site is being promoted for (aside from some form of residential development) from the developer, so an indicative density multiplier has been applied and it has been assumed that it will be able to accommodate 9 dwellings as set out above.

**Residential units provided to the assessment of supply:** 9 (net) in years 6-15.

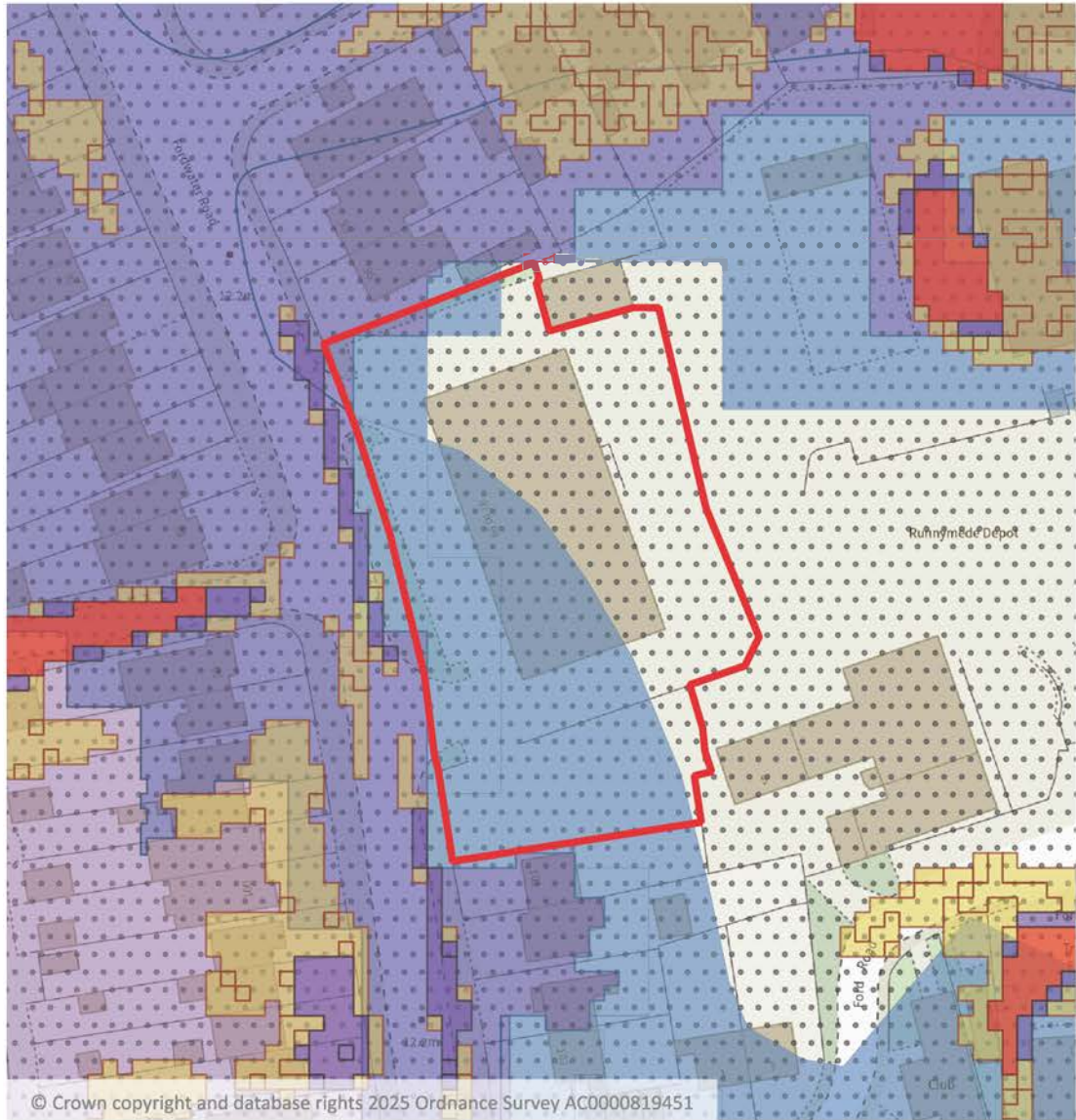
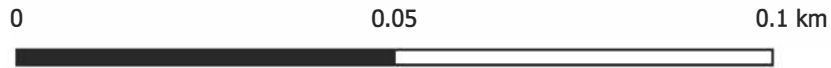
**Other uses provided to the assessment of supply:** as this site has only been promoted for residential forms of development other uses have not been considered.



Site: 480

Date: 22/12/2025

Name: 97-99 Fordwater Road, Chertsey



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

<b>Site ID</b>	484
<b>Site Name</b>	Land at Barrsbrook
<b>Address</b>	Land at Barrsbrook
	Guildford Road
	Chertsey
<b>Postcode</b>	
<b>Grid references</b>	X: 503314 Y: 166166
<b>Site area (ha)</b>	1.73
<b>How site was identified</b>	Submitted through the 2025 SLAA process.
<b>Ownership type</b>	RBC
<b>Existing use(s)</b>	Wood and scrubland
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	To the east is the residential development at Barrsbrook Hall, with further wood and scrubland to the north. To the south is the flatted development at Sandgates in its green setting and to the west is the M25.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>	✓	<b>Nationally listed buildings</b>	
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	
<b>Flood zone 3a</b>	✓ (partial)	<b>Ancient woodland</b>	
<b>Flood zone 3b</b>	✓ (partial)	<b>TPO</b>	
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>	✓ (partial)	<b>LNR</b>	
<b>Agricultural Land Classification</b>	Grade 4	<b>Biodiversity Buffer Zone</b>	✓
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	Site located in a Minerals Safeguarding Area. The south western edge lies within the M25 Air Quality Management Area (AQMA) and close to the M25 itself.		

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.

<b>Constraint type</b>	<b>Action to be taken</b>
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. This will only apply to the small area of the site that lies outside of Flood Zone 3b
Agricultural Land Classification	As this site is ALC Grade 4, the land is not of sufficient quality to merit special consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
TPO	The site contains two trees covered by TPO 3, so these would need to be considered 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.
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.
AQMA	As the site is partially within the AQMA, this will need to be addressed as part of the design of any proposals.
Noise and vibration from nearby motorway	A noise and vibration study would be required to support any application in connection with the adjoining motorway.

### 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

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	15	No number or mix of units given by the site promoter. However, based on circa 0.51ha which lies outside flood zones 3a and 3b at 30dph this would equate to circa 15 dwellings.
Elderly people's housing, student halls	✓	?	No number or mix of units given by the site promoter.

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Traveller accommodation	✓	?	No number or mix of units given by the site promoter.
Commercial (E use classes)	✓		No quantum of floorspace has been given by the site promoter.
Employment (B2 and B8 use classes)	✓		No quantum of floorspace has been given by the site promoter.
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)	No timeframe has been provided by the site promoter.
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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. This would only include those parts of the site that are outside of Flood Zones 3a and 3b.</p>
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### Site availability

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

### Site achievability

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

At the current time, the use of the site for promoted residential development would represent inappropriate development in the Green Belt 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 level of development 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.**

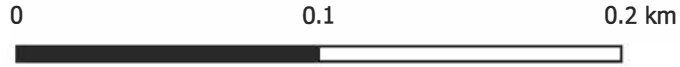
**Other uses provided to the assessment of supply:** given the Green Belt and greenfield nature of the site this site has been deemed unsuitable for residential and economic uses.



Date: 22/12/2025

Site: 484

Name: Land at Barrsbrook, Chertsey



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Scale: 1:2,500

- 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

<b>Site ID</b>	485
<b>Site Name</b>	Barrsbrook Farm
<b>Address</b>	Barrsbrook Farm
	Guildford Road
	Chertsey
<b>Postcode</b>	
<b>Grid references</b>	X: 503116 Y: 166380
<b>Site area (ha)</b>	13.10
<b>How site was identified</b>	Submitted through the 2025 SLAA process.
<b>Ownership type</b>	RBC
<b>Existing use(s)</b>	Wood and scrubland
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	To the north lies the urban area of Chertsey and to the south lies the Barrsbrook Hall residential development, the M25 and Guildford Road. To the east is Barrsbrook Cattery, Chertsey recreation ground and to the west is M25.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>	✓	<b>Nationally listed buildings</b>	
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	
<b>Flood zone 3a</b>	✓ (partial)	<b>Ancient woodland</b>	
<b>Flood zone 3b</b>	✓ (partial)	<b>TPO</b>	✓ (11)
<b>Low surface water flood risk</b>		<b>SSSI</b>	
<b>Medium surface water flood risk</b>		<b>SNCI</b>	
<b>High surface water flood risk</b>		<b>LNR</b>	
<b>Agricultural Land Classification</b>	Grade 3 / 4 / Urban	<b>Biodiversity Buffer Zone</b>	✓
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	Site located in a Minerals Safeguarding Area. The south western edge lies within the M25 Air Quality Management Area (AQMA) and is adjacent to the M25 itself as well as 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.

<b>Constraint type</b>	<b>Action to be taken</b>
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. Alternatively, if it were promoted for a use that is appropriate in the Green Belt then this would also be acceptable.
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 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.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development, if this were to be proposed.
TPO	The site contains two trees covered by TPO 3, so these would need to be considered 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.
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.
AQMA	As the site is partially within the AQMA, this will need to be addressed as part of the design of any proposals.
Noise and vibration from adjacent motorway and railway line	A noise and vibration study would be required to support any application in connection with the adjoining motorway and 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

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.			

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
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	✓		As suggested by the site promoter.
Biodiversity Net Gain (BNG)	✓		As suggested by the site promoter.

### Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	No timeframe has been provided by the site promoter.
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### Site suitability

Suitability information:	The site is located within the Green Belt where the development / provision of a SANG / land for BNG would be an appropriate use of land in the Green Belt, in line with paragraph 154(b) of the NPPF and 154(h)(v).
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### Site availability

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

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is considered suitable for the proposed use(s) and as such is considered 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)	0-5 years.

**Site SLAA Category**

Deliverable/ developable / undeliverable	Deliverable
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**Recommendation**

The site is considered to be suitable for the type of development promoted i.e. a change of use to a SANG / for BNG – as these are considered to be appropriate uses on Green Belt land in accordance with the NPPF, as long as the openness of the Green Belt is preserved and development does not conflict with the purposes of including land within the Green Belt.

**Residential units provided to the assessment of supply:** N/A.

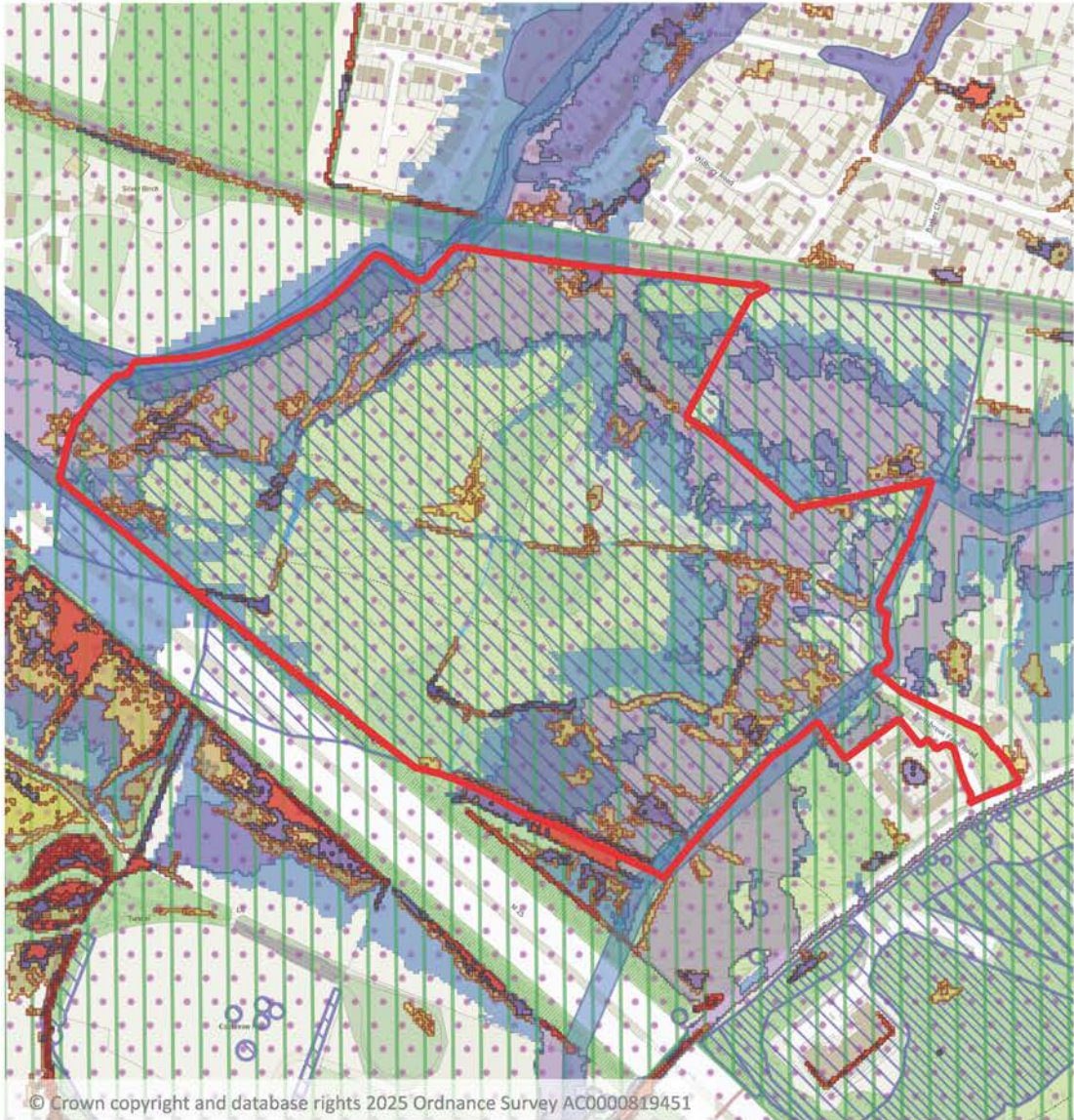
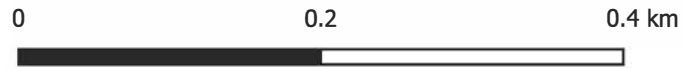
**Other uses provided to the assessment of supply:** This site is considered suitable for development into a SANG / for BNG use and this will be included in the SLAA for that purpose.



Date: 22/12/2025

# Site: 485 Name: Barrsbrook Farm, Chertsey

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



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Scale: 1:5,000

- |               |               |                    |       |                             |                          |                |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| 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             |                |



# SLAA 2025 officer site assessments

## Site information

<b>Site ID</b>	492
<b>Site Name</b>	Heriot House, Heriot Road, Chertsey
<b>Address</b>	Heriot House
	Heriot Road
	Chertsey
<b>Postcode</b>	KT16 9DT
<b>Grid references</b>	X: 504298 Y: 166847
<b>Site area (ha)</b>	0.23
<b>How site was identified</b>	2025 SLAA submission
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Offices
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	To the west is Chertsey town centre including Sainsburys and its associated car park. To the north is the Thyme At The Tavern pub and residential dwellings. To the east is the rear yards of commercial properties and large dwellings and to the south is properties on Galsworthy Road.

## Policy, environmental and heritage constraints

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

<b>Constraint type</b>	<b>Action to be taken</b>
Flood Zones / risk / Dry Island	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. In addition to this, as the site is located within the Chertsey Dry Island, it would not be possible to accommodate additional residential development until this issue can be resolved.
Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Buildings at 22, 24, 26, 28, 30 and 32 London Street would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the adjacent Chertsey Conservation Area would need to be taken into account as part of any development proposals.
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)	No
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

### Potential site use

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	30 (net)	130dph as suggested by site promoter.
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 <sup>2</sup> / 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)	11-15 years.
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### Site suitability

Suitability information:	The site is considered to be suitable for residential development in principle (for the purposes of this assessment) as is the site is located in Chertsey Town Centre on a previously developed site. As parts of the site are located in Flood Zone 2, within Chertsey dry island, and are partially vulnerable to surface water flood risk, evidence would need to be provided demonstrating the flood risk issues highlighted above can be addressed.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site promoter has said it would be available in the longer term e.g. in 2035.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is deemed to be achievable as it is a previously developed site in the town centre, however it has a long-term delivery timeframe (2035).

### Site deliverability

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

## Site SLAA Category

Deliverable/ developable / undeliverable	Developable
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## Recommendation

As this site is a previously developed site within Chertsey Town Centre, it is (for the purposes of this assessment) considered to be suitable for potential redevelopment into 30 units as suggested by the site promoter. However, this is subject to further evidence being able to demonstrate that development at the site can overcome the flood risk constraints that affect the site, including demonstrating safe access and egress during a flood event. Additionally, the site will only be available from 2035, so (even if it can overcome the aforementioned flood risk issues) it is a long-term development prospect.

**Residential units provided to the assessment of supply:** 30 (net) in years 11-15 of the trajectory.

**Other uses provided to the assessment of supply:** as the proposed development for this site would involve the loss of office space, delivery of non-residential units has not been assessed.

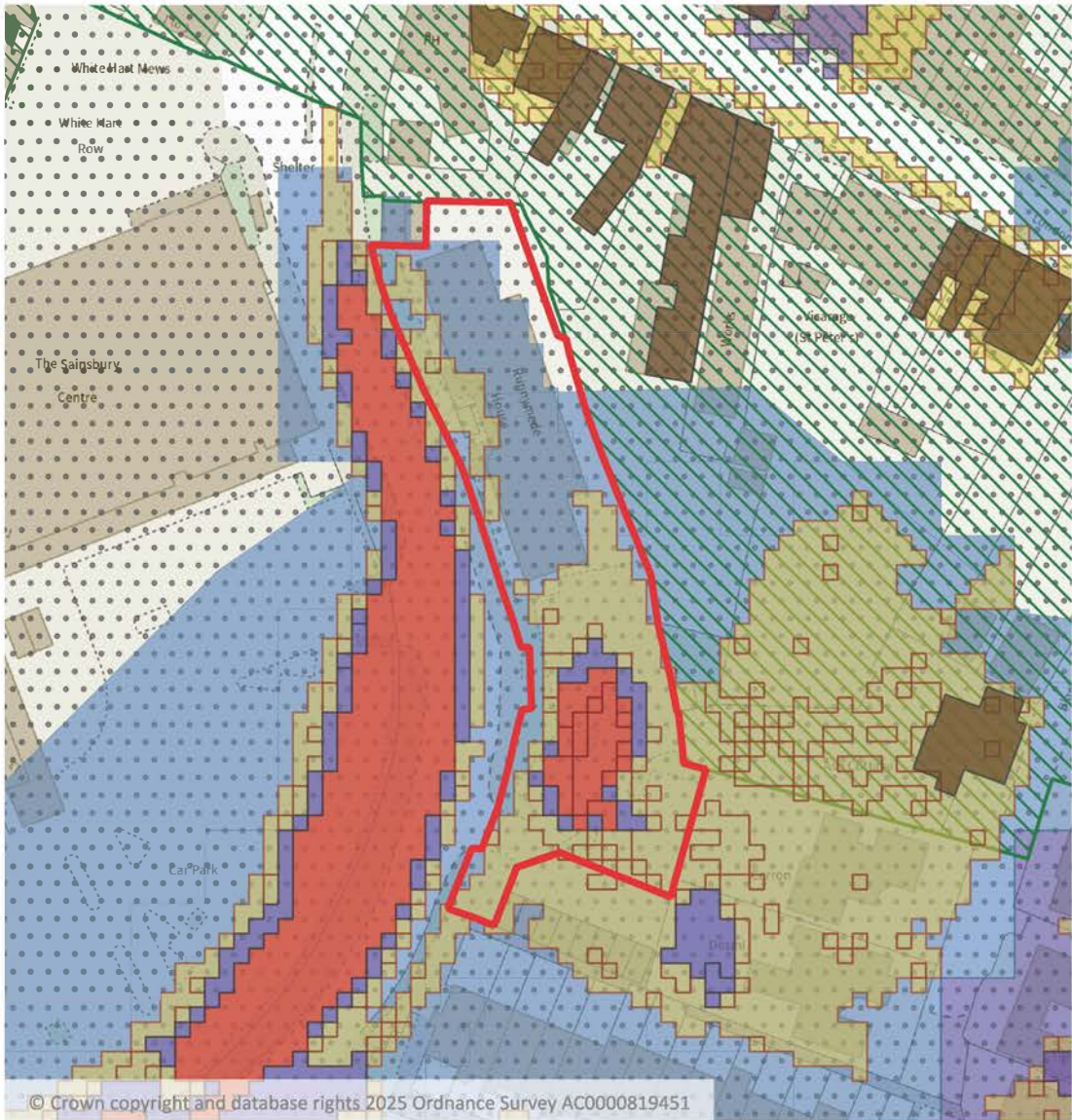
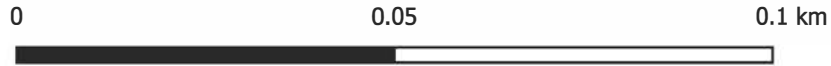


Date: 22/12/2025

Site: 492

Name: Heriot House, Heriot Road, Chertsey

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



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   | 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

<b>Site ID</b>	395
<b>Site Name</b>	65-67 Bridge Road, Chertsey
<b>Address</b>	65-67 Bridge Road
	Chertsey
<b>Postcode</b>	KT16 8RA
<b>Grid references</b>	X: 505156 Y: 166702
<b>Site area (ha)</b>	0.24
<b>How site was identified</b>	2025 SLAA submission
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Demolished car sales showroom (vacant)
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	To the north lies the Camping and Caravanning site, with residential accommodation to the east, west and south.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	✓ (nearby)
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	
<b>Flood zone 3a</b>	✓ (partial)	<b>Ancient woodland</b>	
<b>Flood zone 3b</b>	✓ (partial)	<b>TPO</b>	
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>	✓ (partial)	<b>LNR</b>	
<b>Agricultural Land Classification</b>	Non-agricultural	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>		<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>	✓	<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	Within the Thorpe and Shepperton 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
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.
Nationally Listed Building	The potential impact of any development on 96-98 Bridge Road Nationally Listed Buildings (Grade II) would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.

### 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.20/0016 Residential development comprising 20 no. units, a new vehicular access and associated parking and landscaping (withdrawn).</p> <p>RU.19/0490 Prior Notification for the proposed demolition of a car sales showroom under Part 11 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (grant).</p>

### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	20	As set out 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			

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / 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)	0-5 years.
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### Site suitability

Suitability information:	Large parts of the site are not currently considered to be suitable given the significant flooding constraints (circa 0.11 out of 0.24ha of the site falls within Flood Zone 3b). However, if suitable flood risk mitigation were to be put in place for a proposed development (and assessed through the planning application process) there is the potential for the remaining 0.13ha to be developed.
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### Site availability

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

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is potentially achievable if the significant flooding constraints can be overcome.

### Site deliverability

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

### Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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## **Recommendation**

As circa 0.11ha (out of a site area of 0.24ha) fall within Flood Zone 3b, it would need to be demonstrated that the flood risk at the site could be mitigated / managed in a way that it is suitable, via a Flood Risk Assessment, particularly as the site has been promoted for residential development. Until such time that it can be demonstrated (most likely via the planning application process) that the site can overcome the above-mentioned flood risk issues, it cannot be considered deliverable for residential development. It could, however, in the longer term come forward on the part of the site (circa 0.13ha) that lies outside of Flood Zone 3b. Therefore, the site is considered developable in the longer term (6–15-year period) but will not be added into the trajectory of deliverable sites until such time as a development consent is granted.

**Residential units provided to the assessment of supply:** 0 (net) in the 0–5-year timeframe.

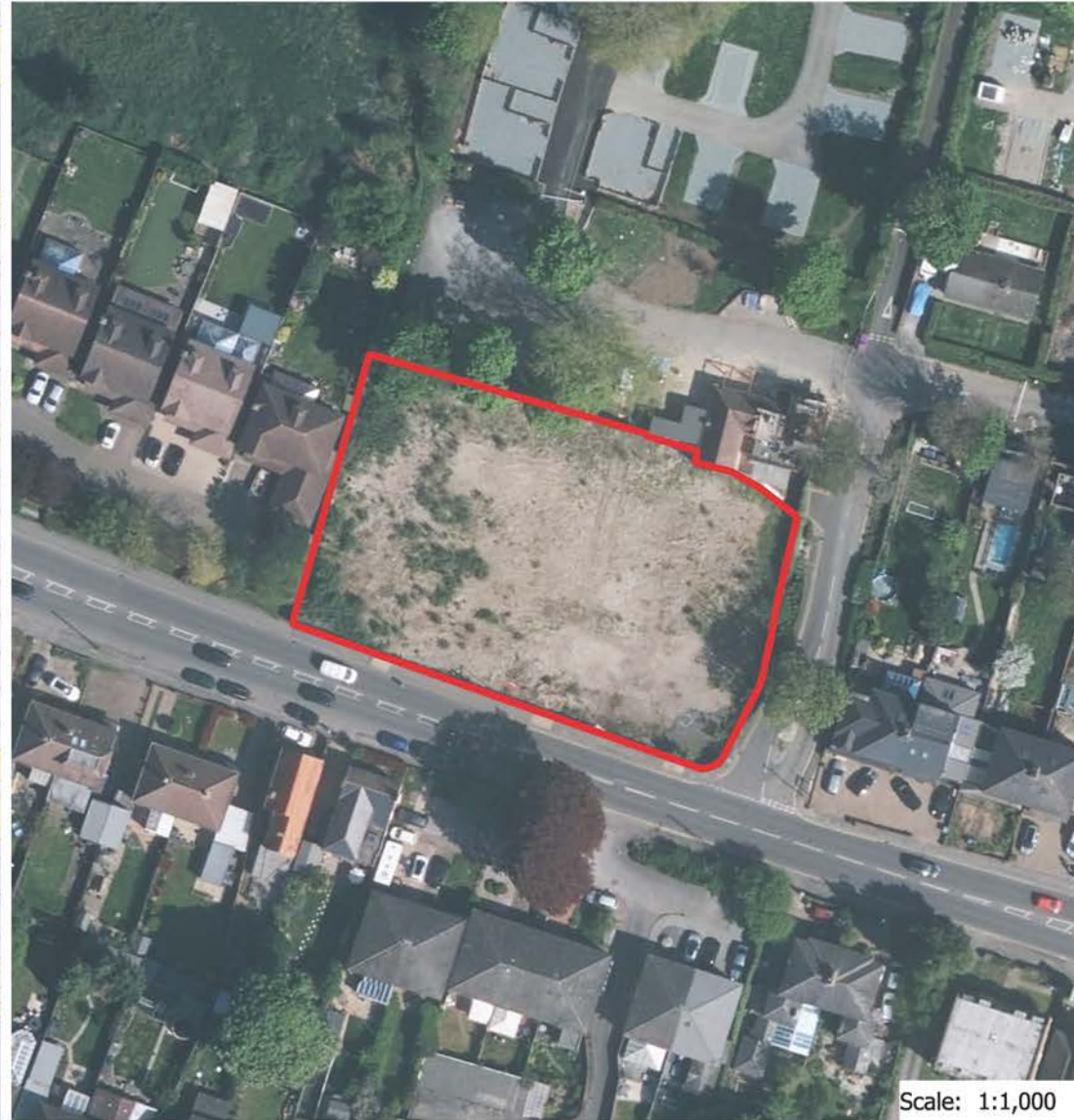
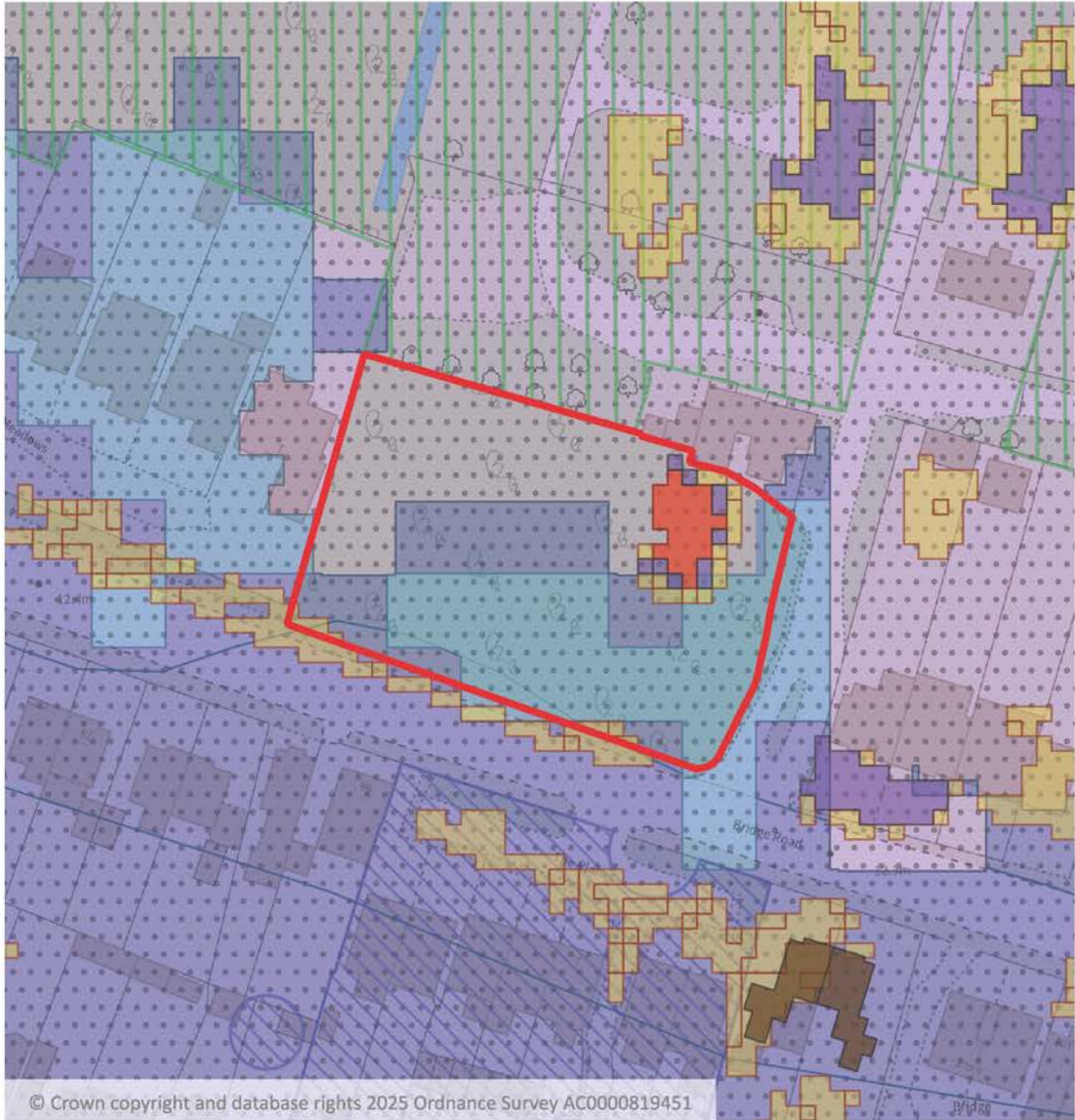
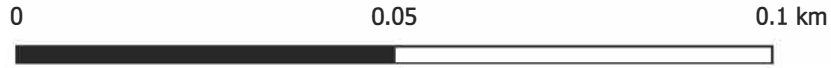
**Other uses provided to the assessment of supply:** as this site has only been promoted for residential development, other uses have not been considered.



Date: 22/12/2025

# Site: 495 Name: 65-67 Bridge Road, Chertsey

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



Scale: 1:1,000

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



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# SLAA 2025 officer site assessments

## Site information

<b>Site ID</b>	496
<b>Site Name</b>	Land Rear of Abbey Meadows, Chertsey
<b>Address</b>	Land Rear of Abbey Meadows
	Chertsey
<b>Postcode</b>	
<b>Grid references</b>	X: 505106 Y: 166882
<b>Site area (ha)</b>	6.89
<b>How site was identified</b>	2025 Call for Sites
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Flood Meadow
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	To the north lies the Abbey River and residential properties, top the west dwellings and an equestrian facility, the east a camping site and the River Thames and to the south residential properties.

## Policy, environmental and heritage constraints

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

<b>Constraint type</b>	<b>Action to be taken</b>
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.
SNCI	The potential impact of any development on the River Thames - Runnymede SNCI would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on trees covered by TPO 32 would need to be taken into account as part of any development proposals.
Nationally Listed Building	The potential impact of any development on Bridge and Other Remains of Abbey Mills at Abbey Chase, Bridge Road (off), Chertsey Nationally Listed Building would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA 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)	No
If yes, please provide details (application number(s), development description, approved / refused etc.)	None relevant.

### Potential site use

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	39 – 47	As suggested by site promoter
Elderly people's housing, student halls			

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / 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)	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> <p>In addition to the above-mentioned Green Belt Issues, the site also lies within the functional floodplain which also makes it unsuitable for the proposed residential development.</p>
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	Yes, the site promoter has indicated that the site is available for development.

### Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	Due to the site's location on Green Belt land and the functional floodplain, it is not 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	Undeliverable
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### Recommendation

As the site is located both in the Green Belt and in the functional floodplain, it is not considered suitable for development.

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

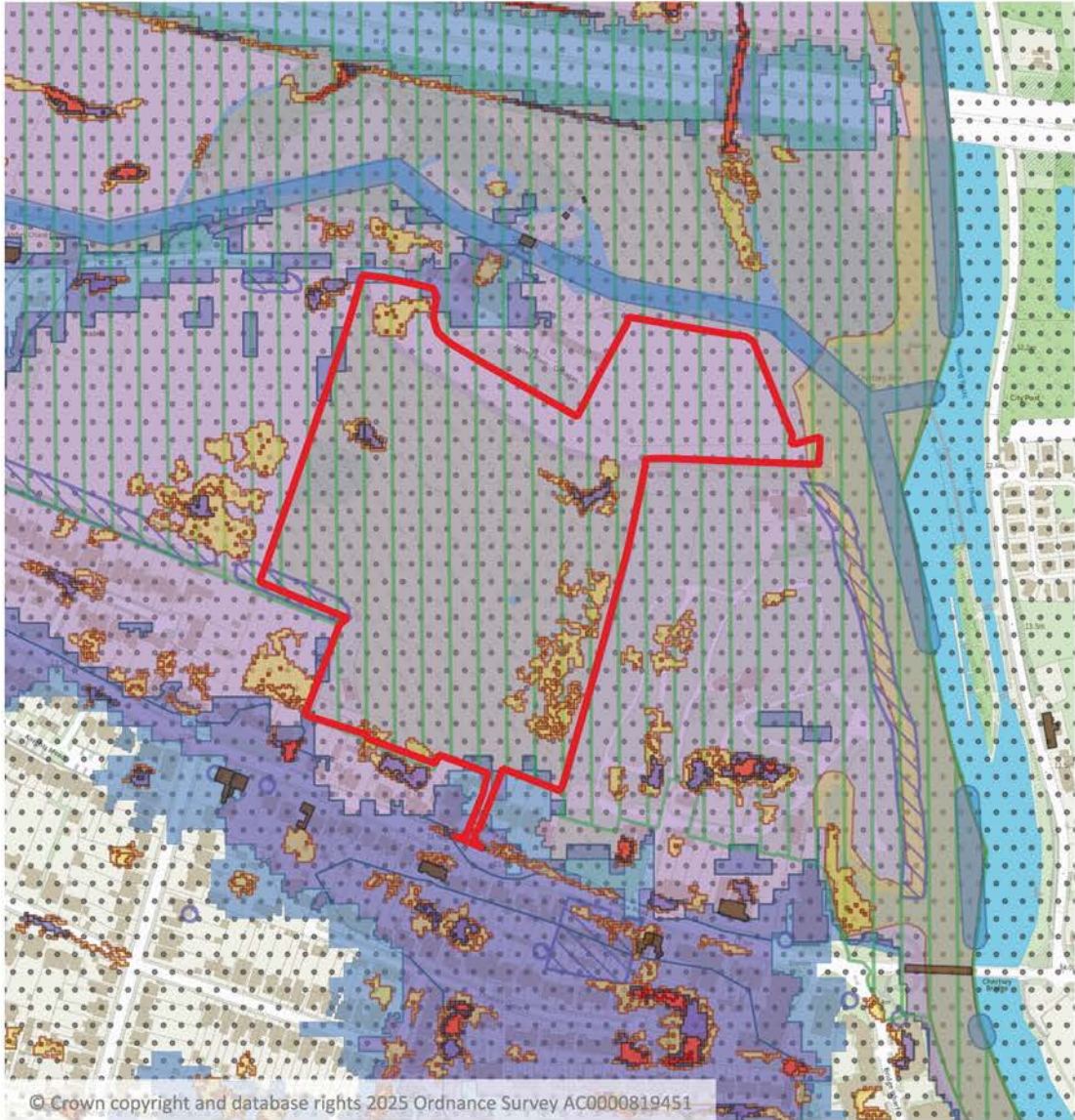
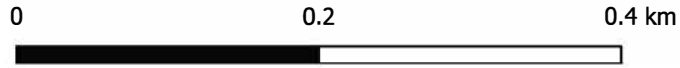
**Other uses provided to the assessment of supply:** as the site is located both in the Green Belt and the functional floodplain, it has not been assessed for any alternative uses at this stage.



Date: 22/12/2025

Site: 496

Name: Land Rear of Abbey Meadows, Chertsey



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Scale: 1:5,000

- 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
- ROSFW - Low
- Flood Zone 3a
- SANGS
- TPOs
- LNRs
- Within 5 km of TBH SPA
- ROFSW - High



# SLAA 2025 officer site assessments

## Site information

<b>Site ID</b>	498
<b>Site Name</b>	Land at Great Cockcrow Railway, Chertsey
<b>Address</b>	Land at Great Cockcrow Railway Chertsey
<b>Postcode</b>	KT16 0AD
<b>Grid references</b>	X: 502852 Y: 166207
<b>Site area (ha)</b>	7.4
<b>How site was identified</b>	Submitted as part of the 2025 SLAA Call for Sites
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Miniature railway and agricultural use.
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Partially (circa 7.5%)
<b>Surrounding uses</b>	To the west is a Gypsy and Traveller site and agricultural uses. The northwestern boundary is formed by the M25, to the south is agricultural and to the

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>	✓	<b>Nationally listed buildings</b>	
<b>Flood zone 2</b>	✓ (partial)	<b>Conservation Area</b>	
<b>Flood zone 3a</b>	✓ (partial)	<b>Ancient woodland</b>	
<b>Flood zone 3b</b>	✓ (partial)	<b>TPO</b>	
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>	✓ (partial)	<b>LNR</b>	
<b>Agricultural Land Classification</b>	Grade 4	<b>Biodiversity Buffer Zone</b>	✓
<b>Within 5 km of TBH SPA</b>	✓	<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	Within a Minerals Safeguarding Area (concreting aggregate) Partially covered by the M25 Air Quality Management Area (AQMA) and adjacent to the M25 itself.		

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.

<b>Constraint type</b>	<b>Action to be taken</b>
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 4, the land is not of sufficient quality to merit special consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Tree Preservation Order	The potential impact of any development on TPO 433 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.
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.
AQMA	As the site is partially within the AQMA, this will need to be addressed as part of the design of any proposals.
Noise and vibration from adjacent motorway	A noise and vibration study would be required to support any application in connection with the adjoining motorway.

### 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.07/0409 Construction of main station building following the demolition of five existing buildings (grant).</p> <p>RU.97/0144 Extension of existing miniature railway to create a new turning loop (grant).</p> <p>CHE.20269 Proposed Miniature railway (grant).</p>

### Potential site use

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g.	✓	50-300	13.5dph as suggested by site promoter.

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Market, affordable, self and custom build etc.			
Elderly people's housing, student halls	✓		As suggested by site promoter.
Traveller accommodation			
Commercial (E use classes)	✓		As suggested by site promoter.
Employment (B2 and B8 use classes)	✓		As suggested by site promoter.
Retail			
Food and drink			
Leisure	✓		As suggested by site promoter.
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>
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	In addition, parts of the site are located within Flood Zone 3a and 3b, which are significant constraints to residential or commercial/employment development, as proposed.
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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)?	No
Achievability information:	Although the agent states the site is viable, the site is considered to not be achievable given its Green Belt status, and vulnerability to various forms of flood risk, which limits the development potential of the site.

### 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
--	---------------

### Recommendation

At the current time, the use of the site for a comprehensive residential or commercial/employment 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**

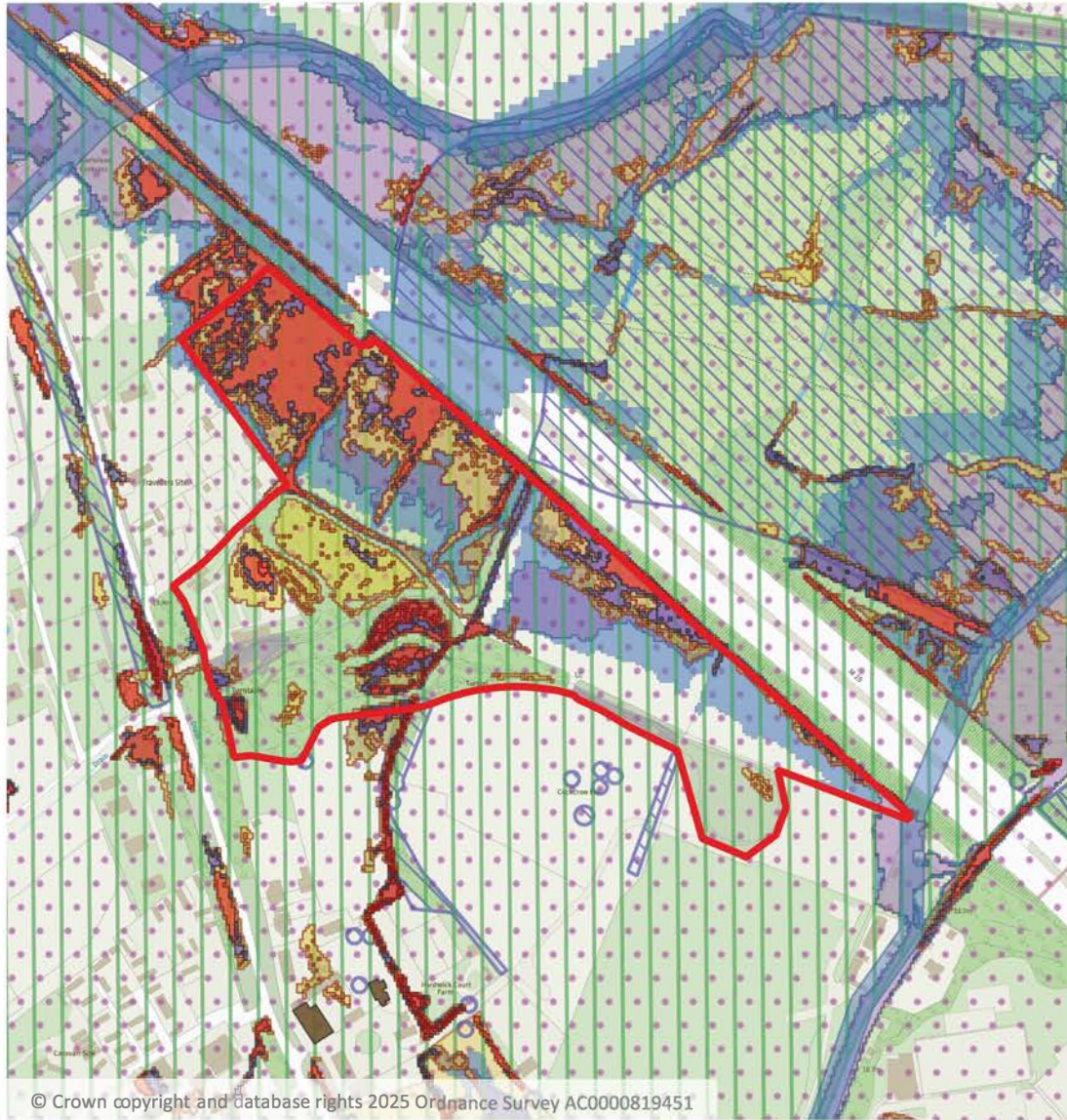
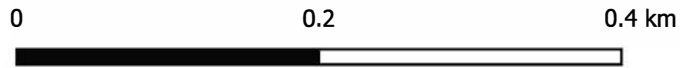
**Other uses provided to the assessment of supply:** given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered. If the site were to be promoted for purely leisure purposes, the assessment would be revised.



Date: 22/12/2025

# Site: 498 Name: Land at Great Cockcrow Railway, Chertsey

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



Scale: 1:5,000

- |               |               |                    |       |                             |                          |                |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| 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

<b>Site ID</b>	500
<b>Site Name</b>	Land to the south-west of Harrow Close, Chertsey
<b>Address</b>	Land to the south-west of Harrow Close Chertsey
<b>Postcode</b>	
<b>Grid references</b>	X: 504444 Y: 165800
<b>Site area (ha)</b>	3.13
<b>How site was identified</b>	Submitted as part of the 2025 SLAA Call for Sites
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Agricultural land
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	Residential to the north, east and west. To the south is Abbeymoore Golf Club.

## Policy, environmental and heritage constraints

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

<b>Constraint type</b>	<b>Action to be taken</b>
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.
Noise and vibration from adjacent railway line	A noise and vibration study would be required to support any application in connection with the adjoining 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.19/1274 Notice of Preliminary Meeting for the Application by Esso Petroleum Company Ltd for an Order Granting Development Consent (DCO) for the Southampton to London Pipeline Project under the Planning Act 2008 - Section 88 and The Infrastructure Planning (Examination Procedure) Rules 2010 - (Rule 6 Letter).

### Potential site use

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	156	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			

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / 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
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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 site promoter has stated 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.

**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.
--	----------------

**Recommendation**

At the current time, the use of the site for a comprehensive residential development would represent inappropriate development in the Green Belt 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**

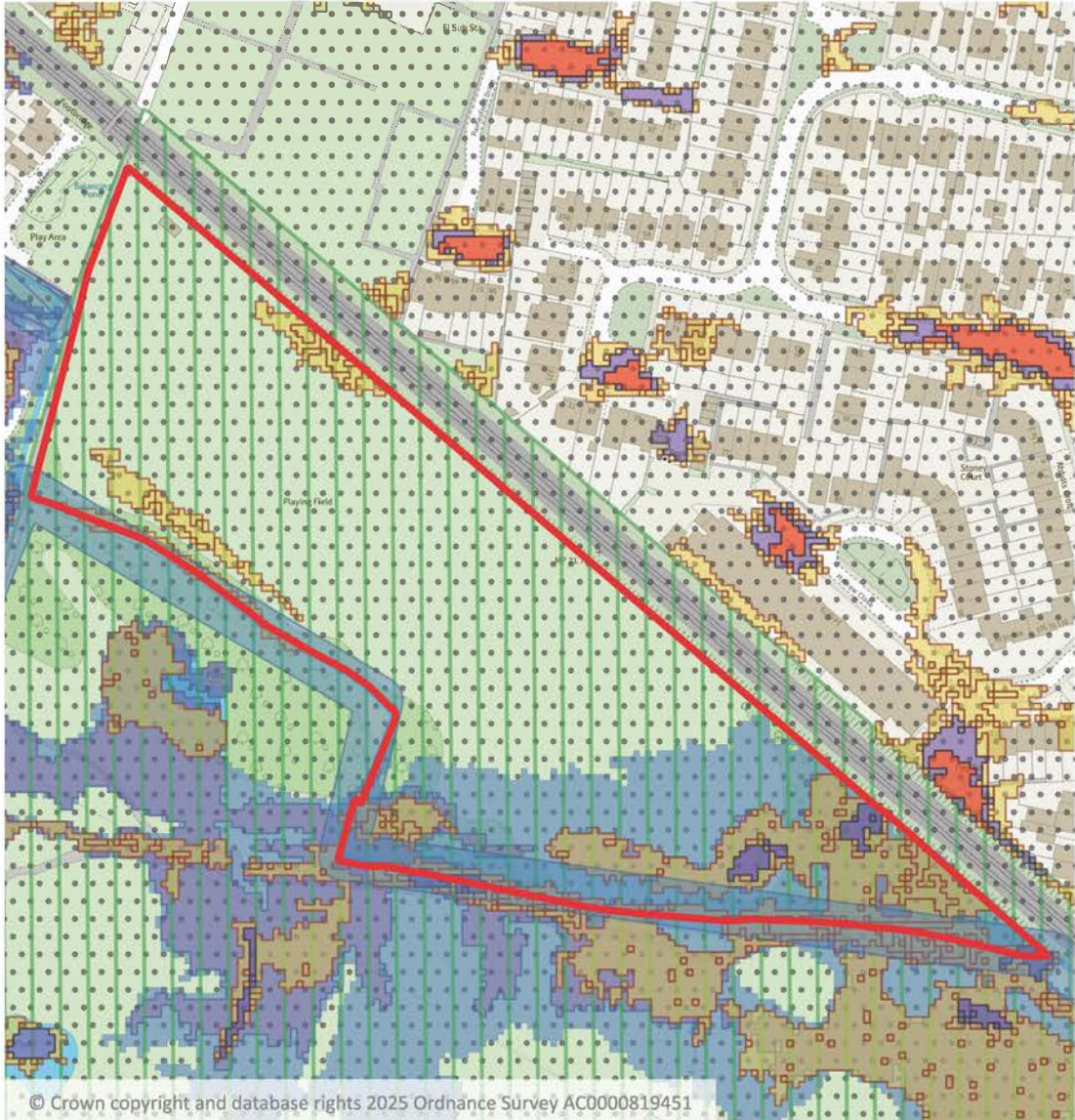
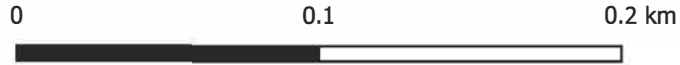
**Other uses provided to the assessment of supply:** given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.



Date: 22/12/2025

Site: 500

Name: Land to the south-west of Harrow Close, Chertsey



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Scale: 1:2,500

- 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

<b>Site ID</b>	501
<b>Site Name</b>	Abbey Cloisters, Abbey Green, Chertsey
<b>Address</b>	Abbey Cloisters Abbey Green Chertsey
<b>Postcode</b>	KT16 8RB
<b>Grid references</b>	X: 504270 Y: 167049
<b>Site area (ha)</b>	0.14
<b>How site was identified</b>	Submitted as part of the 2025 SLAA Call for Sites
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Offices
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	Residential to the north east and west with commercial / hotel to the south.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	✓ (adjacent)
<b>Flood zone 2</b>		<b>Conservation Area</b>	✓
<b>Flood zone 3a</b>		<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	✓ (327) (adjacent)
<b>Low surface water flood risk</b>		<b>SSSI</b>	
<b>Medium surface water flood risk</b>		<b>SNCI</b>	
<b>High surface water flood risk</b>		<b>LNR</b>	
<b>Agricultural Land Classification</b>	Urban	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>		<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>	✓	<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	Within the Chertsey Historic Core Area of High Archaeological Potential. Only 25m from the Chertsey Abbey Scheduled Monument (to the east). Within the Chertsey Dry Island.		

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.

<b>Constraint type</b>	<b>Action to be taken</b>
Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Buildings at No 2 Abbey Green, Cloister Garth (Music School), Old Parsonage & Kilree House - Railings, Gates & Piers, and Kilree House and the Old Parsonage (themselves) would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Chertsey Conservation Area would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on trees covered by TPO 327 would need to be taken into account as part of any development proposals.
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.
Scheduled Ancient Monument	The potential impact of any development on the Chertsey Abbey Scheduled Monument would need to be taken into account as part of any development proposals.
Flood Zones / risk / Dry Island	Due to the site's location in the Chertsey dry island, 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, including that it had a safe access and egress route from the 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.24/0957 Prior approval application for Change of use from Commercial, Business and Service (Use Class E) to form 19 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 (withdrawn).</p> <p>RU.24/0675 Prior approval application for Change of use from Commercial, Business and Service (Use Class E) to form 19 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 (refuse and dismissed at appeal).</p>

## Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	19	136dph, as suggested by the site promoter. 7x studios 6x 1-bed units 6x 2-bed units
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:	This site is currently considered to be unsuitable as it is situated in the Chertsey dry island which currently benefits from no safe evacuation route in a flood event. This is supported by the Inspector's findings in the dismissed appeal for RU.24/0675 which stated that 'Following the issue of the EA's updated flood hazard data, a previously established safe access/egress route to and from the dry island (the 'Guildford Street Route') is no longer considered safe and reliable in a 1 in 100 year plus climate change allowance flood event. This is due to parts of that route now being reclassified as having a greater hazard level of "danger to some" in such a scenario.' In addition, the Inspector concluded that 'The dry island already contains residential uses, but this does not justify introducing further residents who would also be placed at risk during a flood event, or the placing of greater pressure on emergency services.'
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### Site availability

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

### Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The reason for refusal on the previous prior approval application was because a safe evacuation route in a flood event was not demonstrated. This reason for refusal was upheld at appeal. Until evidence is provided that this constraint can be addressed, this site cannot be considered achievable for the residential use it is being promoted for.

### 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

Until evidence is submitted that can demonstrate this site can achieve a safe means of evacuation in a flood event, this site cannot be considered achievable for residential development. It will be recorded as part of the audit process of the SLAA but added into the supply.

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

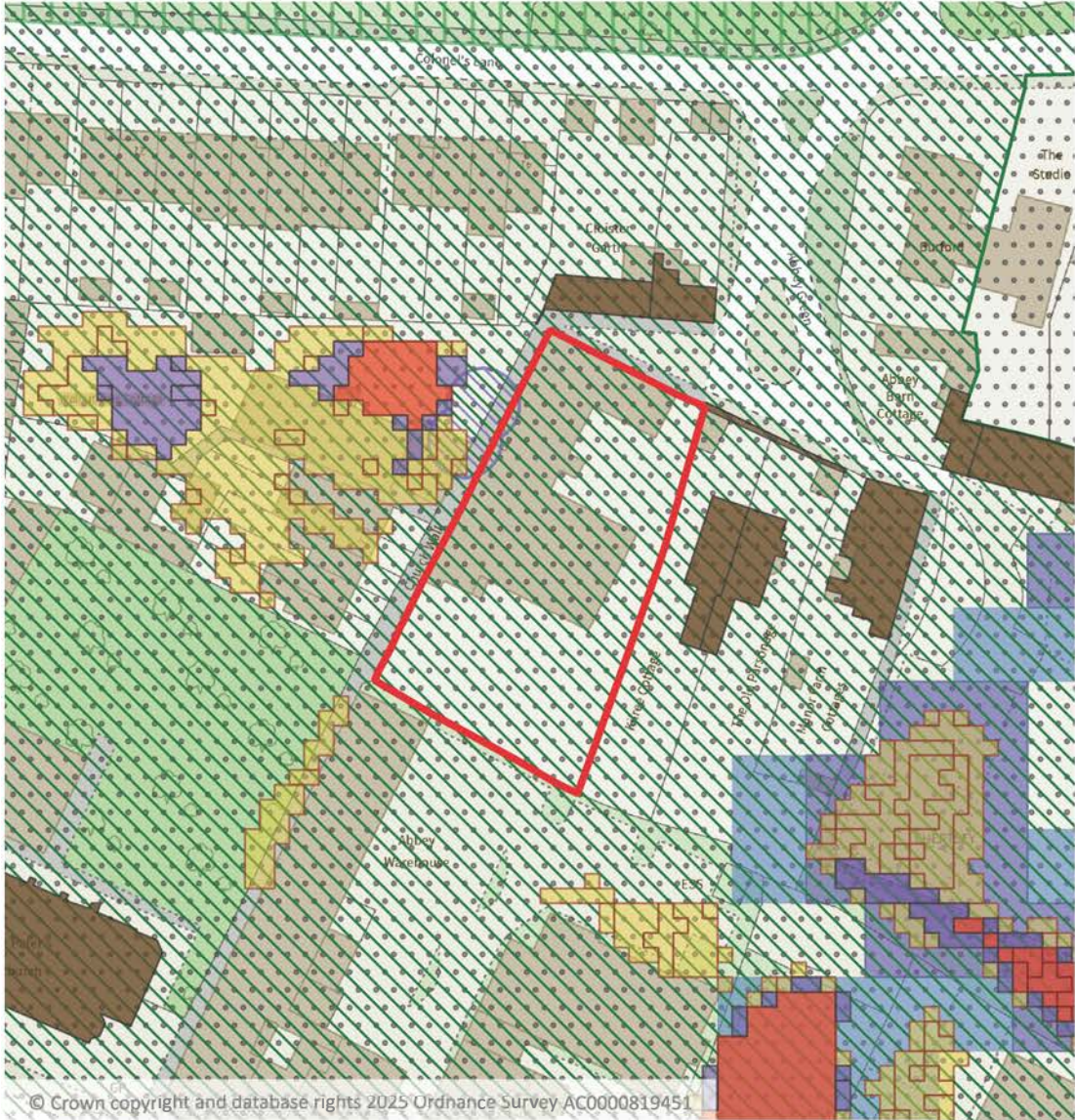
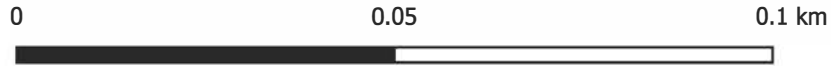
**Other uses provided to the assessment of supply:** as the proposed development for this site would involve the loss of office space, non-residential units have not been considered.



Date: 22/12/2025

Site: 501

Name: Abbey Cloisters, Abbey Green, Chertsey



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

<b>Site ID</b>	502
<b>Site Name</b>	Abbey Barn, Abbey Green, Chertsey
<b>Address</b>	Abbey Barn
	Abbey Green
	Chertsey
<b>Postcode</b>	KT16 8RF
<b>Grid references</b>	X: 504350 Y: 167020
<b>Site area (ha)</b>	0.42
<b>How site was identified</b>	Submitted as part of the 2025 SLAA Call for Sites
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Offices
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	Residential to the north, east and west with commercial / hotel to the south.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	✓
<b>Flood zone 2</b>	✓	<b>Conservation Area</b>	✓
<b>Flood zone 3a</b>	✓	<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	
<b>Low surface water flood risk</b>	✓ (partial)	<b>SSSI</b>	
<b>Medium surface water flood risk</b>	✓ (partial)	<b>SNCI</b>	
<b>High surface water flood risk</b>		<b>LNR</b>	
<b>Agricultural Land Classification</b>	Urban	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>		<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>	✓	<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	Within the Chertsey Abbey, Benedictine Monastery County Site of Archaeological Importance. Within the Chertsey Abbey Scheduled Monument.		

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.

<b>Constraint type</b>	<b>Action to be taken</b>
Flood Zones / risk / Dry Island	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. In addition to this, as the site is located within the Chertsey Dry Island, it would not be possible to accommodate additional residential development until this issue can be resolved.
Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Building Abbey Barn, Abbey Green as well as the adjacent Listed Abbey Barn Cottage, Abbey Green and Nos 2 and 3 Manor Farm Cottages, Willow Walk would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Chertsey Conservation Area would need to be taken into account as part of any development proposals.
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.
Scheduled Ancient Monument	The potential impact of any development on the Chertsey Abbey Scheduled Monument would need to be taken into account as part of any development proposals.

### 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

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	8	Minimum of 8 units via conversion. Capacity for more new build units on the site (as stated by the agent).
Elderly people's housing, student halls			
Traveller accommodation			
Commercial			

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
(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:	This site is currently considered to be unsuitable as it is situated in the Chertsey dry island which currently benefits from no safe evacuation route in a flood event. This is supported by the Inspector's findings in the dismissed appeal for RU.24/0675 at the neighbouring Abbey Cloisters site. This appeal stated that 'Following the issue of the EA's updated flood hazard data, a previously established safe access/egress route to and from the dry island (the 'Guildford Street Route') is no longer considered safe and reliable in a 1 in 100 year plus climate change allowance flood event. This is due to parts of that route now being reclassified as having a greater hazard level of "danger to some" in such a scenario.' In addition, the Inspector concluded that 'The dry island already contains residential uses, but this does not justify introducing further residents who would also be placed at risk during a flood event, or the placing of greater pressure on emergency services.'
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### Site availability

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

### Site achievability

Is the site achievable (Y/N)?	No
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Achievability information:	The reason for refusal on the prior approval application under RU.24/0675 at the neighbouring Abbey Cloisters site was because a safe evacuation route in a flood event was not demonstrated. This reason for refusal was upheld at appeal. Until evidence is provided that this constraint can be addressed, this site cannot be considered achievable for the residential use it is being promoted for.
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### 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

Until evidence is submitted that can demonstrate this site can achieve a safe means of evacuation in a flood event, this site cannot be considered achievable for residential development. It will be recorded as part of the audit process of the SLAA but added into the supply.

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

**Other uses provided to the assessment of supply:** as the proposed development for this site would involve the loss of office space, non-residential units have not been considered.

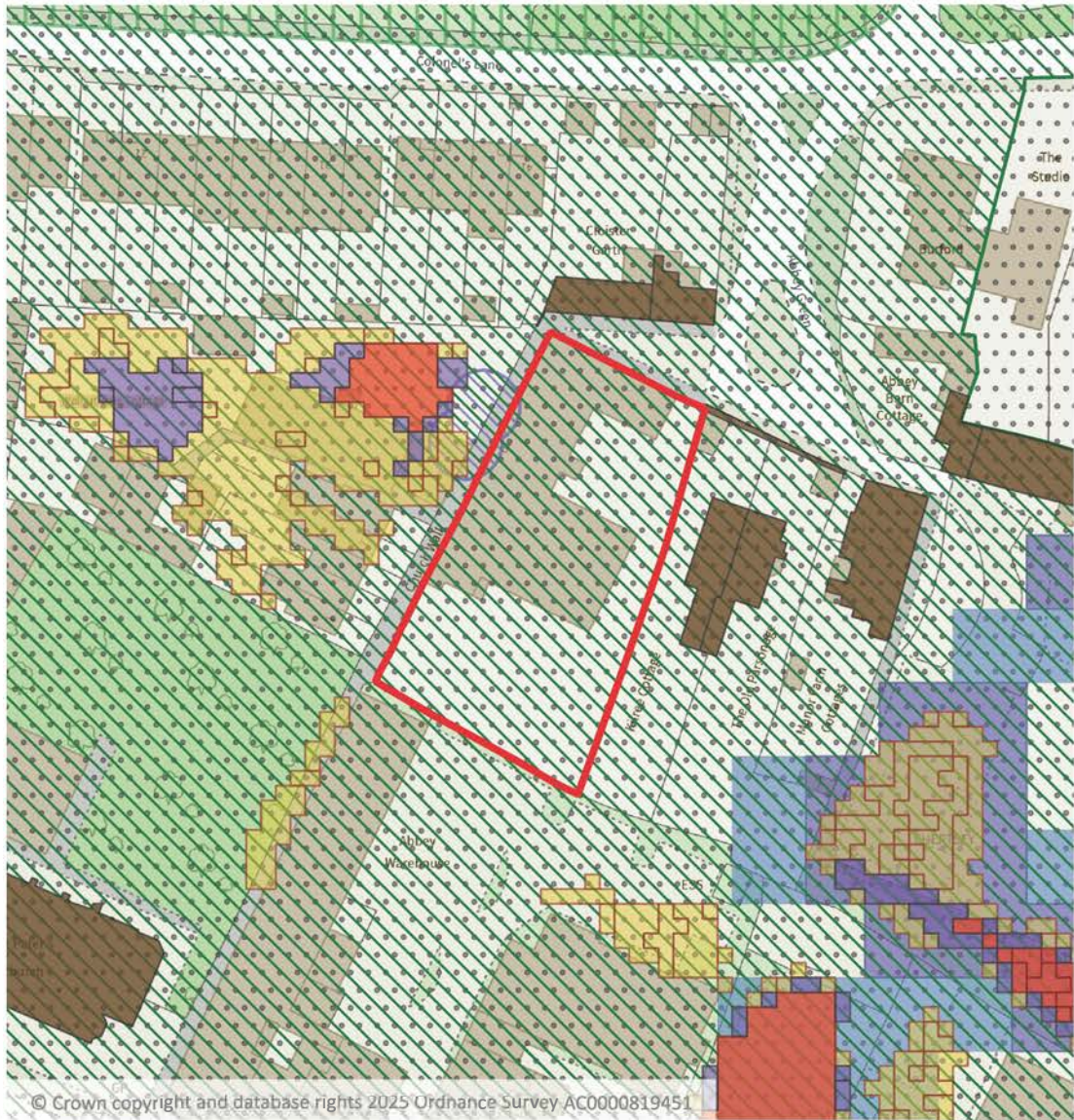
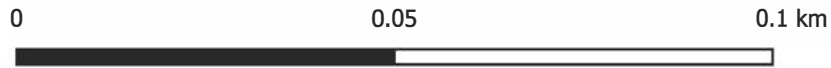


Date: 22/12/2025

Site: 501

Name: Abbey Cloisters, Abbey Green, Chertsey

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



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   | 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

<b>Site ID</b>	514
<b>Site Name</b>	Plot 4, Fordwater Trading Estate, Ford Road, Chertsey
<b>Address</b>	514- NEW Plot 4, Fordwater Trading Estate
	Ford Road
	Chertsey
<b>Postcode</b>	KT16 8HG
<b>Grid references</b>	X: 505105 Y: 166146
<b>Site area (ha)</b>	0.20
<b>How site was identified</b>	Though application RU.24/0426
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Industrial (B2)
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	The site is surrounded by other commercial / industrial uses to the north, west and south with open space to the east.

## Policy, environmental and heritage constraints

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

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.

<b>Constraint type</b>	<b>Action to be taken</b>
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.

### 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.24/0426 Extension to existing commercial unit (following demolition existing outbuildings) (grant). Discharge of conditions granted under RU.25/0188.</p> <p>RU.13/0547 Unit 4 Fordwater Trading Estate Ford Road Chertsey Surrey KT16 8HD (grant).</p>

### Potential site use

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. 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)	✓	90sqm(net)	570sqm extant, 660sqm granted permission under RU.24/0426.
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
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:	This site is considered to be suitable (for the purposes of this assessment) for industrial development as per application RU.24/0426.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is considered to be available for industrial development as per application RU.24/0426.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is considered to be available for industrial development as per application RU.24/0426.

### 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 is considered to be suitable (for the purposes of this assessment), available and achievable for 90sqm net additional B2 industrial development as per application RU.24/0426. It should be added into the trajectory.

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

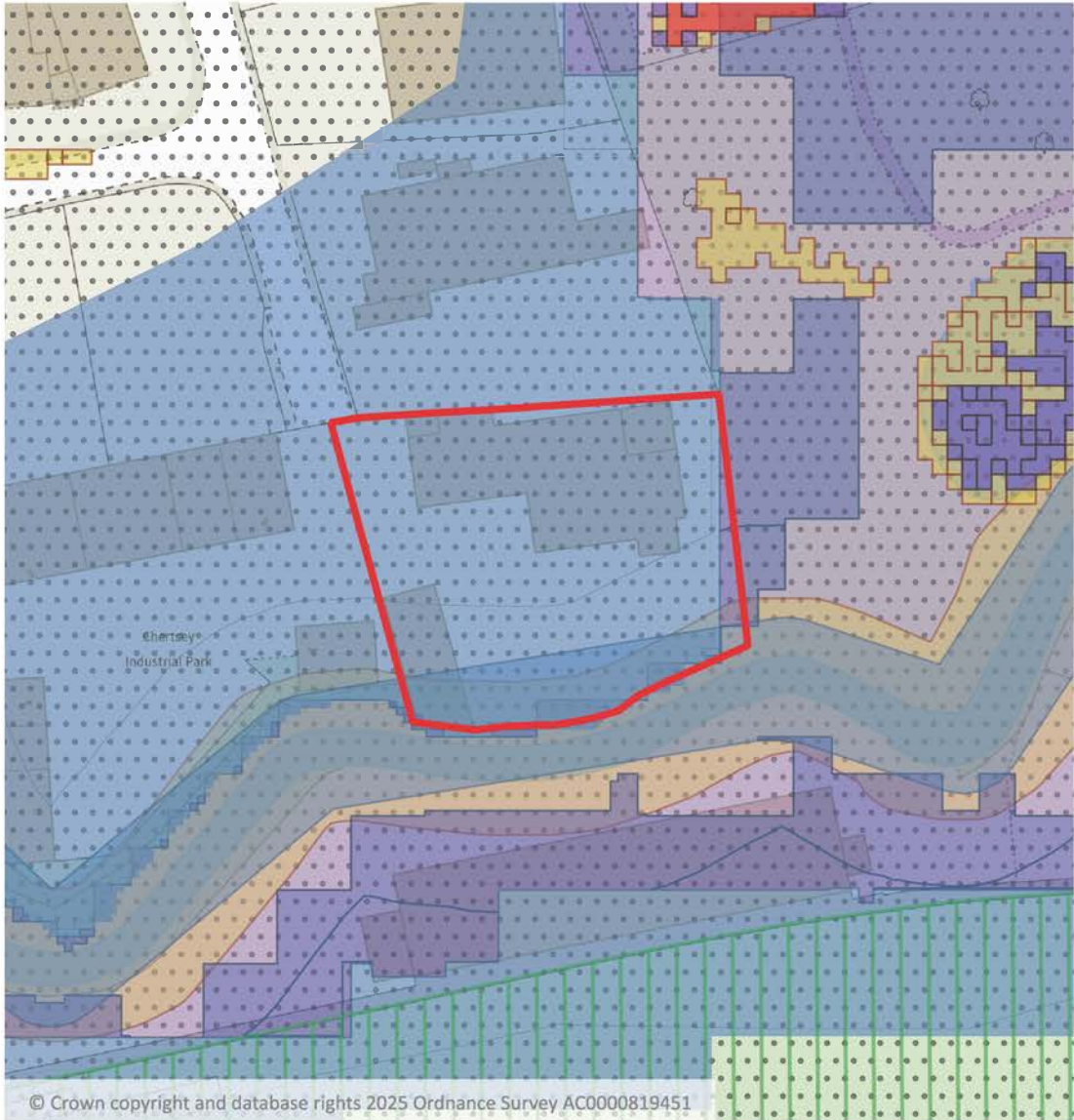
**Other uses provided to the assessment of supply:** 90sqm (net) additional B2 industrial floorspace.



Site: 514

Date: 22/12/2025

Name: Plot 4, Fordwater Trading Estate, Ford Road, Chertsey



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Scale: 1:1,000

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



# SLAA 2025 officer site assessments

## Site information

<b>Site ID</b>	503
<b>Site Name</b>	Abbey Studios, 1-3 London Street, Chertsey
<b>Address</b>	Abbey Studios
	1-3 London Street
	Chertsey
<b>Postcode</b>	KT16 8AP
<b>Grid references</b>	X: 504243 Y: 167009
<b>Site area (ha)</b>	0.04
<b>How site was identified</b>	Submitted as part of the 2025 SLAA Call for Sites
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Offices
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	Office and commercial to the north and east, St Peter's Church to the west and restaurant / takeaway to the south.

## Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
<b>Green Belt</b>		<b>Nationally listed buildings</b>	✓ (adjacent)
<b>Flood zone 2</b>		<b>Conservation Area</b>	✓
<b>Flood zone 3a</b>		<b>Ancient woodland</b>	
<b>Flood zone 3b</b>		<b>TPO</b>	
<b>Low surface water flood risk</b>		<b>SSSI</b>	
<b>Medium surface water flood risk</b>		<b>SNCI</b>	
<b>High surface water flood risk</b>		<b>LNR</b>	
<b>Agricultural Land Classification</b>	Urban	<b>Biodiversity Buffer Zone</b>	
<b>Within 5 km of TBH SPA</b>		<b>Public open space</b>	
<b>Within 5-7 km of TBH SPA</b>	✓	<b>Physical</b>	
<b>SANGS</b>		<b>Access</b>	
<b>Other (please specify)</b>	Within the Chertsey Historic Core Areas of High Archaeological Importance. Within Chertsey Town Centre boundary. Adjacent to the Locally Listed Building: Crown Hotel, London Street. Within the Chertsey Dry Island.		

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.

<b>Constraint type</b>	<b>Action to be taken</b>
Nationally Listed Buildings	The potential impact of any development on the adjacent Nationally Listed Building Church of St Peter, Windsor Street would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Chertsey Conservation Area would need to be taken into account as part of any development proposals.
Areas of High 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.
Locally Listed Building	The potential impact of any development on the Locally Listed Building at The Crown Hotel, London Street would need to be taken into account as part of any development proposals.
Flood Zones / Dry Island	Due to the site's location in the Chertsey Dry Island, 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.

### 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

<b>Potential Use</b>	<b>Owner willing to consider use?</b>	<b>No units / m<sup>2</sup> / car parking spaces</b>	<b>Supporting comments</b>
Housing, e.g. Market, affordable, self and custom build etc.	✓	5	131dph, as suggested by the site promoter.
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 <sup>2</sup> / 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)	0-5 years.
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### Site suitability

Suitability information:	This site is currently considered to be unsuitable as it is situated in the Chertsey dry island which currently benefits from no safe evacuation route in a flood event. This is supported by the Inspector's findings in the dismissed appeal for RU.24/0675 at the neighbouring Abbey Cloisters site. This appeal stated that 'Following the issue of the EA's updated flood hazard data, a previously established safe access/egress route to and from the dry island (the 'Guildford Street Route') is no longer considered safe and reliable in a 1 in 100 year plus climate change allowance flood event. This is due to parts of that route now being reclassified as having a greater hazard level of "danger to some" in such a scenario.' In addition, the Inspector concluded that 'The dry island already contains residential uses, but this does not justify introducing further residents who would also be placed at risk during a flood event, or the placing of greater pressure on emergency services.'
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### Site availability

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

### Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The reason for refusal on the prior approval application under RU.24/0675 at the neighbouring Abbey Cloisters site was because a safe evacuation route in a flood event was not demonstrated. This reason for refusal was upheld at appeal. Until evidence is provided that this constraint can be

	addressed, this site cannot be considered achievable for the residential use it is being promoted for.
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**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**

Until evidence is submitted that can demonstrate this site can achieve a safe means of evacuation in a flood event, this site cannot be considered achievable for residential development. It will be recorded as part of the audit process of the SLAA but added into the supply.

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

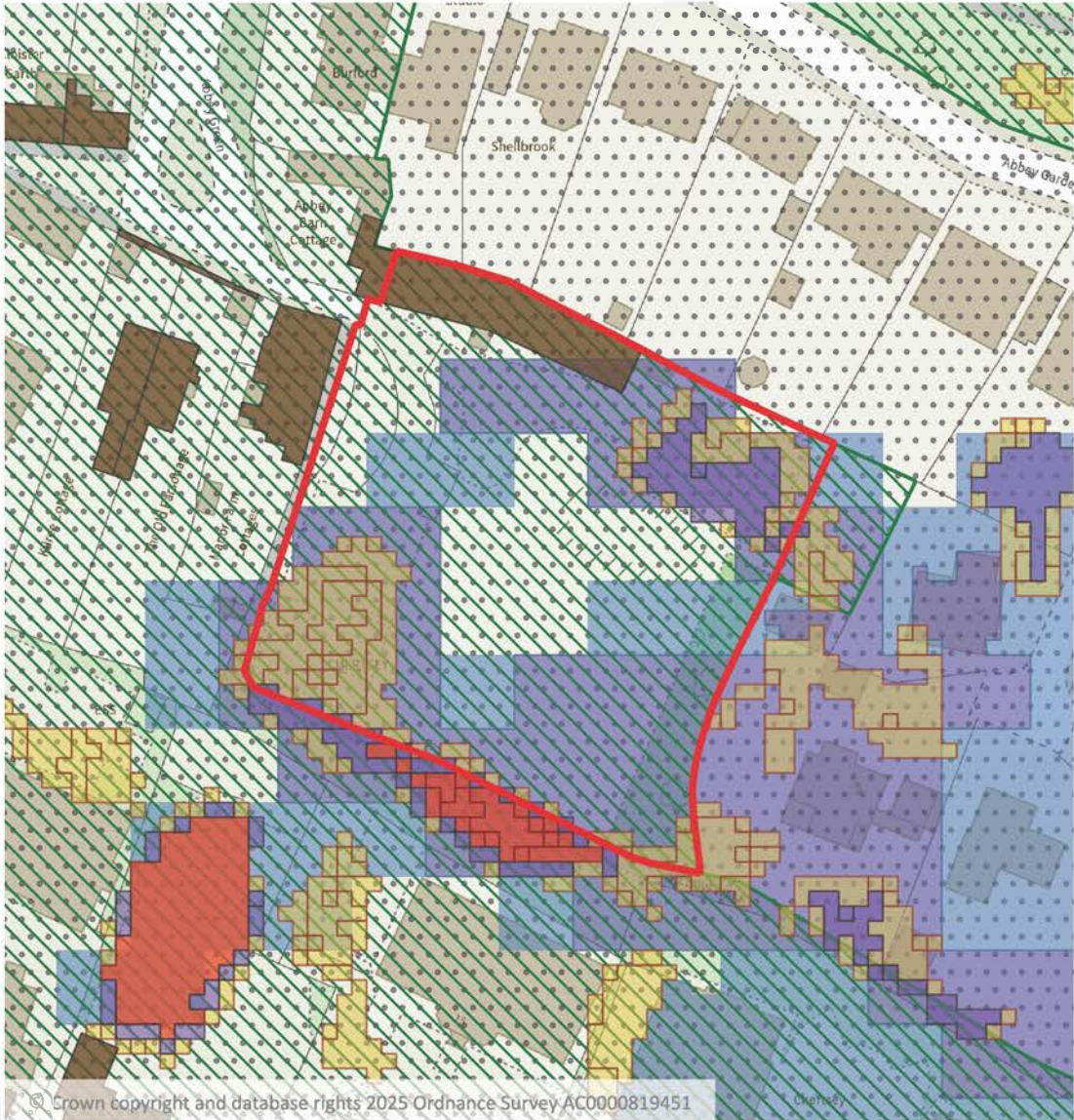
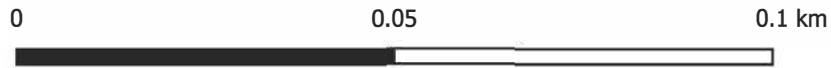
**Other uses provided to the assessment of supply:** as the proposed development for this site would involve the loss of office space, non-residential units have not been considered.



Site: 502

Date: 22/12/2025

Name: Abbey Barn, Abbey Green, Chertsey



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   | 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             |                |

