

Egham (including the area of Staines-upon-Thames which is located in the Borough) sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
165	Egham Library	Developable	40
218	Rusham Park, Whitehall Lane, Egham	Developable	TBC
253	Egham Gateway East	Deliverable	30
256	Thorpe Lea Road North	Deliverable	35
257	Thorpe Lea Road West	Deliverable	75
281	Land at Clockhouse Lane East, Thorpe	Deliverable	5
329	Garages at Ripley Avenue, Egham	Deliverable	25
353	Lakeside, 30 The Causeway, Staines upon Thames	Deliverable	103
452	The Rear of 1 North Street, Egham	Deliverable	7
483	Alchemy House, 15 Band Lane, Egham	Developable	TBC
490	Nexus, Station Road, Egham	Deliverable	67
491	Virginia House, 35-51 Station Road, Egham	Deliverable	20
509	The Foresters Arms, 1 North Street, Egham	Deliverable	6
512	Crabtree Office Village, Eversley Way, Egham	Deliverable	20
248	Land to East of Orbis Causeway Business Park Staines	Employment site	160-bed hotel of 7,804sqm, 429 car parking spaces, 1,792sqm retail floorspace, a net loss of 9,137sqm B1 and a net gain of 1,775sqm of B2 and B8 floorspace.
413	Runnymede Hotel and Spa, Windsor Road, Egham	Employment site	1,506sqm of hotel floorspace
505	Concrete Bathching Plant, Thorpe Lea Road, Egham	Employment site	TBC
510	The Hythe Centre, Thorpe Road, Egham	Employment site	867sqm of E floor space, and -867 of community use floor space (Use Class F)
511	Unit 6 Alpha Way, Egham	Employment site	Change of use from B8 to B2 / commercial (E)

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
18	Longside, Thorpe Lea Road, Egham	Undeliverable	0
120	Hythe Farm 81-83 Hythefield Avenue, Egham	Undeliverable	0
282	Land East of Fishing Lake, Thorpe Lea Road, Egham	Undeliverable	0
292	Land east of Bishops Way, Egham	Undeliverable	0
424	Land West of Thorpe Bypass (B388), Egham	Employment site (undeliverable)	Employment site (undeliverable)
457	Land at Albany Place, Egham	Undeliverable	0
479	Cavendish House, 5 The Avenue, Egham	Undeliverable	0

SLAA 2025 officer site assessments

Site information

Site ID	18
Site Name	Longside, Thorpe Lea Road
Address	Longside Thorpe Lea Road Egham
Postcode	TW20 8RX
Grid references	X: 502320 Y: 169864
Site area (ha)	11.48
How site was identified	Submitted through the 2013 SHLAA
Ownership type	Private
Existing use(s)	Restored minerals site
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north of the site the residential area of Thorpe Lea and to the south the Thorpe Industrial Estate, both of which are within the urban area. To both the east and west of the site are fields and lakes.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2	✓ (partial)	Conservation Area	
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b	✓ (partial)	TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Urban / non-agricultural	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Adjacent to the Thorpe Industrial Estate Strategic Employment Area. Within the Thorpe and Shepperton Biodiversity Opportunity Area. The site is within a Minerals Safeguarding Area.		

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

Constraint type	Action to be taken
Green Belt	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.
Thorpe Industrial Estate Strategic Employment Area	Any proposed development that may have a negative impact upon the functioning of this existing employment area would need to be taken into consideration as part of the determination of any application.
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)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.76/0816 71 residential units with ancillary garages, parking spaces and recreation areas, together with the construction of estate road. (refused)</p> <p>RU.76/0815 111 houses with ancillary garages, parking spaces and play areas, together with the construction of estate roads (refused).</p>

Potential site use

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

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
(E use classes)			
Employment (B2 and B8 use classes)	✓		The submission form suggests that 7.49ha of the total 11.48ha of the site could accommodate a data centre, though no exact floorspace figure is provided.
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>From a search of the planning history of the site, it appears to have been previously used for mineral extraction but has been fully restored for a considerable length of time. The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction where provision for restoration has been made. As such, based on the information before the Council at the current time, 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 confirmed 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 criteria in the NPPF / 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 criteria in the NPPF / have Very Special Circumstances proved to justify its development.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

At the current time, the use of the site for a comprehensive employment 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 harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, currently, and for the purposes of the SLAA, the estimated quantum 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

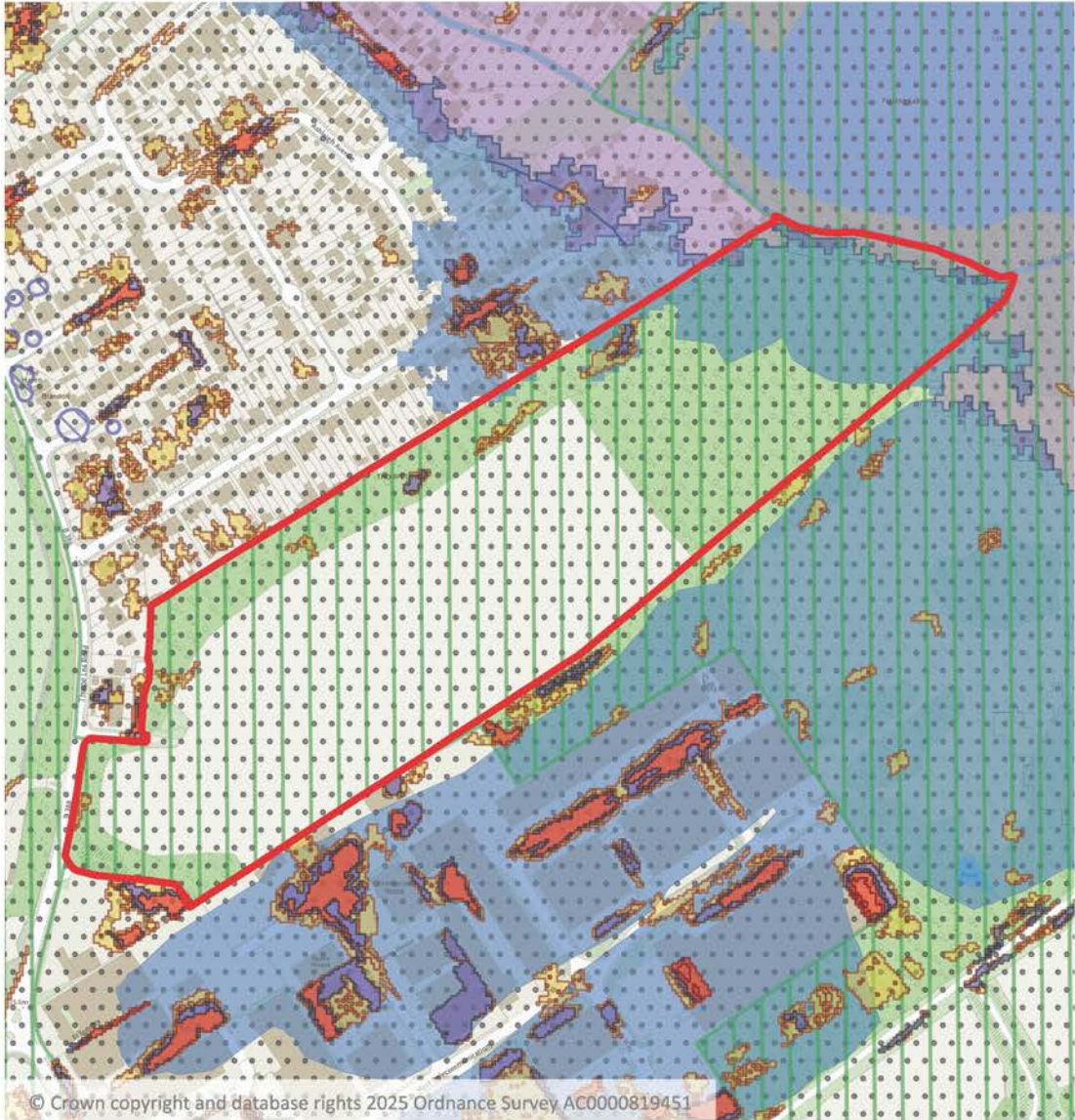
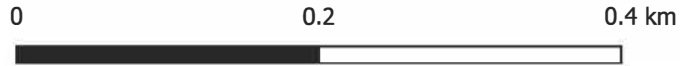
Other uses provided to the assessment of supply: given the Green Belt (and greenfield) nature of the site, other uses have not been considered.



Site: 18

Name: Longside, Thorpe Lea Road, Egham

Date: 22/12/2025



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Scale: 1:5,000

- 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



SLAA 2025 officer site assessments

Site information

Site ID	120
Site Name	Hythe Farm, 81-83 Hythefield Avenue, Egham
Address	Hythe Farm
	81-83 Hythefield Avenue
	Egham
Postcode	TW20 8DD
Grid references	X: 503102, Y: 170701
Site area (ha)	0.96
How site was identified	Submitted as part of the 2011 SLAA
Ownership type	Private
Existing use(s)	Residential and associated land
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 650sqm – 7% PDL).
Surrounding uses	The site is located on the eastern fringes of the Egham urban area. The area surrounding the site is residential in character to the south west and northwest. The western side of the Green Belt part of the site is adjacent to the Magna Carta School playing fields, while the eastern boundary adjoins open Green Belt land.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Biodiversity Opportunity Area	The potential impact of any development on 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)	None relevant
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓		The site was promoted in 2014 for residential use. The site owner has not stated what other uses they would consider making the site available for.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			

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

Suggested phasing

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

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

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

Site achievability

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

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

At the current time, the use of the site for a comprehensive residential development would represent inappropriate development 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. The majority of the site is also located in the functional floodplain, which is considered to be an absolute constraint to development. 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

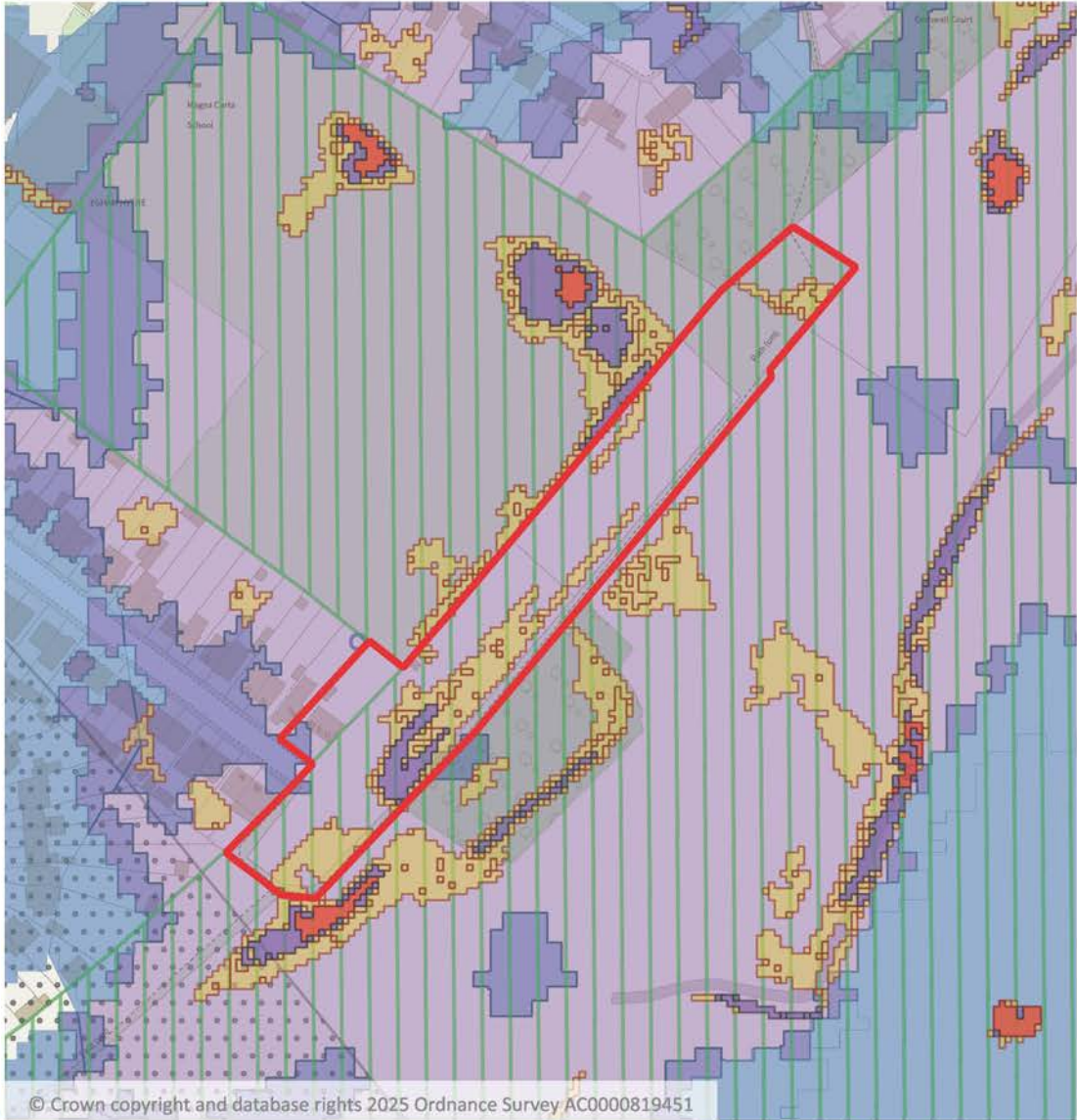
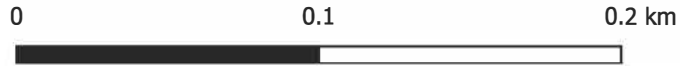
Other uses provided to the assessment of supply: given the functional floodplain and Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.



Date: 22/12/2025

Site: 120 Name: Hythe Farm, 81/83 Hythefield Avenue, Egham

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



SLAA 2025 officer site assessments

Site information

Site ID	165
Site Name	Egham Library Opportunity Area
Address	Egham Library High Street Egham
Postcode	TW20 9EA
Grid references	X: 500725 Y: 171350
Site area (ha)	0.45
How site was identified	Submitted through the 2016 SLAA
Ownership type	Public (RBC)
Existing use(s)	Library and retail units.
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The western and northern boundaries of the site adjoin residential properties, with the car park to Prestige House and other commercial units to the east. To the south (on the other side of the High Street) there is a mix of commercial units with residential accommodation above.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	✓ (adjacent)
Flood zone 2	✓ (partial)	Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	✓ (109)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Within the Egham Historic Core and Petter's Sports field multi-period site Area of High Archaeological Potential.		

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

Constraint type	Action to be taken
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 proposals on the Nationally Listed La Bonne Franquette, 5 High Street and The Kings Arms, 6 High Street would need to be taken into account as part of the determination of a planning application.
TPO	The potential impact of any development on TPO 109 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.21/0238 Application to determine if prior approval is required for the proposed change of use from Offices (Class B1(a)) to 4no. dwelling houses (Class C3). Prior Approval Refused.</p> <p>RU.20/1758 Application to determine if prior approval is required for the proposed change of use from Offices (Class B1(a)) to 4no. dwelling houses (Class C3). Prior Approval Refused.</p> <p>RU.10/0971 Change of use of part of ground floor from offices (Class B1) to a clinic (Class D1) (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	40	The Runnymede Local Plan (Policy IE12) suggests that a 0.24ha part of this site could accommodate 40 residential units in the form of flats. This aligns with recent discussions on site capacity with the Council's Assets and Regeneration Team.
Elderly people's	✓		The land has been confirmed available, although not for which uses. Given the location

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
housing, student halls			of the land, it could be suitable for residential or employment.
Traveller accommodation			
Commercial (E use classes)	✓		The land has been confirmed available, although not for which uses. Given the location of the land, it could be suitable for residential or employment.
Employment (B2 and B8 use classes)	✓		The land has been confirmed available, although not for which uses. Given the location of the land, it could be suitable for residential or employment.
Retail	✓		The land has been confirmed available, although not for which uses. Given the location of the land, it could be suitable for residential or employment.
Food and drink			
Leisure			
Community uses	✓		Policy IE12 of the adopted Runnymede 2030 Local Plan states that residential development could be accommodated on this site of the 'library services could be consolidated and re-provided'. No floorspace figures are quoted / provided by this policy.
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	The site is within the town centre boundary and is previously developed. The site is therefore (for the purposes of this assessment) considered to be in a sustainable location for development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The Council's Assets and Regeneration Team has confirmed that the site would only be able to come forward after the River Thames Scheme has been completed. This is due to be

	completed in 2030 and thus the units would be developed after this date.
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Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is considered to be available in the longer term and is developable. As such, the site 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)	Years 6-15.

Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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Recommendation

The Council's Assets and Regeneration Team has confirmed that the site could only come forward for the proposed residential uses (following on from exploratory work around flood risk) after the River Thames Scheme is complete. This is due to happen in 2030 and thus the 40 units proposed would most likely come forward after this date and therefore, for the purposes of this assessment, this site is considered to be suitable for development in the longer term, if the town's library services could be consolidated and re-provided.

Residential units provided to the assessment of supply: 40 (net) over the 6–15-year period.

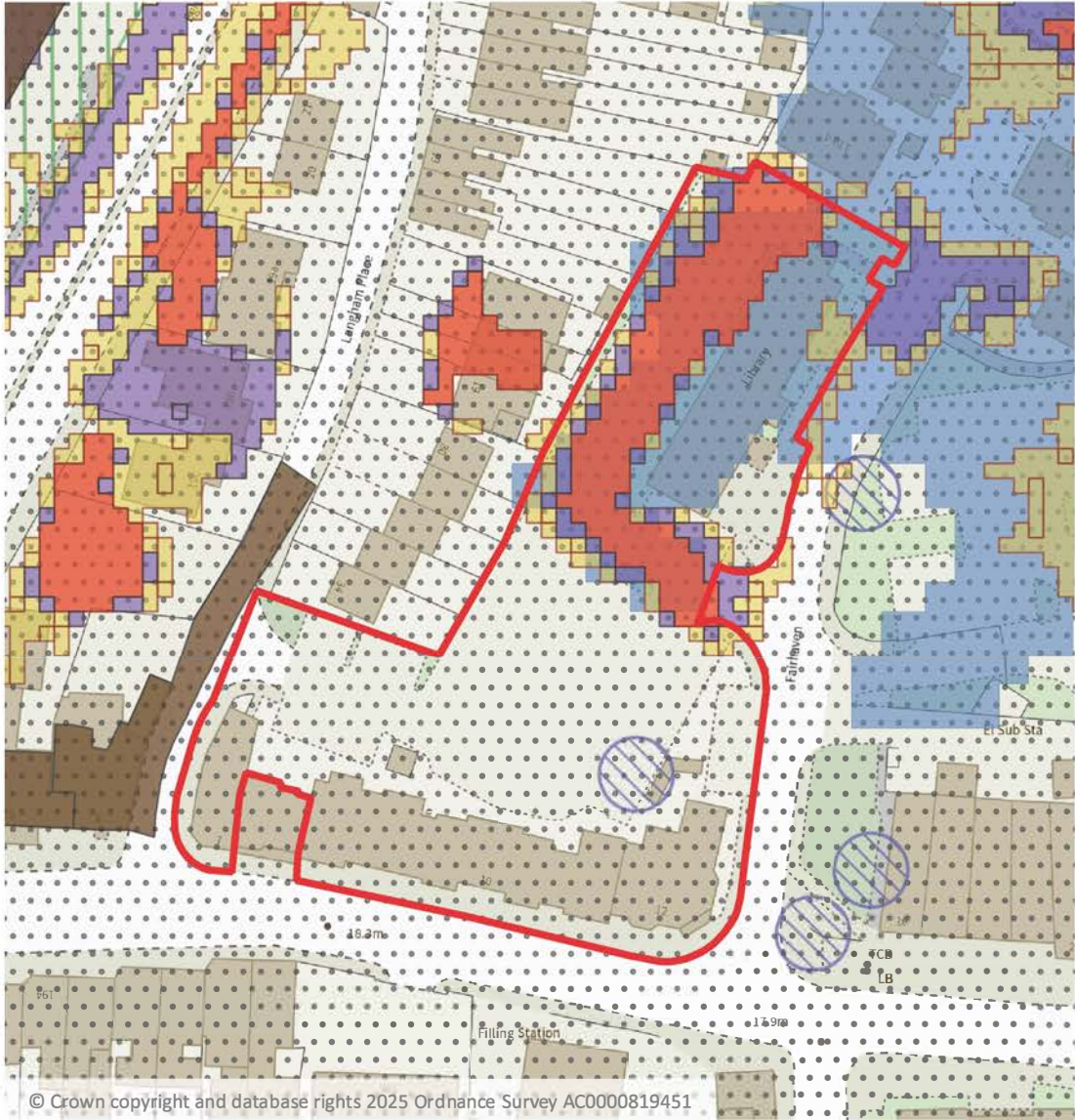
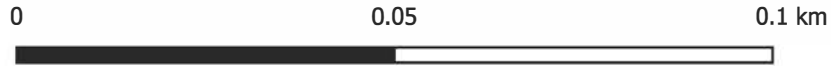
Other uses provided to the assessment of supply: as an alternative to the use of the land for residential purposes, given the site's location, the land would also be suitable for employment or a mixed-use scheme (with the retention of community uses) as the site is in the designated Egham Town Centre. Assuming the extent of the development area reflected that of the library building, it is estimated that a minimum of 725sqm of employment space could be achieved on the land.



Date: 22/12/2025

Site: 165

Name: Egham Library Opportunity Area



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



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SLAA 2025 officer site assessments

Site information

Site ID	218
Site Name	Rusham Park, Whitehall Lane, Egham
Address	Rusham Park
	Whitehall Lane
	Egham
Postcode	TW20 9NW
Grid references	X: 500599, Y: 170156
Site area (ha)	Circa 5.5
How site was identified	Submitted through the 2015 SHLAA
Ownership type	Private
Existing use(s)	Office, research and development
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is bounded to the west by the railway line and to south and east by the highway at Whitehall Lane. The land to the south is open with very little development until Stroude Road. The settlement of Egham lies 60m to the north on the other side of the railway line, but also to the north east is open land and an allotment 260m away before reaching the edge of Egham 360m away. To the west lies sports pitches from which the topography rises up to the west into the RHUL Campus.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	As the site is PDL in the Green Belt, if the proposed development does not have a greater impact on the openness of the Green Belt than the existing buildings 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 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.
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.22/0330 Application seeking Full Planning Permission for the proposed change of use of the existing building to Use Class F(1)(a) (Provision of Education) and Class E (G) (i) (Administrative and academic offices) and associated external alterations including the creation of a new glazed walkway and the proposed demolition of the existing conservatory and associated hard and soft landscaping works including the creation of a new informal exercise area with basketball hoop (amended description 13.07.2022) (grant).</p> <p>RU.22/0328 Application seeking full planning permission for the proposed change of use of the existing building from Class E to student accommodation. (grant).</p> <p>RU.20/0098 Outline planning application for the demolition of existing buildings and erection of purpose-built student accommodation (up to 2,000 study bedrooms), Energy Centre and ancillary uses, including a pedestrian footbridge over the railway and associated landscaping - ("a Student Village") on</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>land at Rusham Park, Whitehall Lane, Egham, Surrey together with internal pedestrian link within Royal Holloway, University of London. Outline planning application (amended proposal) for the demolition of existing buildings and erection of purpose built student accommodation up to 1,400 study bedrooms, energy centre and ancillary uses, including a pedestrian footbridge over the railway, and associated landscaping - ("a student village") on land at Rusham Park, Whitehall Lane, Egham, Surrey (amended scheme reducing site area and reducing number of study bedrooms from up to 2,000 to up to 1,400 with amended plans and supporting technical documentation received 11 and 16 September 2020) (granted permission on 14/02/2022).</p> <p>Reserved Matters application RU.22/0394 granted 13/09/2022.</p> <p>Minor amendment application granted under RU.22/0355, RU.22/1160 and RU.23/0618.</p> <p>Discharge of conditions approved under RU.23/0235, RU.23/0236, RU.23/0238, RU.23/0343, RU.23/0736 and RU.24/0655.</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	310-340	Suggested by site promoter at 62dpa.
Elderly people's housing, student halls	✓	1,400	As per application RU.20/0098 and RU.22/0394 (equivalent to 452 net additional residential units).
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 ² / car parking spaces	Supporting comments
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years as suggested by the site promoter as it has been granted outline and reserved matters permissions for 1,400 units of student accommodation (see above). These permissions have been implemented, and the site has been cleared. The promoter therefore asserts that dwellings could be delivered within 5 years.
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Site suitability

Suitability information:	Although the site is in the Green Belt, it is previously developed. Additionally, as it has been granted permission under RU.20/0098 and RU.22/0394 this shows that the site is suitable (for the purposes of this assessment) for the development of up to 1,400 units of student accommodation. There is also scope for this PDL site in the Green Belt to be developed for C3 residential accommodation, pending other Development Plan policy requirements being met.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	As the site has been granted permission under RU.20/0098 and RU.22/0394 this shows that the site is available for the development of up to 1,400 units of student accommodation. These permissions have been implemented as the site has been cleared.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the site has been granted permission under RU.20/0098 and RU.22/0394 and given the applicant's delivery intentions for the redevelopment proposals, this shows that the site is achievable. The promoter has also stated they think that it could be developed for 310-340 dwellings at circa 62dph

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 has an implemented permission for 1,400 additional student accommodation units under RU.20/0098 (granted on 14/02/2022) and RU.22/0394 granted 13/09/2022 with a phasing plan showing it could be delivered in 0-5 years. However, the promoter wishes to put the site forward for 310-340 C3 dwellings (midpoint 325) which they view as deliverable due to the site being granted permission for alternative residential development and it having been cleared. Until such time as the site obtains a planning permission for residential (C3) use, it will be included in the SLAA for its permitted (and implemented) student accommodation use.

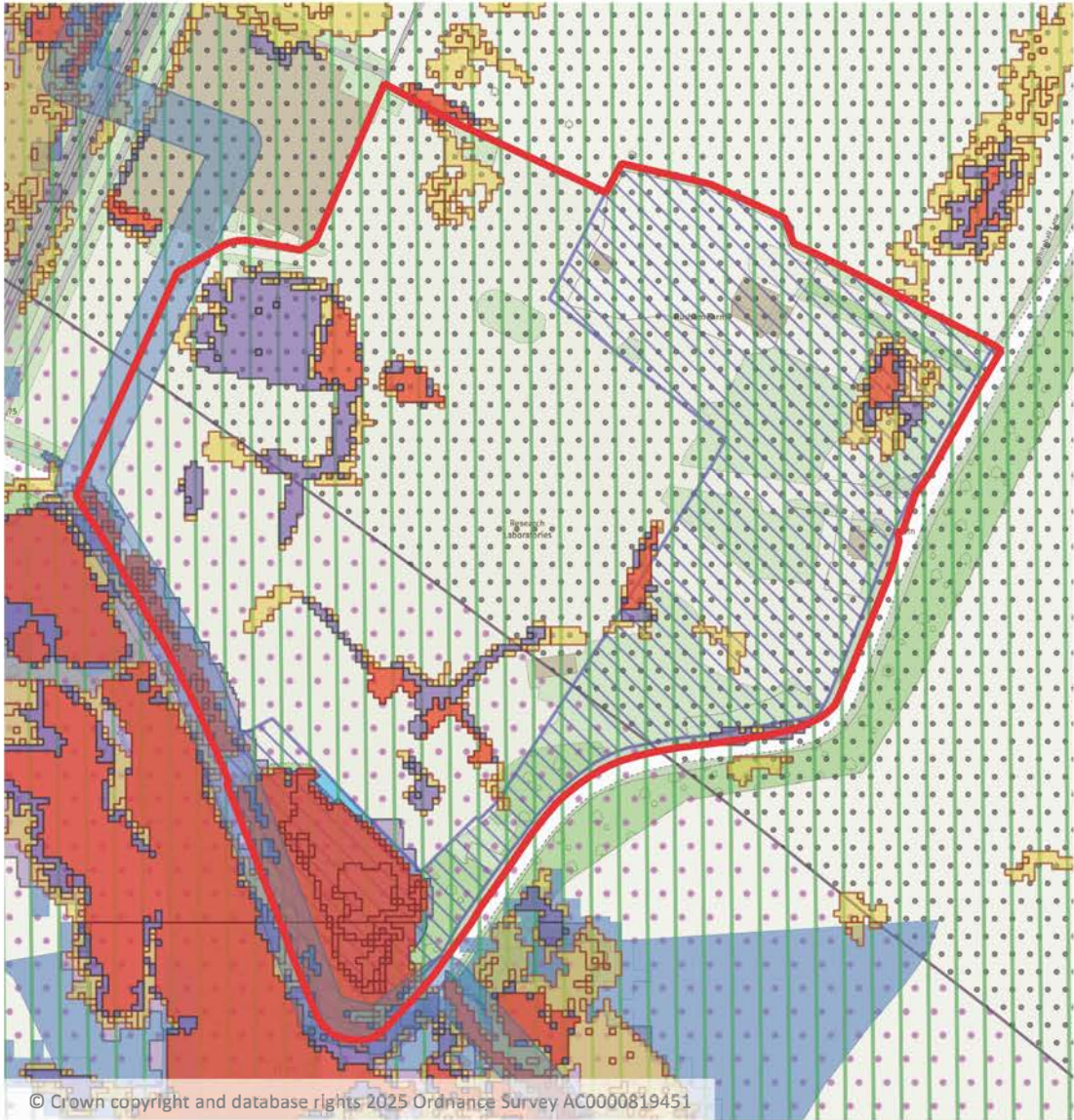
Residential units provided to the assessment of supply: 0 (net).

Other uses provided to the assessment of supply: as this site has only been promoted for C3 residential development, or the delivery of student accommodation, other uses have not been considered. Until such time that C3 residential development obtains planning permission, the site will be included in the SLAA for the 1,400 student accommodation units as the relevant permissions (outlined above) have been permitted and implemented.



Date: 22/12/2025

Site: 218 Name: Rusham Park, Whitehall Lane, Egham



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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 | 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

Site ID	248
Site Name	Land to East of Orbis Causeway Business Park Staines
Address	Land to the east of Orbis Causeway Business Park Lovett Road Staines-Upon-Thames
Postcode	TW18 3FD
Grid references	X: 501981 Y: 171494
Site area (ha)	0.72
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Vacant land
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is bounded to the rear by the railway and offices to the north, east and west. Further to the west is The Glanty and the M25.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2	✓	Conservation Area	
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Within the Causeway and Pinetrees Business Park Strategic Employment Area (Policy IE2). 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.

Constraint type	Action to be taken
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.
Causeway and Pinetrees Business Park Strategic Employment Area	Changes of use of land and/or buildings from employment to non-employment use in designated SEA resisted.
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.22/1613 Full planning permission for redevelopment and erection of commercial buildings consisting of flexible light industrial uses (Use Class B2 or E) and/or storage floorspace (Use Class B8), landscaping, car parking and associated works (grant). Parallel EIA Screening Opinion under RU.22/1768 (not EIA development). Discharge of conditions and minor amendments granted under RU.24/0382, RU.24/1077, RU.24/1078, RU.24/1676, RU.25/0059, RU.25/0520, RU.25/0919 and RU.25/1088.</p> <p>RU.19/0465 Hybrid planning application consisting of 1) full planning permission for redevelopment and erection of commercial buildings consisting of a retail supermarket (Use Class A1), light industrial uses (Use Class B1(b)/B1(c)B2/ B8), multi-storey car park, refurbishment of Celsur House, associated landscaping and works; and 2) outline planning permission for redevelopment and erection a hotel development (Use Class C1) with access to be determined and all other matters reserved (grant). Further changes / conditions discharged through RU.20/1157, RU.20/1572, RU.21/0330, RU.21/0365, RU.21/1082, RU.21/1774, RU.22/0035, RU.22/0824, RU.22/0858, RU.22/0859, RU.22/1108, RU.22/1162, RU.22/1243, RU.22/1547, RU.22/1727, RU.23/0304, RU.23/0750, RU.23/0958 and RU.23/0973, RU.24/0045, RU.24/0046, RU.24/0047, RU.24/0048, RU.24/0049, RU.24/0355 and RU.25/0477.</p> <p>RU.19/0207 Prior Notification for the proposed demolition of a two-storey office building and 2 no. reservoir tanks 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 ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓	-9,137sqm (net)	Loss granted under planning permission RU.19/0465. 12,901sqm extant, 3,764sqm proposed so -9,137sqm net.
Employment (B2 and B8 use classes)	✓	1,775sqm (net)	Gain granted under planning permission RU.19/0465. 7,775sqm extant and 9,550sqm proposed so 1,775sqm net gain B2 and B8.
Retail	✓	1,792sqm	Use granted under planning permission RU.19/0465.
Food and drink			
Leisure			
Community uses			
Hotel	✓	160 beds (7,804sqm)	Use granted under planning permission RU.19/0465.
Parking	✓	429 spaces	Use granted under planning permission RU.19/0465.
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 considered to be suitable (for the purposes of this assessment) as it has an extant planning permission that is in the process of having its conditions discharged. There is also a more recent application under RU.22/1613 which has also been granted and has had some conditions discharged.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	As the site's current planning permission is having its conditions discharged this shows that the site is available for development. There is also a more recent application under RU.22/1613 which has also been granted and has had conditions discharged.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the site's current planning permission is having its conditions discharged this points to the approved development at the site being achievable. There is also a more recent application under RU.22/1613 which has also been granted and has had some conditions discharged.

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) for redevelopment for the proposed uses, granted through permission RU.19/0465. Therefore, it should be included in the trajectory. Although there is a more recent planning application that may supersede the aforementioned application (under ref RU.22/1613), there has been more progress made to date in discharging the conditions associated with the application RU.19/0465. As a result, the quantum of development proposed under RU.19/0465 is what will be recorded in the SLAA.

Residential units provided to the assessment of supply: 0

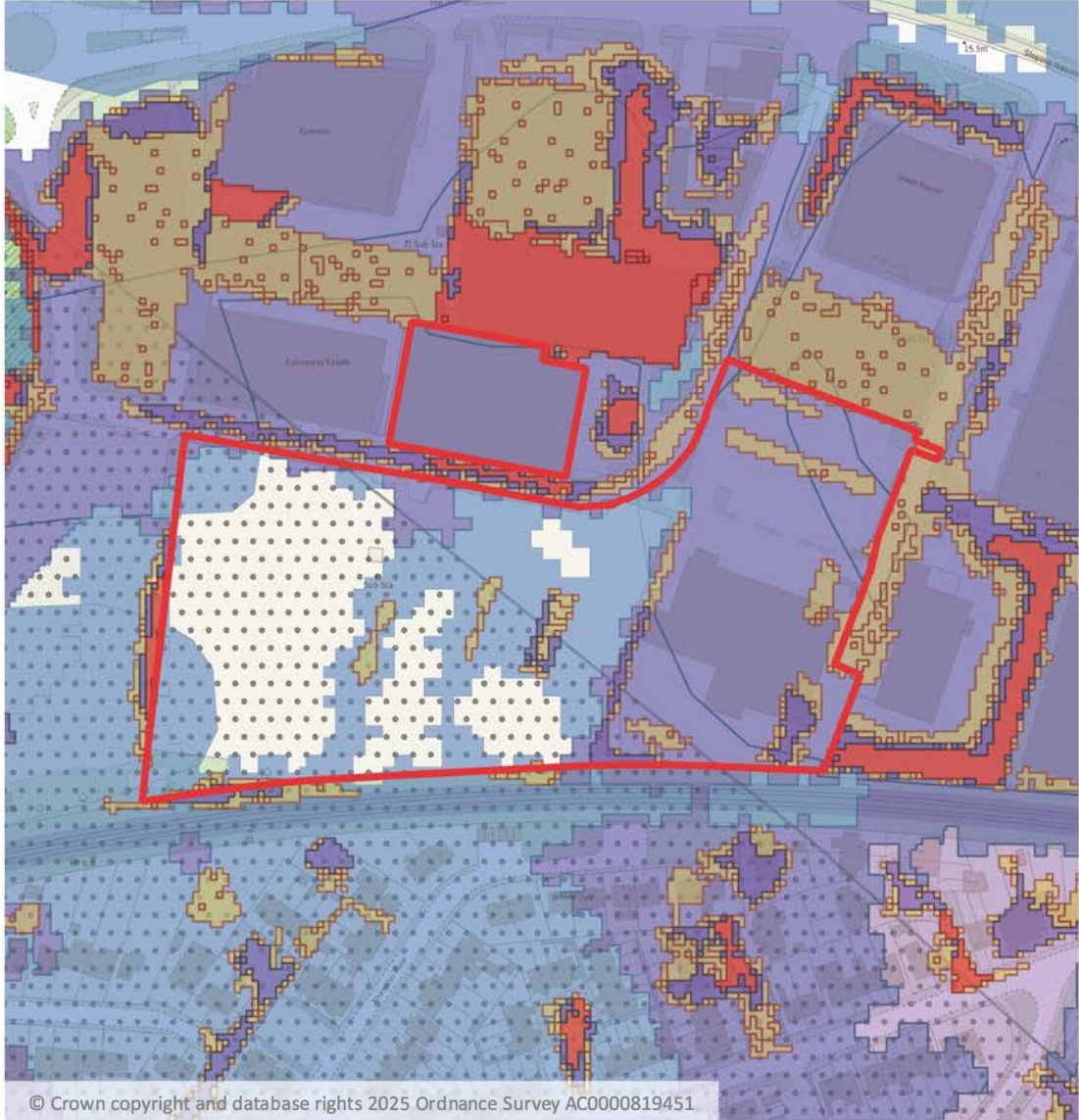
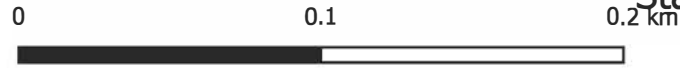
Other uses provided to the assessment of supply: based on the information contained in the officer's report for planning application RU.19/0465 the site will deliver a 160-bed hotel of 7,804sqm, 429 car parking spaces, 1,792sqm retail floorspace, a net loss of 9,137sqm B1 and a net gain of 1,775sqm of B2 and B8 floorspace.



Date: 22/12/2025

Site: 248 Name: Land to East of Orbis, Causeway Business Park, Staines-upon-Thames

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



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Scale: 1:2,500

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



SLAA 2025 officer site assessments

Site information

Site ID	253
Site Name	Egham Gateway East
Address	1-39a The Precinct
	High Street
	Egham
Postcode	TW20 9HN
Grid references	X: 501173, Y: 171345
Site area (ha)	0.25
How site was identified	Submitted through the 2016 SLAA
Ownership type	Public (RBC)
Existing use(s)	Mixed use
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the north of the site beyond High Street, are primarily continuous rows of two and three storey buildings with town centre uses below and residential or office uses above. To the west is a mixed-use development at Tudor Court and to the south of the site is the Travelodge and Waitrose. To the east is the junction of the High Street with Church Road beyond which lies open space and residential properties.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	✓ (opposite)
Flood zone 2		Conservation Area	✓ (partial)
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Within the Egham Historic Core and Petter's Sports field multi-period site area of High Archaeological Potential.		

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

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Buildings at 55, 65, 72 and 75 High Street would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Egham Town Centre 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)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>The site has an extensive planning history. The most recent of these from the previous five years include:</p> <p>RU.20/0997 Permission to use vacant shop as an estate agent (Use class A2) (grant).</p> <p>RU.17/2031 Proposed change of use of existing office premises to a gym (Use Class D2) and an ancillary treatment room (grant).</p> <p>RU.16/0517 Changing the use from A1 retail & offices to D2 fitness & leisure for a fitness school, including circus arts (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self	✓	30	Policy IE9 of the 2030 Local Plan allocates this land for the provision of a minimum of 45 (net) residential units. Following recent discussions

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
and custom build etc.			with the Council's Assets and Regeneration Team, they have advised the site could accommodate 30 residential units alongside the re-provision of the commercial units.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓		Policy IE9 of the Runnymede 2030 Local Plan states that the commercial units should be re-provided as part of a mixed-use scheme.
Employment (B2 and B8 use classes)	✓		Policy IE9 of the Runnymede 2030 Local Plan states that the commercial units should be re-provided as part of a mixed-use scheme.
Retail	✓		Policy IE9 of the Runnymede 2030 Local Plan states that the commercial units should be re-provided as part of a mixed-use scheme.
Food and drink	✓		Policy IE9 of the Runnymede 2030 Local Plan states that the commercial units should be re-provided as part of a mixed-use scheme.
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	2-3 years according to the Council's Assets and Regeneration Team.
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Site suitability

Suitability information:	A mix of uses is permitted in town centre locations and as such it is considered that some of the existing employment units could be suitable for other town centre uses. Following recent discussions with the Council's Assets and Regeneration Team they have advised that 30 residential units alongside the re-provision of the commercial units could take place as part of the redevelopment of this site, which is what is considered suitable for the purposes of this assessment.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site availability and options being explored to bring the site forward suggest the site will be available within 5 years.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is considered to be suitable, available and developable and is therefore 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. Where a site has been allocated in a development plan (this site is allocated under policy IE9), it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. Feedback from the Assets and Regeneration Team has provided confidence that the site will be deliverable within 0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

This site has been allocated in the 2030 Local Plan under policy IE9 for mixed-use development. For the purposes of this assessment, this site should be taken forward into the housing trajectory for 30 additional residential units in accordance with updated evidence provided by the Council's Assets and Regeneration Team. Although Policy IE9 of the Runnymede 2030 Local Plan has indicated that it expects the site to come forward in 2022-2024 which has not been achieved, the Council's Assets & Regeneration Team has confirmed that they are actively progressing this site and are hoping to see it delivered in the next 5 years. Robust evidence would need to be provided as part of any planning application that the Flood risk issues can be overcome.

Residential units provided to the assessment of supply: 30 (net).

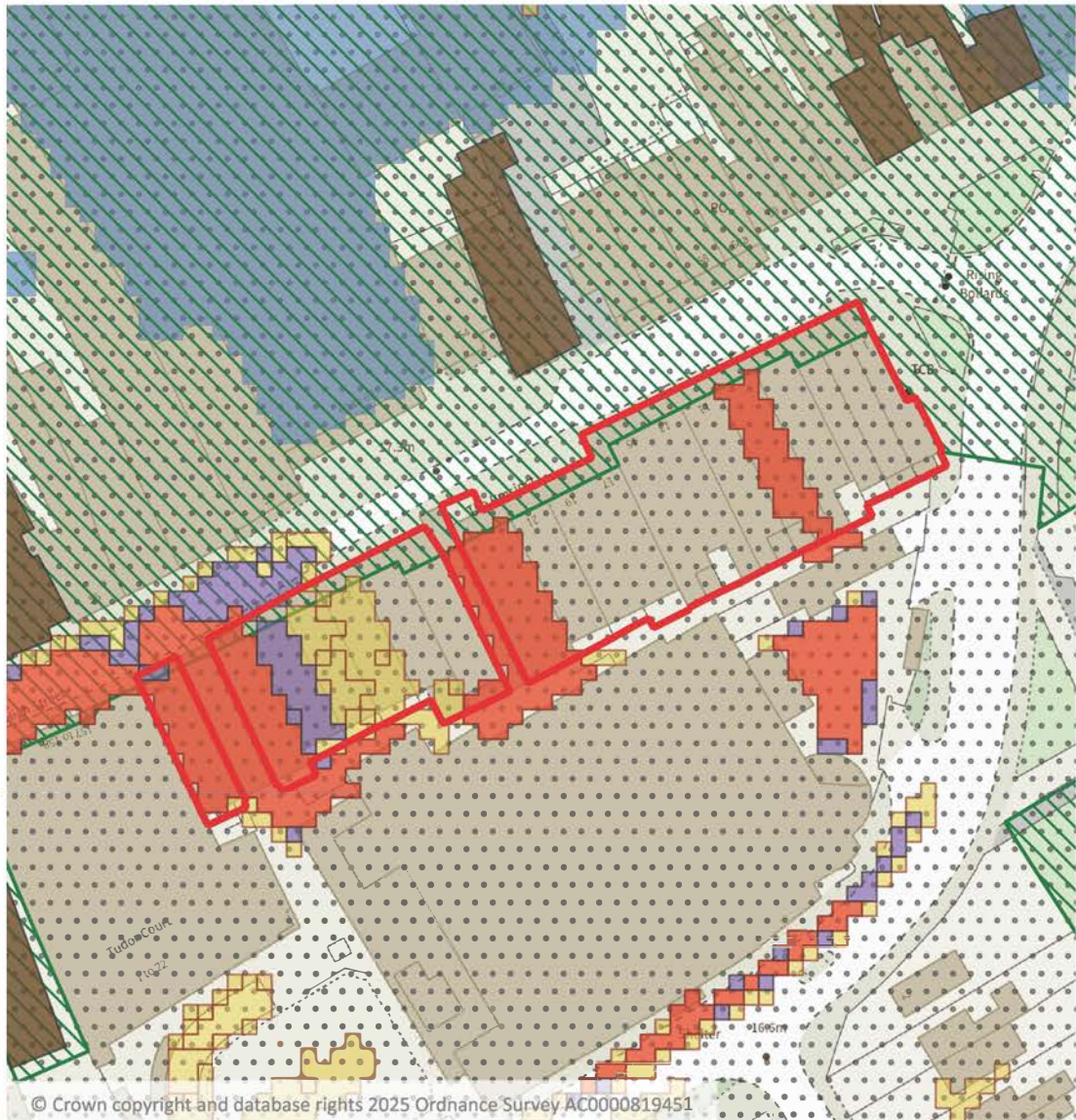
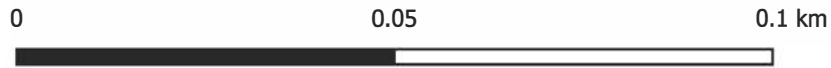
Other uses provided to the assessment of supply: parts of the site contain employment uses and therefore, employment uses would also be suitable on the land. It is likely that the land would be used for mixed use. The level of development of other uses would be dependent on the level of residential development.



Date: 22/12/2025

Site: 253 Name: Egham Gateway East

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



Scale: 1:1,000

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



SLAA 2025 officer site assessments

Site information

Site ID	256
Site Name	Thorpe Lea Road North
Address	Thorpe Lea Road North
	Egham
Postcode	TW20 8EZ
Grid references	X: 501818 Y: 170600
Site area (ha)	1.99
How site was identified	Submitted through the 2016 SHLAA
Ownership type	Private
Existing use(s)	Sui generis (traveller accommodation), employment, residential.
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Vicarage Road forms the western boundary, beyond which lies a small amount of residential development and open land. Thorpe Lea Road forms the southern boundary with residential properties, a plant nursery and Meadlake Place industrial area located on the other side. A sports field is located on the northern boundary, which is used by Egham Cricket Club. To the east there is a small gap of woodland before the urban area of Egham begins again.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2	✓ (partial)	Conservation Area	
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b	✓ (partial)	TPO	✓ (418)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Grade 3	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)			

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

Constraint type	Action to be taken
Flood Zones / risk	The area of flood risk only covers a relatively small portion of the site on its eastern side. Provided any future development is avoided in the small area of the site in flood zone 3, then this should not be a significant issue.
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	Any proposed development would have to take account of TPO 418 as part its design.

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.24/1561 Installation of a Foul Water Pumping Station (grant).</p> <p>RU.23/1162 Erection of 52 dwellings (Use Class C3) and associated landscaping and access following the demolition of existing buildings (grant). (Kerry Foods / Thorpe Lea Manor part of allocation site)</p> <p>Discharge of conditions granted under RU.24/0629, RU.24/0635, RU.24/0671, RU.24/0778, RU.24/0836, RU.24/0863, RU.24/1133, RU.24/1158, RU.24/1159, RU.24/1161, RU.25/0202, RU.25/0226. Pending under RU.25/0362, RU.25/0685.</p> <p>Variation of condition granted under RU.24/1393.</p> <p>Minor amendments approved under RU.24/0658, RU.24/1222.</p> <p>Deed of variation granted under RU.24/1605.</p> <p>RU.23/0698 Full planning application for a residential development of 35 units (18 apartments and 17 dwellings) and no. 2 traveller pitches with associated landscaping and open space; new access and associated works to facilitate the development (pending). (Glenville Farm part of allocation site).</p> <p>RU.17/0452 Erection of a two-storey rear infill extension to provide additional office floorspace and associated works (grant).</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>RU.15/1516 Extension to the car park used by Kerry Foods. Conditions discharged under application RU.16/0253 (grant).</p> <p>RU.13/0339 Construction of a single storey office meeting room building following demolition of Wickham Lodge and construction of new boundary brick wall and gates at vehicular access on Thorpe Lea Road frontage (grant).</p> <p>RU.12/0474 For the use of part of this land for one traveller pitch for use by named individuals until December 2018. Discharge of conditions application RU.18/0908 granted (grant).</p> <p>RU.02/0316 Certificate of existing lawfulness in relation to western part of Glenville Farm is also used for commercial vehicle sales, repairs, spraying and tyre fitting (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	35 (net)	As per RU.23/0698.
Elderly people's housing, student halls			
Traveller accommodation	✓	2	As per RU.23/0698 and Policy SL7 of the adopted Runnymede Local Plan 2030.
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			

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

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 as although policy SL7 of the Runnymede 2030 Local Plan expects the site to come forward between 2021 and 2030 in two phases, the Thorpe Lea Manor / Kerry Foods part of the site has completed the 52 permitted in the summer of 2025, so in the 2025/26 year. The agent for the Glenville Farm did not think planning permission would be granted in 2025 and thus there is no detail available for the development of this part of the site, but there is still a realistic prospect it could be delivered by 2030.
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Site suitability

Suitability information:	This site has been designated for residential development including Gypsy and Traveller pitches in the Runnymede Local Plan 2030 and is therefore considered suitable for this form of development for the purposes of this assessment. It also has planning applications either granted or pending for both parts of the site.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site has been allocated for residential development including Gypsy and Traveller pitches in the Runnymede Local Plan 2030 and is therefore considered available for this form of development. Its availability is demonstrated by the permitting or submission of planning applications on both parts of the allocation.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As this site came forward through the Runnymede Local Plan 2030 it has been examined as part of the plan-wide viability assessment and thus is considered to be achievable. The permitting and submission of planning applications on both parts of the allocation also demonstrates this.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The completion (of 52) and submission (for 35) of two planning applications for both parts of the site for a total of 87 dwellings (net) and two Gypsy and Traveller pitches demonstrates that this site is suitable for the purposes of this assessment and the development is coming forward. The 52 unit section of the site has been completed in July 2025, and thus the site is partially ahead of its expected development date. There is no confirmed indication as to when the Glenville Farm part of the site may come forward (despite the currently pending application under RU.23/0698).

Residential units provided to the assessment of supply: 35 (net) dwellings and 2 Gypsy and Traveller pitches as per RU.23/0698.

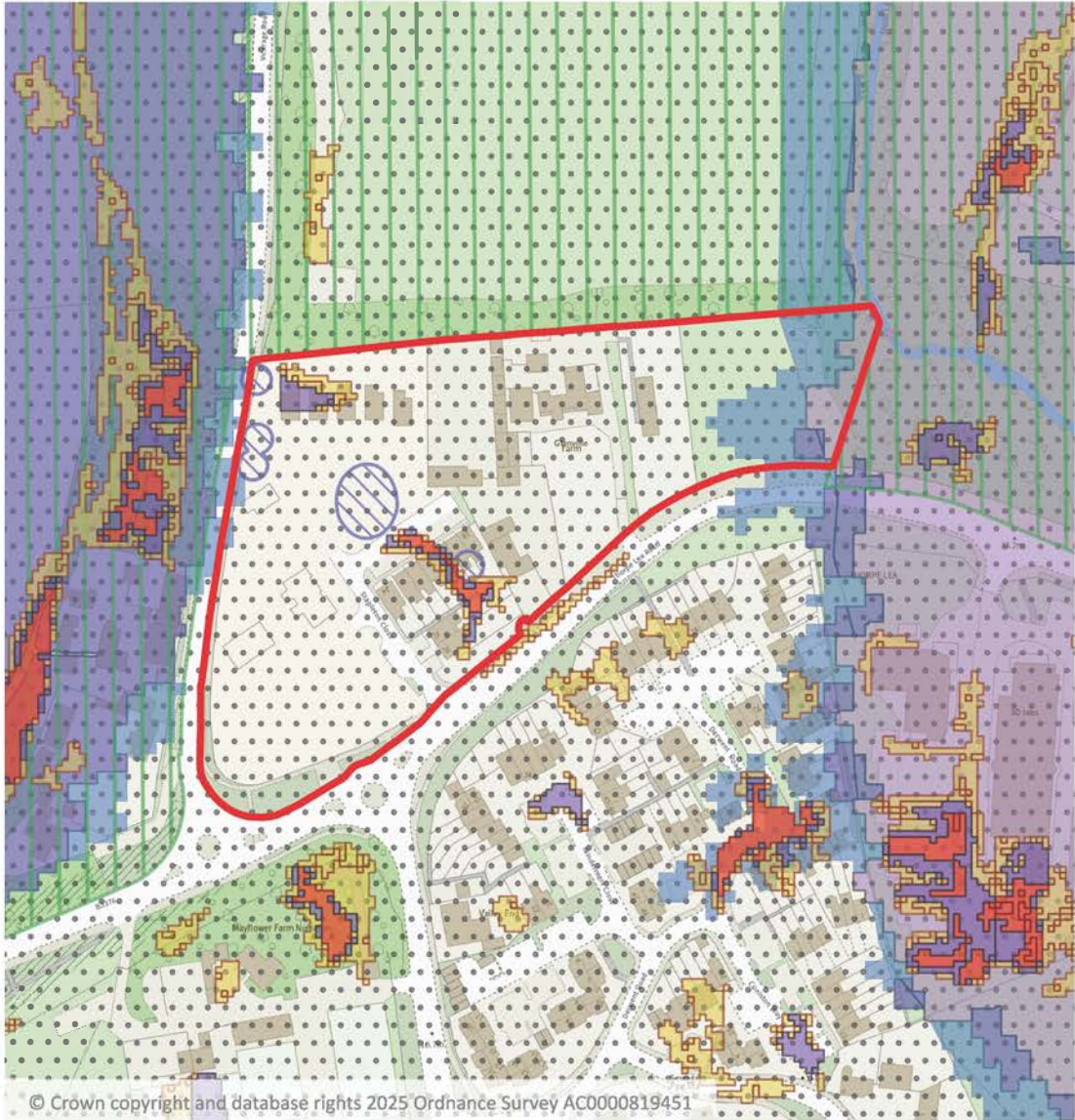
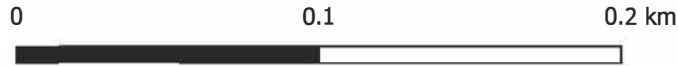
Other uses provided to the assessment of supply: as this site has only been allocated for residential and Gypsy and Traveller pitches, other uses have not been considered.



Date: 22/12/2025

Site: 256 Name: Thorpe Lea Road North

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 | 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

Site ID	257
Site Name	Thorpe Lea Road West
Address	Thorpe Lea Road West Egham
Postcode	TW20 8JL
Grid references	X: 501738, Y: 170296
Site area (ha)	6.58
How site was identified	Allocated in the Runnymede Local Plan 2030.
Ownership type	Private
Existing use(s)	From the planning history, the permitted use of the site is a mix of agriculture, storage and residential.
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.57ha – 9% PDL).
Surrounding uses	To the east is residential development and to the north, south and west (beyond the M25) of the site are areas of paddock land / open space, interspersed with individual dwellings / businesses.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	✓ (98)
Low surface water flood risk		SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Grade 2 / 3	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	The western edge is within the M25 Air Quality Management Area (AQMA) 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.

Constraint type	Action to be taken
Agricultural Land Classification	As this site is mainly ALC Grade 3 (with a small part in the south eastern corner being Grade 2), 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	Any proposed development would have to take account of TPO 98 as part its design.
AQMA	The western edge of the site lies within the M25 AQMA. This will need to be taken account of in the design of any redevelopment scheme for the site and responded to accordingly.
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.25/0390 Certificate of Existing Lawful Development to establish whether the use of the land for open storage including construction materials, vehicles, plant & machinery and equipment (Use Class B8) is lawful (grant).</p> <p>RU.24/0791 Demolition of existing buildings and construction of up to 34no. residential dwellings (Use Class C3) and 1no. traveller pitch, with new vehicular access, car parking, landscaping and associated works. Outline Application with access in detail (all other matters reserved) (refuse).</p> <p>RU.22/0744 Single and two-storey extensions to existing dwelling, and the subdivision of the garden to create 4No. 4-bedroom, 1No. 3-bedroom and 1No. 2-bedroom semi-detached houses with associated parking, amenity and pedestrian enhancements. (appeal dismissed).</p> <p>RU.21/1324 Demolition of existing buildings and redevelopment for residential use (Class C3) for up to 75 new dwellings, together with relocation of vehicular access and the provision of a single traveller pitch and access, landscaping, public open space and associated works. Outline application with access for consideration (matters reserved - scale, appearance, landscaping and layout) (granted on 31/01/2025). Discharge of conditions pending under RU.25/1246, RU.25/0994, RU.25/1241, RU.25/1469.</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>RU.21/0192 Demolition of existing buildings and outline planning permission to construct up to 144 residential dwellings (Use Class C3) with a new vehicular and pedestrian access from Thorpe Lea Road and the provision for two gypsy and traveller pitches (appeal withdrawn).</p> <p>RU.21/0626 Demolition of the existing property and the erection of two detached three bedroom, six terraced three bedroom and two detached four-bedroom houses, with associated access and parking (appeal dismissed).</p> <p>RU.21/0581 Subdivision of the existing plot and erect 4 no. 4-bedroom and 2 no. 3-bedroom semi-detached houses with associated parking and amenity (refused).</p> <p>RU.19/0204 Demolition of existing buildings and the construction of 220 residential dwellings (Use Class C3) and associated works including new vehicular access from New Wickham Lane, pedestrian accesses onto Thorpe Lea Road, landscaping, car parking, allotments, re-location of existing telephone mast and provision of two traveller pitches and associated development (withdrawn).</p> <p>RU.18/0372 EIA Scoping Opinion in relation to proposed development for up to 200 residential units with associated open space, car and cycle parking and the provision of associated hard and soft landscaping (scoping agreed).</p> <p>RU.14/1899 Screening request for proposed development of 160 residential dwellings, associated access and internal circulation roads, cycleways and footpaths, open space and landscaping over 5.1 ha (EIA development – ES required).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	250	This is the minimum number set out under Policy SL8 of the Runnymede Local Plan 2030.

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Elderly people's housing, student halls			
Traveller accommodation	✓	3	This is the minimum number set out under Policy SL8 of the Runnymede Local Plan 2030.
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)	<p>Given the number of developers who are actively seeking to gain planning consent at the time of writing to bring forward development on this allocated site, it is considered likely that at least some development will occur in years 0-5.</p> <p>Given however that only one part of the allocated site has recently been granted outline planning consent under RU.21/1324 it is considered that the earliest that units would be delivered on this site would be 2028/29, and the trajectory will be amended to reflect this.</p>
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Site suitability

Suitability information:	As this site has been allocated for at least 250 dwellings and 3 Gypsy and Traveller pitches in the Runnymede Local Plan 2030 (under Policy SL8), for the purposes of this assessment this site is suitable for this form of development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	As this site has been allocated for at least 250 dwellings and 3 Gypsy and Traveller Pitches in the Runnymede Local Plan 2030 (under Policy SL8), this site is available for this form of development.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As this site has been allocated for at least 250 dwellings and 3 Gypsy and Traveller Pitches in the Runnymede Local Plan 2030 (under Policy SL8) this site is considered to be achievable. This is because it went through whole plan viability testing as part of the Local Plan examination process.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

As this site has been allocated for at least 250 dwellings and 3 Gypsy and Traveller Pitches in the Runnymede Local Plan 2030 (under Policy SL8) this site should be added into the longer-term trajectory. Whilst there is clearly significant interest from developers in bringing this site forward in terms of planning applications being submitted to the Council, since 2021 only the 75 units that have recently been permitted under RU.21/1324 (outline) should be considered deliverable in the next five-year period, and this will be reflected in the five-year trajectory.

Residential units provided to the assessment of supply: 75 dwellings (net).

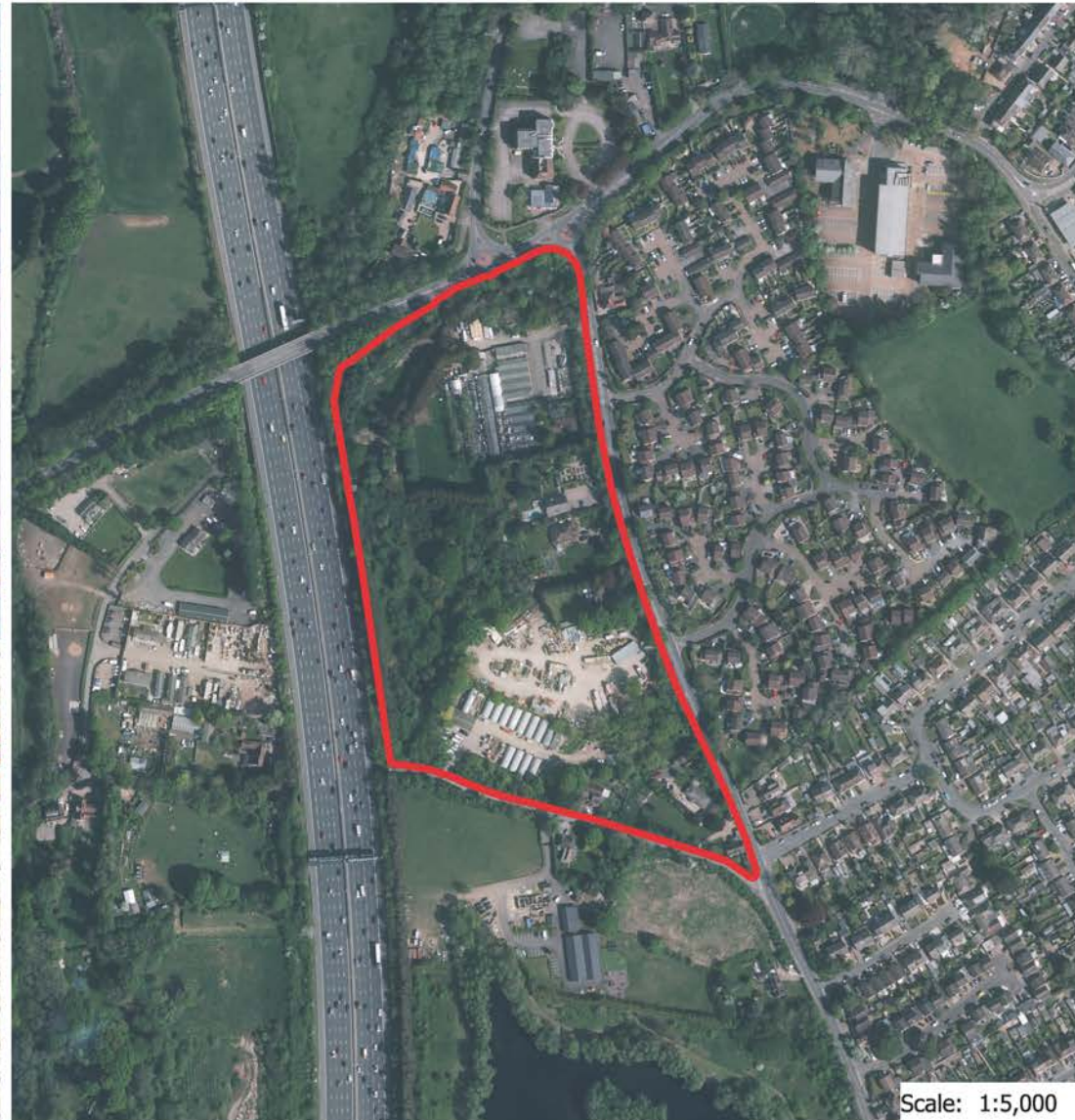
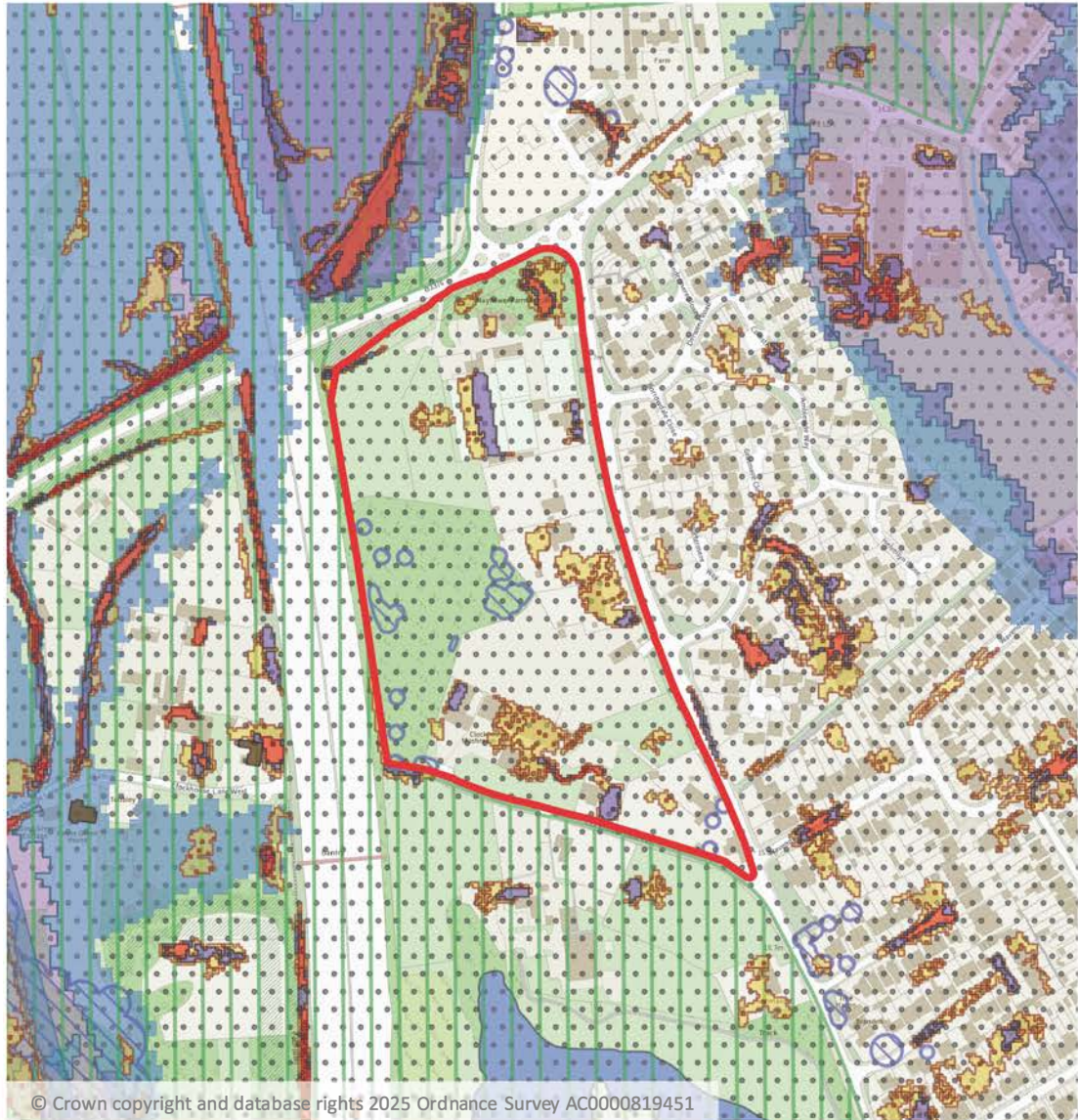
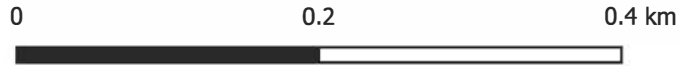
Other uses provided to the assessment of supply: as the site has been allocated for residential use including Gypsy and Traveller pitches, other uses have not been considered.



Date: 22/12/2025

Site: 257 Name: Thorpe Lea Road West

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



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Scale: 1:5,000

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

Site ID	281
Site Name	Land at Clockhouse Lane East, Thorpe
Address	Clockhouse Nursery Clockhouse Lane Egham
Postcode	TW20 8PF
Grid references	X: 501768 Y: 170040
Site area (ha)	2.83 (original area submitted 1.97ha)
How site was identified	Submitted through the 2016 SLAA process.
Ownership type	Private
Existing use(s)	Horticulture / office / residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.165ha – 6% PDL).
Surrounding uses	The site is adjacent to the M25 on its eastern side and just north of a fishing lake adjacent to the Thorpe Bypass with Clockhouse Lane East and The Bungalow forming the northern site boundary. To the east of the site lies the residential area of Egham Hythe.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Grade 2 / 3	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Partially within the multi-period occupation site, Thorpe Lea Nurseries Area of High Archaeological Potential. Partially within the Thorpe and Shepperton Biodiversity Opportunity Area. The western part of the site is in the M25 Air Quality Management Area (AQMA) 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.

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As a small part of this site is ALC Grade 3 (with most of it being Grade 2), parts of 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 / County Sites of Archaeological Importance	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
AQMA	Any potential development would need to take account of the presence of the M25 AQMA and thus design the proposal accordingly.
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.20/1032 Outline application for the erection of 9 no. dwellings together with associated parking, access and landscaping following the demolition of existing buildings. Access only to be considered (withdrawn).</p> <p>RU.14/1760 Erection of single storey dwelling following demolition of 3 existing buildings (grant). Discharge of conditions applications granted under RU.15/1041 and RU.15/1793.</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>RU.12/1005 Change of use of building 5 to office with car parking (grant).</p> <p>RU.11/0670 Conversion of former office to 1no residential unit (grant).</p> <p>RU.11/0669 Retention of replacement building for B1 and B8 use following demolition of building 1 (grant).</p> <p>RU.10/0696 Certificate of Lawfulness for existing 2 caravans/mobile homes used for storage ancillary to horticultural use (buildings 3 & 4), 2 greenhouses (buildings 6 & 7), building for Class B1 use (Building 5), building for office use (building 9), timber boarded building for office use ancillary to horticultural use (building 10), water tank (building 11) and container for storage (building 12). Split decision (building 12 refused).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	Circa 100	35dph. Two existing dwellings would be lost according to the submission form.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Nat 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 in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, some of it appears to be in agricultural / horticultural use which does not fall within the definition of previously developed land, and some areas of the site are considered to be PDL.</p> <p>In terms of the non-PDL areas, development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt; or be identified as 'grey belt' land to justify development.</p> <p>The only other way in which the non-PDL parts of 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>The PDL area of the site is largely located toward the centre of the site and an extensive planning history confirms office / storage and residential use on parts of the site as well as the creation of associated car parking. The office / storage space is around 750sqm and the residential use is formed from one dwelling (or two if Option B is pursued). Paragraph 154 of the NPPF considers that the limited infilling or the partial / complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. Therefore, the PDL part of the site could be considered suitable for development, dependent on a proposal's impacts on the openness and purposes of the Green Belt, when compared to the existing development on site.</p> <p>Taking a precautionary approach, the site could deliver up to five net additional dwellings following demolition of existing structures and hardstanding although this would depend on the harm to the Green Belt in comparison with the existing.</p> <p>In terms of other uses, additional buildings for employment would likely be harmful to the Green Belt and would not therefore be suitable. As with residential development, redevelopment of the site for leisure uses could be suitable depending on conversion of existing buildings or replacements not having any greater harm on the Green Belt than the existing.</p>
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The development as proposed by the promoter is not achievable 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 promoted level of development. However, the PDL areas could be redeveloped for approximately five net additional residential units.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes The development as proposed by the promoter is not achievable 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 promoted level of development. However, the PDL areas could be redeveloped for approximately five net additional residential units.
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

At the current time, the use of the site for residential development on non-PDL areas 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. For those areas considered to be PDL, a precautionary approach has been applied, and up to five net additional units could be accommodated subject to impact on Green Belt.

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

Other uses provided to the assessment of supply: non-PDL areas would not be suitable for employment use. PDL areas for further employment buildings unlikely to be suitable but conversions or replacements to leisure may be acceptable depending on harm to Green Belt.

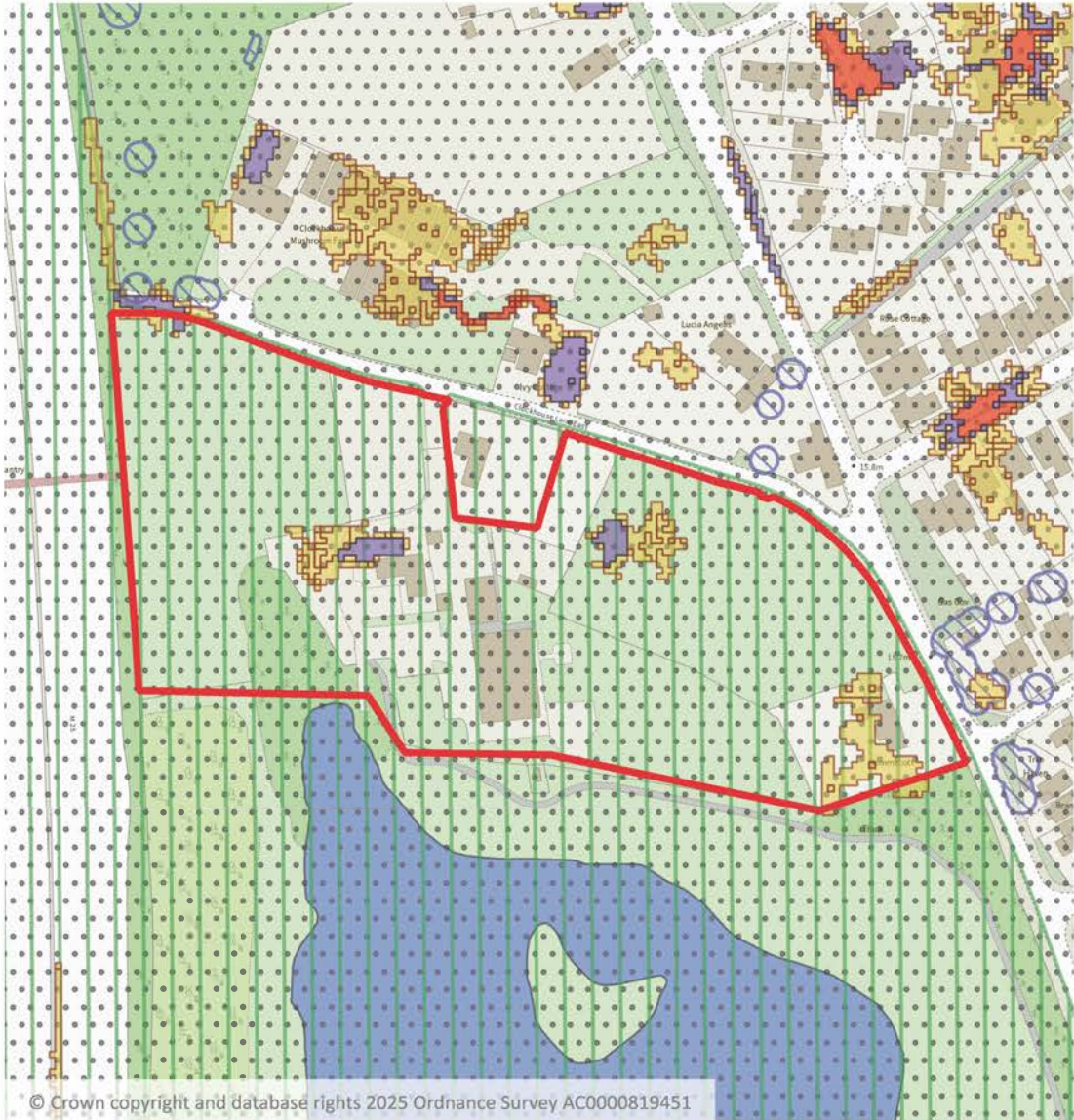
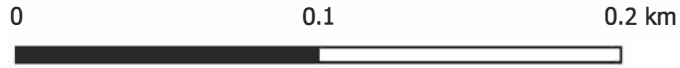


Date: 22/12/2025

Site: 281

Name: Land at Clockhouse Lane East, Thorpe

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



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Scale: 1:2,500

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



SLAA 2025 officer site assessments

Site information

Site ID	282
Site Name	Land East of Fishing Lake, Thorpe Lea Road, Egham
Address	Land East of Fishing Lake
	Thorpe Lea Road
	Egham
Postcode	
Grid references	X: 501979 Y: 169847
Site area (ha)	1.39
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Open land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is a thin strip of land located directly to the west of the B388. The site is located directly to the west of Thorpe Fisheries Fishing Lake. The northern boundary comprises a large residential property. On the opposite side of the B388 is a residential estate. The southern boundary is marked by the entrance to the fishing lake.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk		SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Grade 2	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Within multi-period occupation site, Thorpe Lea Nurseries Area of High Archaeological Potential. Partially 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
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.
Agricultural Land Classification	As this site is ALC Grade 2, it is 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.
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)	None relevant
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	20	30dph
Elderly people's housing, student halls	✓		Suggested by the promoter.
Traveller accommodation			
Commercial (E use classes)	✓		Suggested by the promoter.
Employment (B2 and B8)	✓		Suggested by the promoter.

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
use classes)			
Retail			
Food and drink			
Leisure	✓		Suggested by the promoter.
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 confirmed 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.
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Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

At the current time, the use of the site for 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, currently, 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

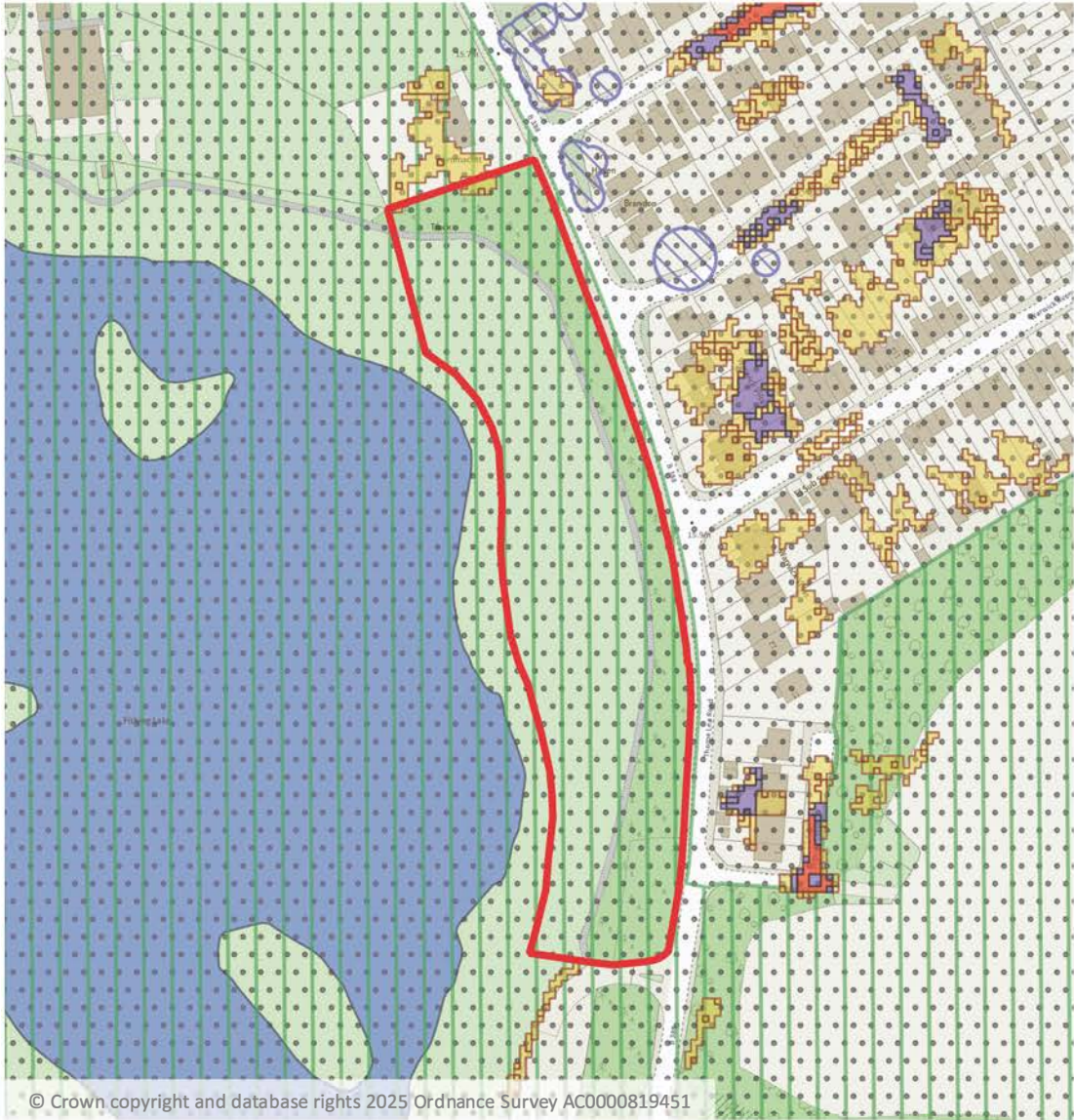
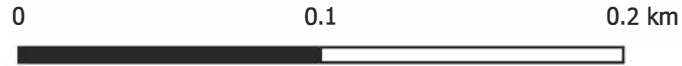
Other uses provided to the assessment of supply: as this site is in the Green Belt and is greenfield in nature, other uses have not been considered.



Site: 282

Date: 22/12/2025

Name: Land East of Fishing Lake, Thorpe Lea Road, Egham



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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 | SNICs | Within 5-7 km of TBH SPA | Watercourse buffer | ROFSW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



SLAA 2025 officer site assessments

Site information

Site ID	292
Site Name	Land East of Bishops Way, Egham
Address	Land East of Bishops Way, Egham
Postcode	
Grid references	X: 503041 Y: 170548
Site area (ha)	27.5
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Restored Mineral/Landfill now used for arable cropping and recreational fishing.
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is bounded by the Egham urban area on its eastern and western sides, with open land to the south. Beyond this open land the urban area begins again, with the wider area of land this site sits within being wrapped around by built form.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	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.
SSSI	The potential impact of any development on the Thorpe Hay Meadow SSSI 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	Although the site is within a Minerals Safeguarding Area, the promoter has advised that all the minerals have been extracted from the property and it has been fully restored and therefore this should no longer be considered as a constraint.

Site planning history

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

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	125	20dph
Elderly people's housing, student halls	✓		As suggested by promoter.
Traveller accommodation			
Commercial (E use classes)	✓		As suggested by promoter.
Employment (B2 and B8 use classes)	✓		As suggested by promoter.

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Retail			
Food and drink			
Leisure	✓		As suggested by promoter.
Community uses			
Hotel	✓		As suggested by promoter.
Parking			
SANG	✓		Circa 21.7ha can be used for country park with public access and/or SANG/BNG as suggested by the promoter as part of the wider development of the site.
Biodiversity Net Gain (BNG)	✓		Circa 21.7ha can be used for country park with public access and/or SANG/BNG as suggested by the promoter as part of the wider development of the site.

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>From a search of the planning history of the site, it appears to have been previously used for mineral extraction and landfill but has been fully restored. The site promoter considers that the area in the north east corner of the site which covers approximately 6.8ha could be used for residential development which would enable delivery of a country park with public access and / or SANG / BNG on the remainder of the site.</p> <p>The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction or waste disposal by landfill purposes where provision for restoration has been made. The planning history of the site would suggest that the whole of the site including the 6.9ha in the northeast corner has been the subject of mineral / landfill operations which have been restored. As such, based on the information before the Council at the current time the site is not considered to fall within the definition of previously developed land. Therefore, the use of this site for residential development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.</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</p>
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	<p>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>The whole of the site is also located in flood zones 2, 3a and 3b. The flooding constraints associated with the site would also need to be addressed before any development at the site could be considered acceptable.</p>
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Site availability

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

Site achievability

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

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

At the current time, the use of the site for 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. There are also significant flooding issues at this site which would need to be overcome, especially for residential development. As such, currently, 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, but its

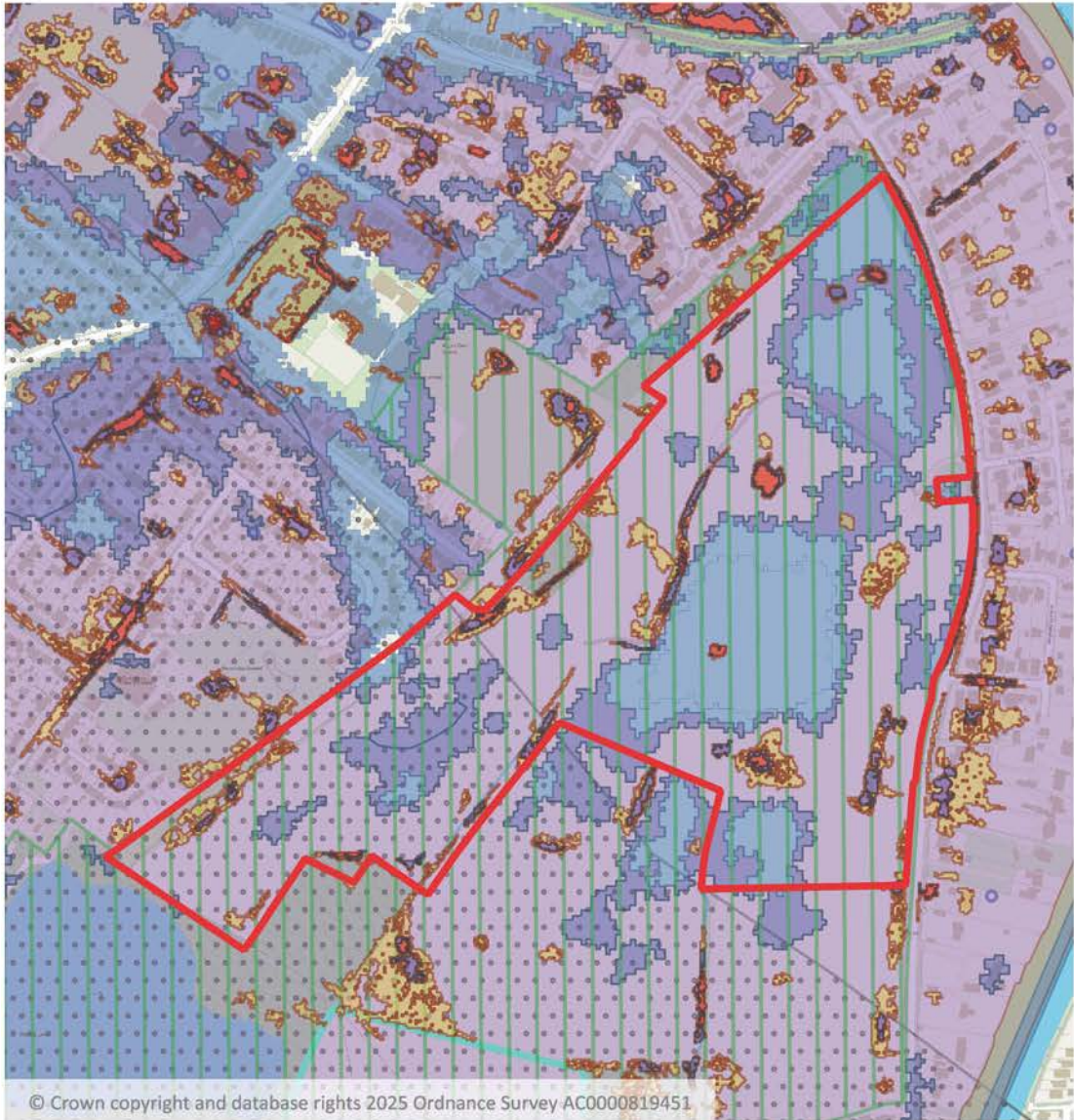
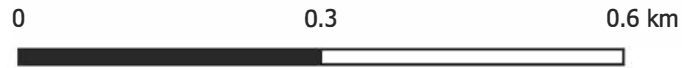
use as an ecological park, or for biodiversity net gain purposes depending on its design, may be acceptable subject to paragraph 154 of the NPPF, but this would only be part of the wider development of the site and this has not been considered independently.



Date: 22/12/2025

Site: 292 Name: Land East of Bishops Way, Egham

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



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Scale: 1:7,500

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



SLAA 2025 officer site assessments

Site information

Site ID	329
Site Name	Garages at Ripley Avenue, Egham
Address	Garages at Ripley Avenue Egham
Postcode	TW20 9QY
Grid references	X: 500446 Y: 170783
Site area (ha)	0.49
How site was identified	Arising from application RU.17/1932
Ownership type	Public (RBC)
Existing use(s)	Residential garages / horticulture
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.26ha – 51% PDL).
Surrounding uses	The site abuts residential curtilages to the north west and south, with the remainder of the Dunkirk Nursery site to the east.

Policy, environmental and heritage constraints

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

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.)	RU.17/1932 Demolition of the existing garages and the erection of affordable housing units comprising 2 x 1-bedroom detached bungalows, 2 x 1-bedroom semi-detached bungalows and 6 x 2 bedroom two-storey semi- detached houses with associated access, parking and landscaping (grant).

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	25-30	Affordable housing as suggested by the RBC Housing Team.
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:	Based on the planning history and given the urban area location of the site, it is considered suitable (for the purposes of this assessment) for residential development in principle.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The granting of planning permission shows that the site is available for development. Although this permission has lapsed, the RBC Housing Team has confirmed they still intend to develop it for 25-30 units, pending further planning approval.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The granting of planning permission shows that the site is achievable. This availability has been confirmed by the RBC Housing Team.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The original application under RU.17/1932 has lapsed, but the RBC Housing Team have advised that they are still seeking to develop this site (pending gaining planning approval). They have recently been successful on a Homes England bid to accelerate a planning application on this site which must be submitted by end March 2026 to comply with the grant funding and will be for circa 25-30 homes. In terms of delivery, it is estimated that it will take about a year to get a developer lined up after securing planning permission so the site may potentially be developed in 2027/28. Therefore, for the purposes of this assessment and the trajectory, 25 units will be added into the 2027/28 year.

Residential units provided to the assessment of supply: 25 (net).

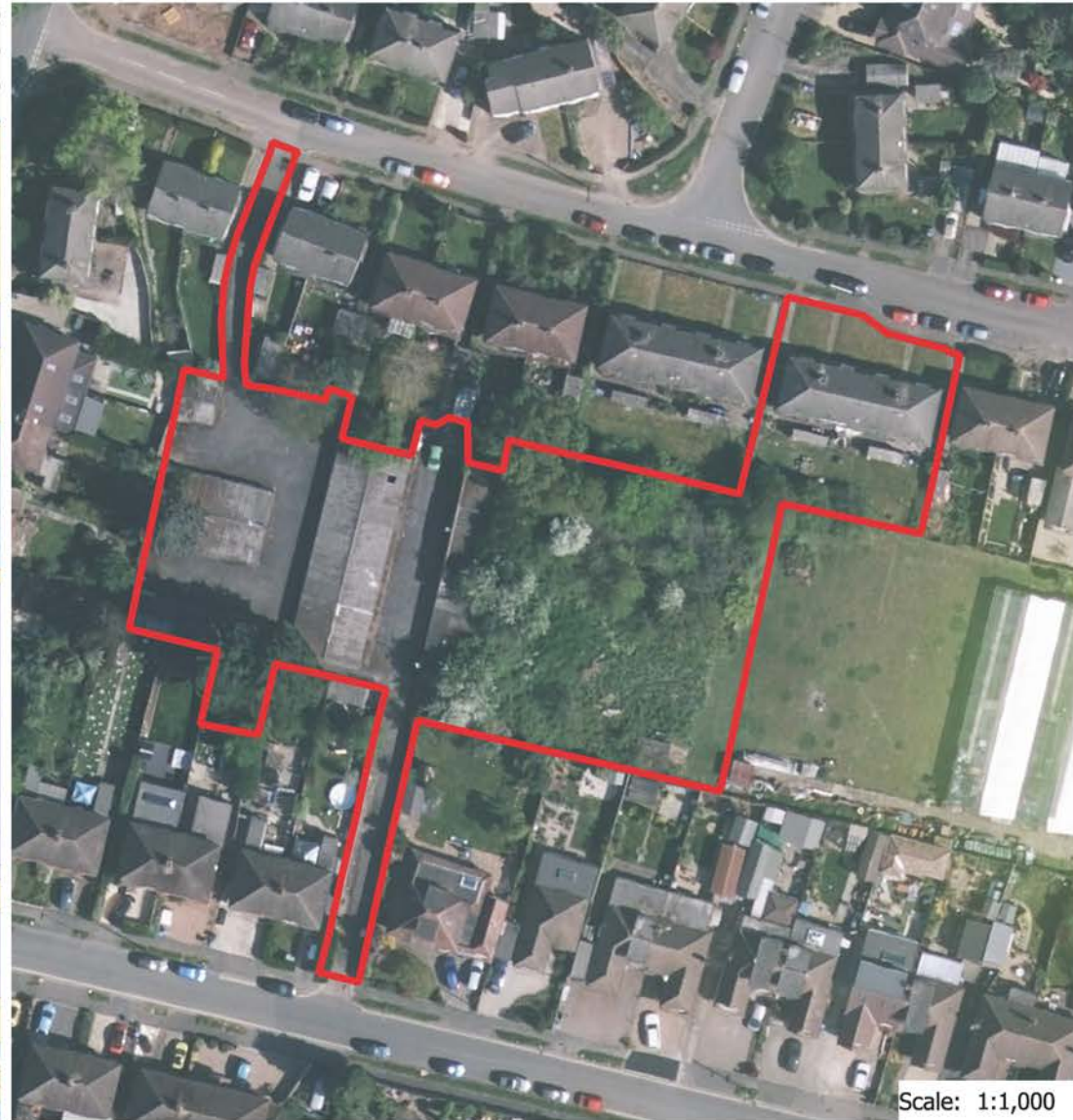
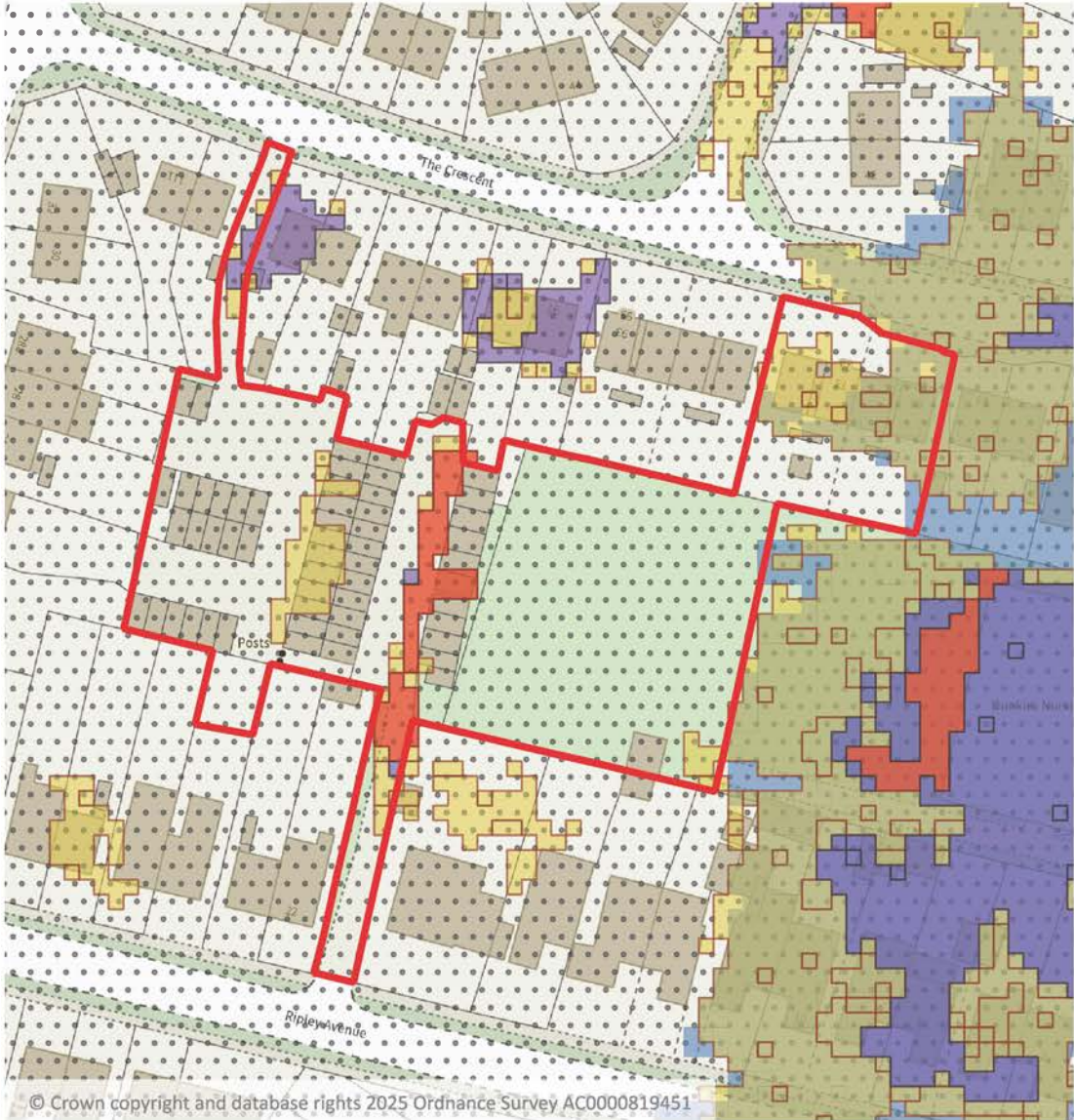
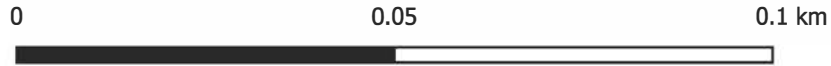
Other uses provided to the assessment of supply: Following discussions with the landowner in relation to their intentions for this site, no other uses for this site have been considered.



Date: 22/12/2025

Site: 329

Name: Garages at Ripley Avenue, Egham



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

Site ID	353
Site Name	Lakeside, 30 The Causeway, Staines
Address	Lakeside
	30 the Causeway
	Staines-upon-Thames
Postcode	TW18 3AX
Grid references	X: 502499 Y: 171517
Site area (ha)	2.79
How site was identified	Submitted through the 2021 SLAA
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 1.76ha – 63% PDL)
Surrounding uses	To the east and west lie areas of residential development, and to the south the railway line, beyond which there is further residential property along Wendover Road. To the north (on the opposite side of The Causeway (A308) is a vacant site (the former gas works) and a large car park.

Policy, environmental and heritage constraints

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

Constraint type	Action to be taken
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Causeway and Pinetrees Business Park Strategic Employment Area	Change of use of land and/or buildings from employment to non-employment use would in principle, be resisted in this designated SEA if planning permission was sought unless suitable justification / evidence for this can be provided.
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>The site has been subject to a significant number of planning applications, and below are the most recent ones. These have been selected as many of the previous applications were also for Prior Notification applications for the conversion of the buildings from offices to residential.</p> <p>RU.25/1027 Prior Approval Application for the erection of one storey above the existing office building to accommodate 9 self-contained residential units under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AA. (refuse).</p> <p>RU.25/1018 Prior Approval application for the erection of two storeys above the existing office building to accommodate 13 self-contained residential units under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AA. (refuse).</p> <p>RU.25/1016 Prior Approval Application for the erection of two storeys above the existing office building to accommodate 20 self-contained residential units under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AA. (refuse)</p> <p>RU.25/0030 External alterations including replacement of existing windows and the change of existing window colour and the removal of the entrance porch and fire escape doors (part retrospective) (grant).</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>RU.24/1534 External alterations including replacement of existing windows and creation of additional windows (part retrospective) (grant).</p> <p>RU.24/1533 External alterations including replacement of existing windows and creation of additional windows and wall infilling to accommodate ground floor level raising and removal of fire escape door and stairs (part retrospective) (grant).</p> <p>RU.23/1250 A phased redevelopment of the Site to include 4 new residential block of flats (Use Class C3), associated landscaping, car parking and ancillary development, external alteration of the existing Lakeside House, Lakeside West and Lakeside East and the demolition of all other existing structures. (refused). [89 units].</p> <p>RU.23/1245 Redevelopment of the site for residential (Use Class C3) in the form of two blocks of flats with associated landscaping, car parking and ancillary development following the demolition of the car parking structure. (withdrawn). [89 units].</p> <p>RU.22/0125 Prior Approval Application for an extension to the existing building to provide an additional two storeys to create an additional 20 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.22/0121 Prior Approval Application for an extension to the existing building to provide an additional two storeys to create an additional 16 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.21/2050 Demolition of all existing buildings and structures, and the comprehensive redevelopment of the Site to deliver 272 residential units (Use Class C3). Associated landscaping, car parking and ancillary development (refuse).</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>RU.21/1523 Prior Approval Application for an extension to the existing building to provide an additional two storeys to create an additional 16 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 (refuse)).</p> <p>RU.21/1519 Prior Approval Application for an extension to the existing building to provide an additional two storeys to create an additional 16 residential units, under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AA (New dwelling houses on detached buildings in commercial or mixed use) (refuse).</p> <p>RU.21/0484 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 39 residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (grant). (Lakeside West). Partial discharge of conditions under RU.23/1071. Discharge of conditions under RU.23/1598. Variation of condition granted under RU.25/0693.</p> <p>RU.21/0483 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 28 residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (grant). (Lakeside East). Partial discharge of conditions under RU.23/1070. Discharge of conditions under RU.23/1599. Variation of conditions granted under RU.25/0694.</p> <p>RU.21/0482 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 36 residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (grant). (Lakeside House). Partial discharge of conditions under RU.23/1069. Discharge of conditions under RU.23/1556. Variation of conditions granted under RU.25/0692.</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	103	As per applications RU.21/0482, RU.21/0483 and RU.21/0484.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓		As part of facilities that would serve both the development and wider community.
Employment (B2 and B8 use classes)			
Retail			
Food and drink	✓		As part of facilities that would serve both the development and wider community.
Leisure	✓		As part of facilities that would serve both the development and wider community.
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 on a partially PDL site in the urban area and thus (for the purposes of this assessment) there is a presumption in favour of sustainable development on those parts of the site.</p> <p>It has been granted Prior Approval under applications RU.21/0482, RU.21/0483 and RU.21/0484 which have all been recently permitted to be extended for a further two years to 14 May 2027.</p> <p>However, the loss of employment use would need to be justified in line with Local Plan Policy IE2 if the site were to come through the conventional planning application process. There are also flood risk issues at the site</p>
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	which would need to be overcome if planning permission for a comprehensive redevelopment of the site was to be permitted.
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site promoter has indicated through multiple Prior Approval applications, and more recent planning applications that the site is deemed as 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

Although the site lies within Flood Zone 3, the extant Prior Approval applications (for 103 units) granted on the site have recently been extended to 14 May 2027 to be implemented, so the potential of these units to come forward remains extant. Therefore the 103 units implemented (but not yet completed) will be retained in the trajectory.

Residential units provided to the assessment of supply: 103 (net).

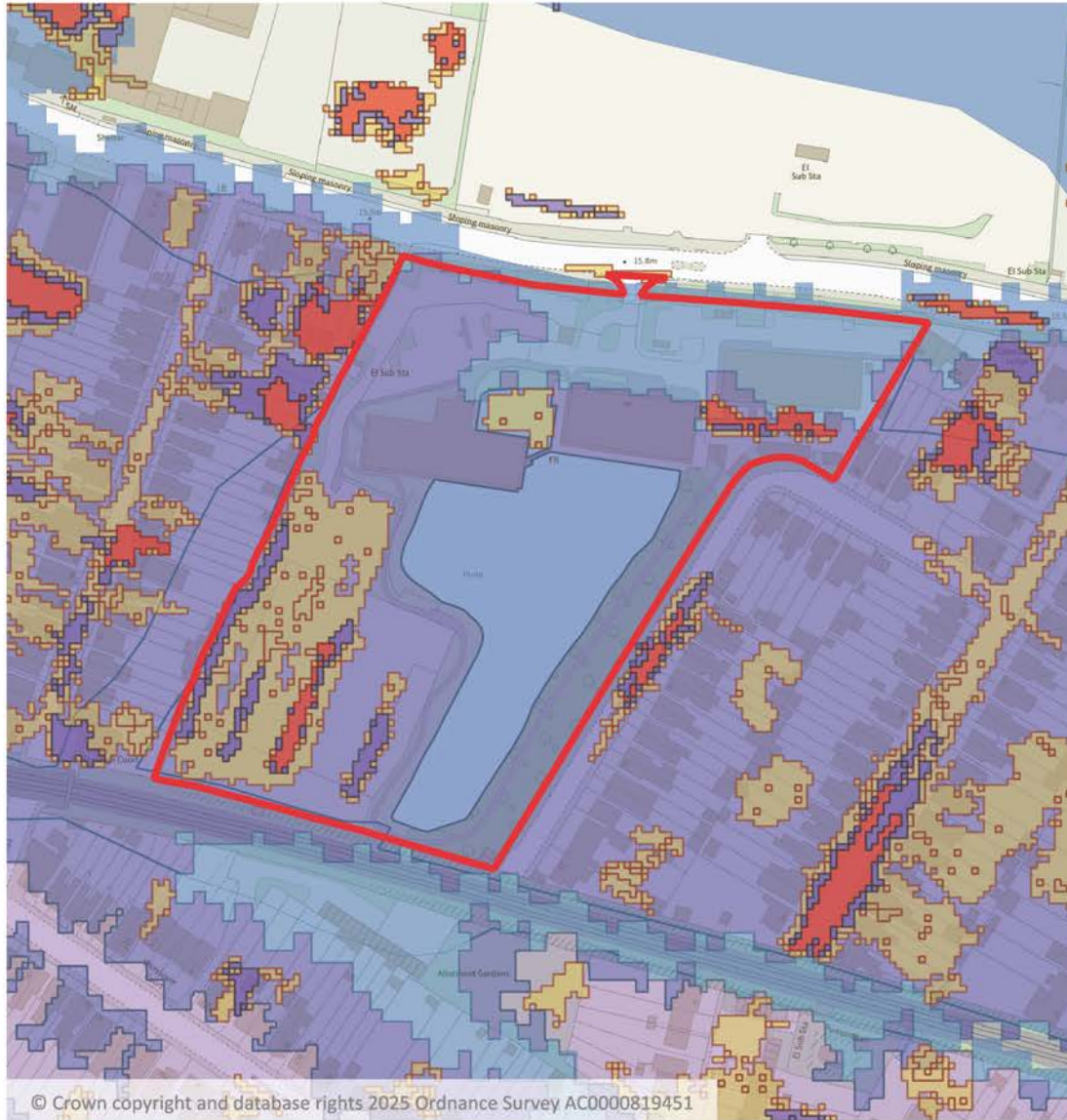
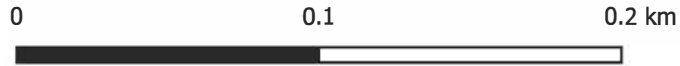
Other uses provided to the assessment of supply: the site promoter has suggested that there may be scope to provide some ancillary facilities (e.g., gym, cafe, restaurant etc.) that would be useable by both the residents of the site and the wider community, but there were no definitive figures provided for this.



Site: 353

Date: 22/12/2025

Name: Lakeside, 30 The Causeway, Staines-upon-Thames



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Scale: 1:2,500

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



SLAA 2025 officer site assessments

Site information

Site ID	413
Site Name	Runnymede Hotel and Spa, Windsor Road, Egham
Address	Runnymede Hotel and Spa Windsor Road Egham
Postcode	TW20 0AG
Grid references	X: 501749 Y: 171960
Site area (ha)	0.38
How site was identified	Through application RU.19/1659
Ownership type	Private
Existing use(s)	Hotel
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the north lies the River Thames, to the east the A308 and M25, to the south is the A308, Egham Bypass and open land, with residential properties to the west.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	✓ (adjacent)
Flood zone 2	✓	Conservation Area	
Flood zone 3a	✓	Ancient woodland	
Flood zone 3b	✓	TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	✓ (adjacent)
High surface water flood risk		LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	The site lies between the River Thames (towpath and islands) and Runnymede Meadows and Slope Biodiversity Opportunity Areas.		

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

Constraint type	Action to be taken
Green Belt	As the wider site is partially PDL in the Green Belt, as long as the proposed development does not have a greater impact on the openness of the development than the existing buildings 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.
Nationally Listed Buildings	The site is adjacent to the Lodges on Roundabout - Junction of A30 and A308, Windsor Road Nationally Listed Buildings and these would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the River Thames - Runnymede SNCI and Runnymede SNCI (including Cooper's Hill and Cooper's Hill Slopes) 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.22/1471 External alterations and extensions to existing hotel building, construction of new ancillary buildings/structures, provision of new car parking, landscaping and other incidental works. (grant) Discharge of conditions granted under RU.23/0517, RU.23/0675, RU.23/0761, RU.23/1521, RU.24/1144, RU.24/1212, RU.24/1264, RU.24/1350 and RU.25/1374. Minor amendments approved under RU.23/1600 and RU.24/0480.</p> <p>RU.19/1659 Extension to West Wing of hotel to create additional Bedrooms (use Class C1) and associated parking (grant).</p> <p>RU.08/0364 Proposed enhancements to Runnymede Hotel & Spa to include revised car park layout, goldplate parking area, creation of main outdoor swimming pool and children's pool, revised rear terrace, redesigned courtyard and replacement water feature, replacement glass conservatory to the rear, solar panels to the hotel roof, re-siting of children's play area, partial cladding to front and rear elevations and rear balcony areas, screening of solar panels, balconies serving conference suite, landscaping proposal and revised footpath/cycle route connecting the Thames path to Runnymede Meadows (grant).</p>

	Subsequent revisions application under RU.08/0742 and discharge of conditions under RU.09/0138, RU.09/0212 and RU.09/0530.
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
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	✓	1,506sqm (net)	As per application RU.22/1471.
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 additional hotel development due to planning permission RU.22/1471.
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Site availability

Is the site available (Y/N)?	Yes
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Availability information:	This site is available for additional hotel development in line with planning permission RU.22/1471 and demonstrated by the subsequent discharge of conditions etc. applications.
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Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is achievable in line with planning permission RU.22/1471.

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 additional hotel development in line with planning permission RU.22/1471. This proposed development is coming forward as shown by the multiple discharge of conditions etc. applications. Therefore, this potential additional floorspace should be added into the employment element of the trajectory.

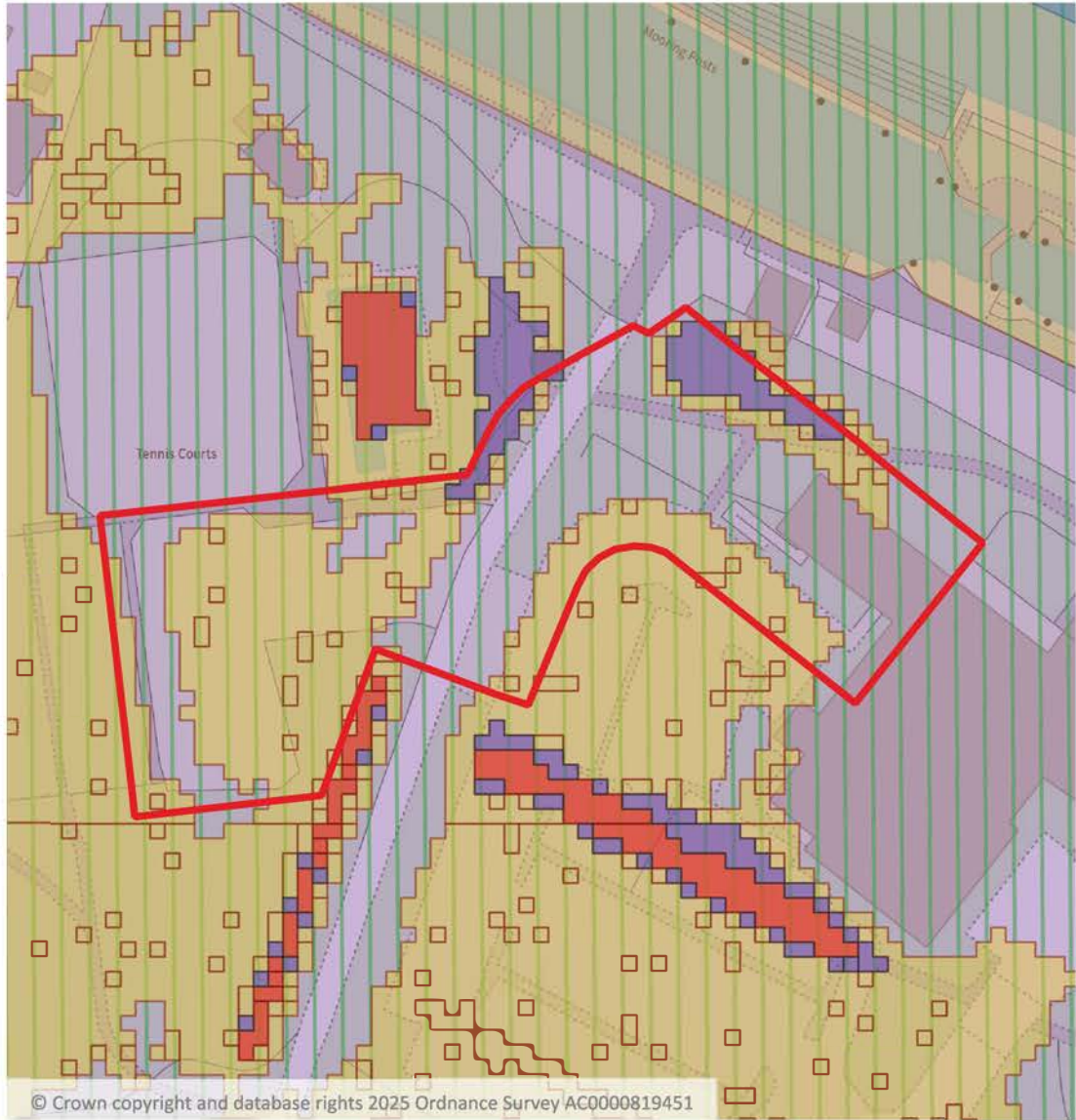
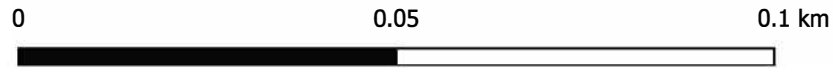
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: 1,506sqm of hotel floorspace as per RU.22/1471.



Date: 22/12/2025

Site: 413 Name: Runnymede Hotel and Spa, Windsor Road, Egham



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Scale: 1:1,000

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



SLAA 2025 officer site assessments

Site information

Site ID	424
Site Name	Land West of Thorpe Bypass (B388), Egham
Address	Land West of Thorpe Bypass (B388)
	Thorpe
	Egham
Postcode	TW20 8QH
Grid references	X: 501642 Y: 169211
Site area (ha)	2.2
How site was identified	Submitted through 2021 SLAA process.
Ownership type	Private
Existing use(s)	Agricultural land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the west lies the M25, the south and east the Thorpe bypass and to the north is trees, open land and ponds.

Policy, environmental and heritage constraints

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Agricultural Land Classification	As this site is ALC Grade 2, it is considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Although this site is within the TBH SPA zones of influence, as it is being promoted for employment development, mitigation would not be required.
Biodiversity Opportunity Area	The potential impact of any development on the adjacent Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
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)	None relevant
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

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

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

Suggested phasing

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

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

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

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site promoter considers that it has very few constraints aside from it being in the Green Belt.

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 / identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify its development.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

At the current time, the use of the site for a comprehensive employment use 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 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

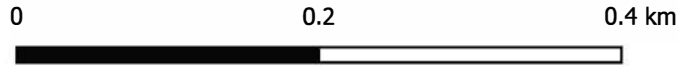
Other uses provided to the assessment of supply: 0



Site: 424

Date: 22/12/2025

Name: Land West of Thorpe Bypass (B388), Egham



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Scale: 1:5,000

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

Site ID	452
Site Name	The Rear of 1 North Street, Egham
Address	The Rear of 1 North Street Egham
Postcode	TW20 9RP
Grid references	X: 500756 Y: 170876
Site area (ha)	0.1
How site was identified	Through application RU.22/0992
Ownership type	Private
Existing use(s)	Car parking for public house
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded on all sides by residential properties, except for the eastern side which faces onto the rear of The Foresters Arms.

Policy, environmental and heritage constraints

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

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
N/A	There are no notable constraints covering this 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.22/0992 Construction of a residential development to the rear of 1 North Street, Egham comprising 7 flats together with associated amenity space, parking, refuse and recycling store and bicycle store (grant). Discharge of conditions granted under RU.22/1394 and RU.22/1582. Variation of conditions granted under RU.24/0900 and RU.25/0570.</p> <p>RU.21/2186 Construction of a residential development to the rear of 1 North Street, Egham comprising 6 flats together with associated amenity space, parking, refuse and recycling store and bicycle store (amended plans and description 21/03/2022) (grant).</p> <p>RU.21/1593 Construction of a residential development to the rear of 1 North Street, Egham comprising 8 flats together with associated amenity space, parking, refuse and recycling store and bicycle store (withdrawn).</p> <p>RU.01/0809 Change of use of part of the ground floor of the public house (Class A3) to 4 no. additional bedrooms for bed and breakfast use (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	7	As per planning application RU.22/0992.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8)			

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

Suggested phasing

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

Suitability information:	The site is suitable (for the purposes of this assessment) for residential development as per application RU.22/0992.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for residential development as per application RU.22/0992. The agent for the site has confirmed that they intend to implement the development once the finances for the scheme are finalised, and this appears to be taking place as conditions are being discharged.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as per application RU.22/0992.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is suitable (for the purposes of this assessment) for residential development as per application RU.22/0992, with conditions being discharged under RU.22/1394 and RU.22/1582. The agent for the site has confirmed that they intend to build out the scheme once the finances for it are finalised. Therefore, these seven net additional units should be added into the third year of the trajectory.

Residential units provided to the assessment of supply: 7 (net).

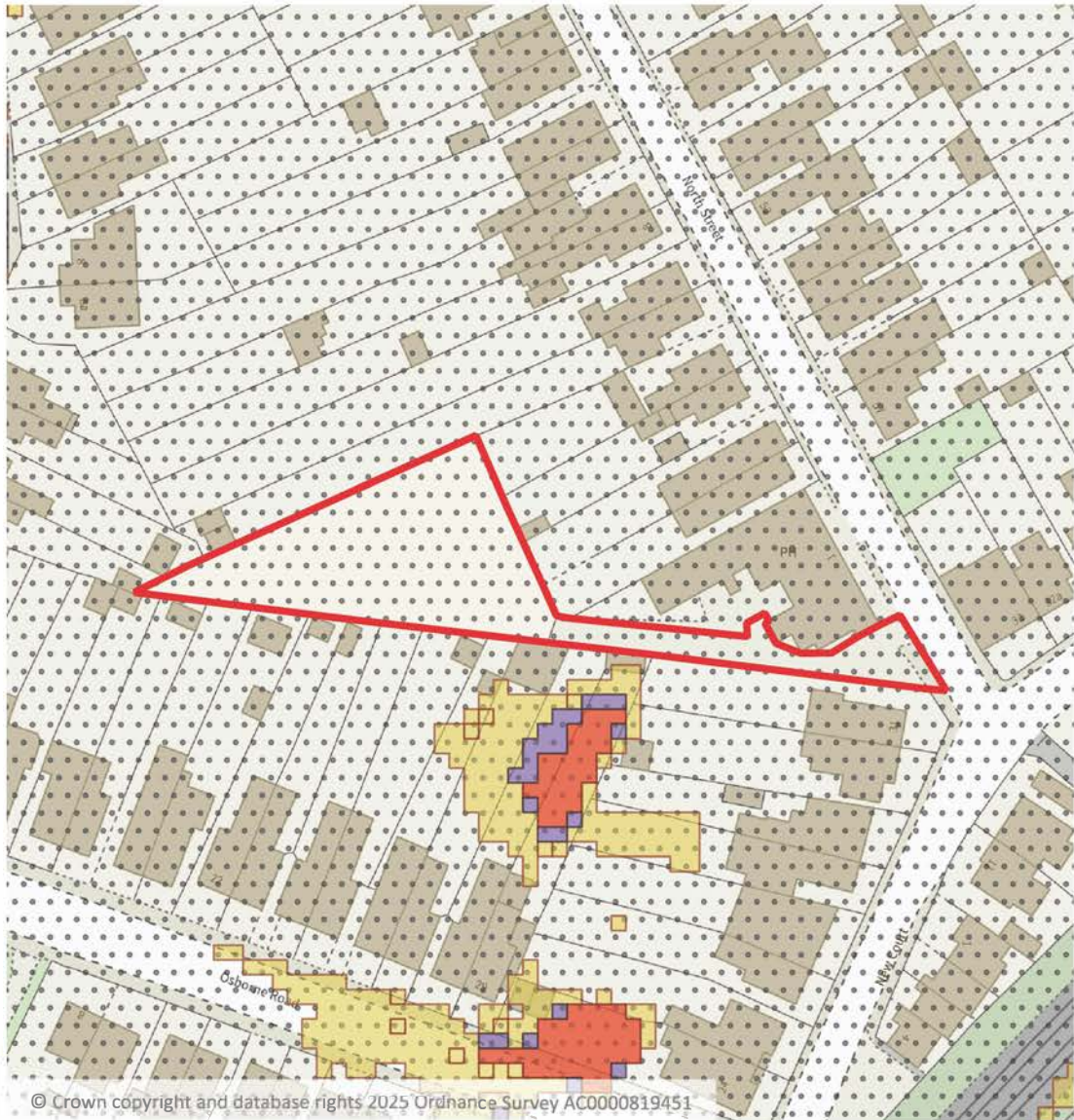
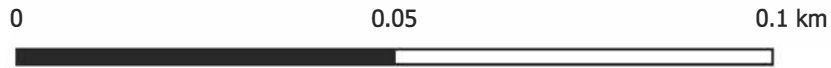
Other uses provided to the assessment of supply: as this site has planning permission for residential development, other uses have not been considered.



Date: 22/12/2025

Site: 452 Name: The Rear of 1 North Street, Egham

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



Scale: 1:1,000

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



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SLAA 2025 officer site assessments

Site information

Site ID	457
Site Name	Land at Albany Place, Egham
Address	Land at Albany Place
	Egham
Postcode	TW20 9HG
Grid references	X: 501607 Y: 171505
Site area (ha)	0.09
How site was identified	Submitted through the 2022 SLAA process
Ownership type	Private
Existing use(s)	Woodland
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is surrounded to the north, west and south by flats and house, with the M25 to the west.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2	✓	Conservation Area	
Flood zone 3a	✓	Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Within the Egham Historic Core and Petter's Sports field multi-period site Area of High Archaeological Potential. Within the Egham / M25 Air Quality Management Area (AQMA) 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.

Constraint type	Action to be taken
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TPO	The potential impact of any development on TPO 457 would need to be taken into account as part of any development proposals.
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 adjacent 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.22/1402 The erection of a two/three storey, building to accommodate 9 flats (8 x two bedroom, 1x one bedroom), together with associated landscaping and car parking (withdrawn).

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	9	As per application RU.22/1402.
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 ² / car parking spaces	Supporting comments
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	This site is considered to be unsuitable for development as the proposal site lies within the Egham / M25 AQMA, is nearly entirely covered by TPO 457 and is entirely within Flood Zone 3a. Until it is shown that these significant constraints can be satisfactorily overcome through the granting of a planning permission or submission of satisfactory evidence, the site is not deemed to be suitable for inclusion in the trajectory.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	As this site has been promoted for inclusion in the SLAA, as well as having a recently submitted planning application, this shows that it is available for residential development.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site is not deemed to be achievable due to the aforementioned significant constraints that it is subject to, and until a planning permission is granted that manages the development impacts in relation to these issues, then it will not be considered achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

This site is considered to be unsuitable for development as the proposal site lies within the Egham / M25 AQMA, is nearly entirely covered by TPO 457 and is entirely within Flood Zone 3a. Until it is shown that these significant constraints can be satisfactorily overcome through the granting of a planning permission or the submission of additional evidence, the site is not deemed to be suitable for inclusion in the trajectory.

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

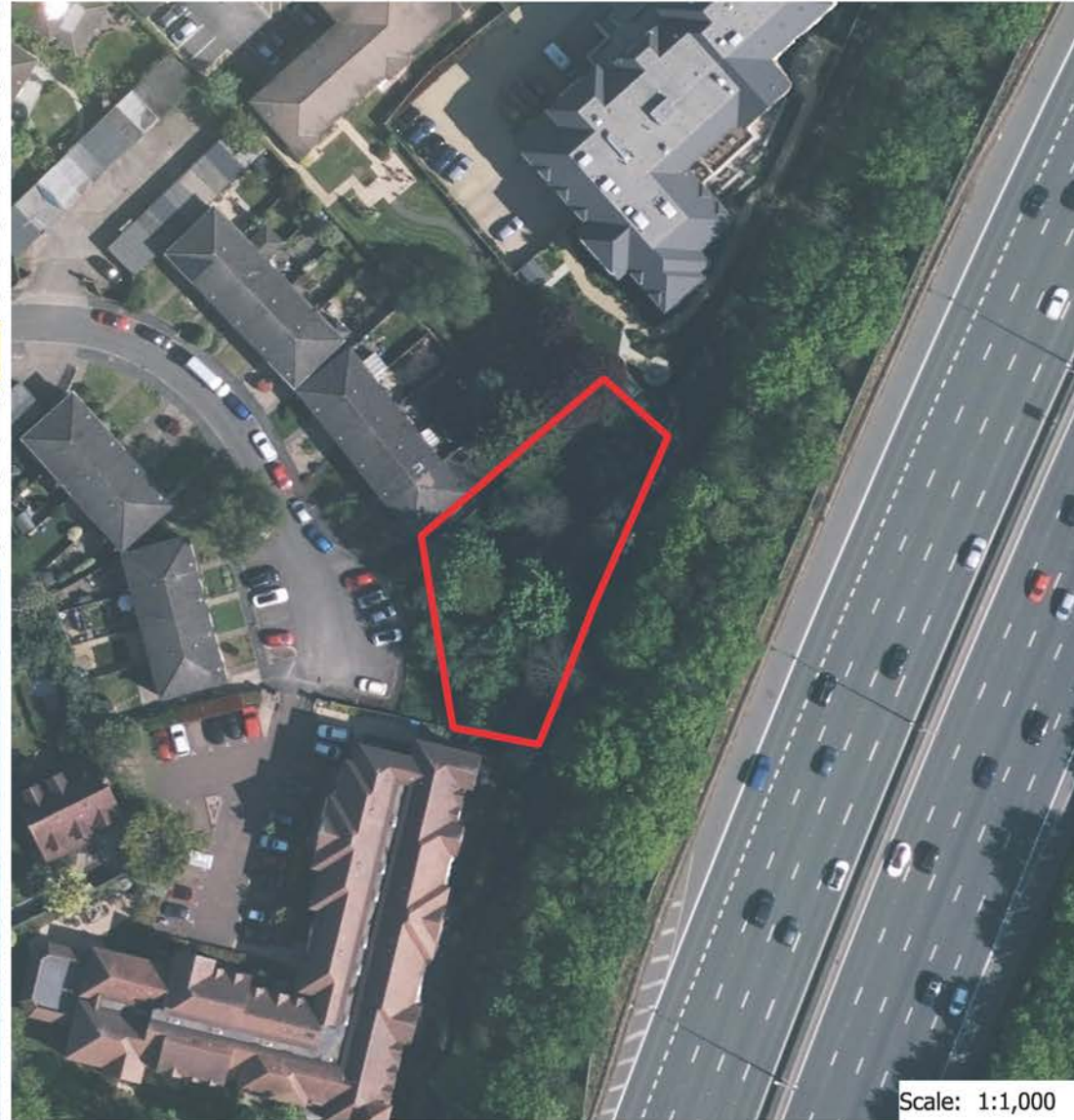
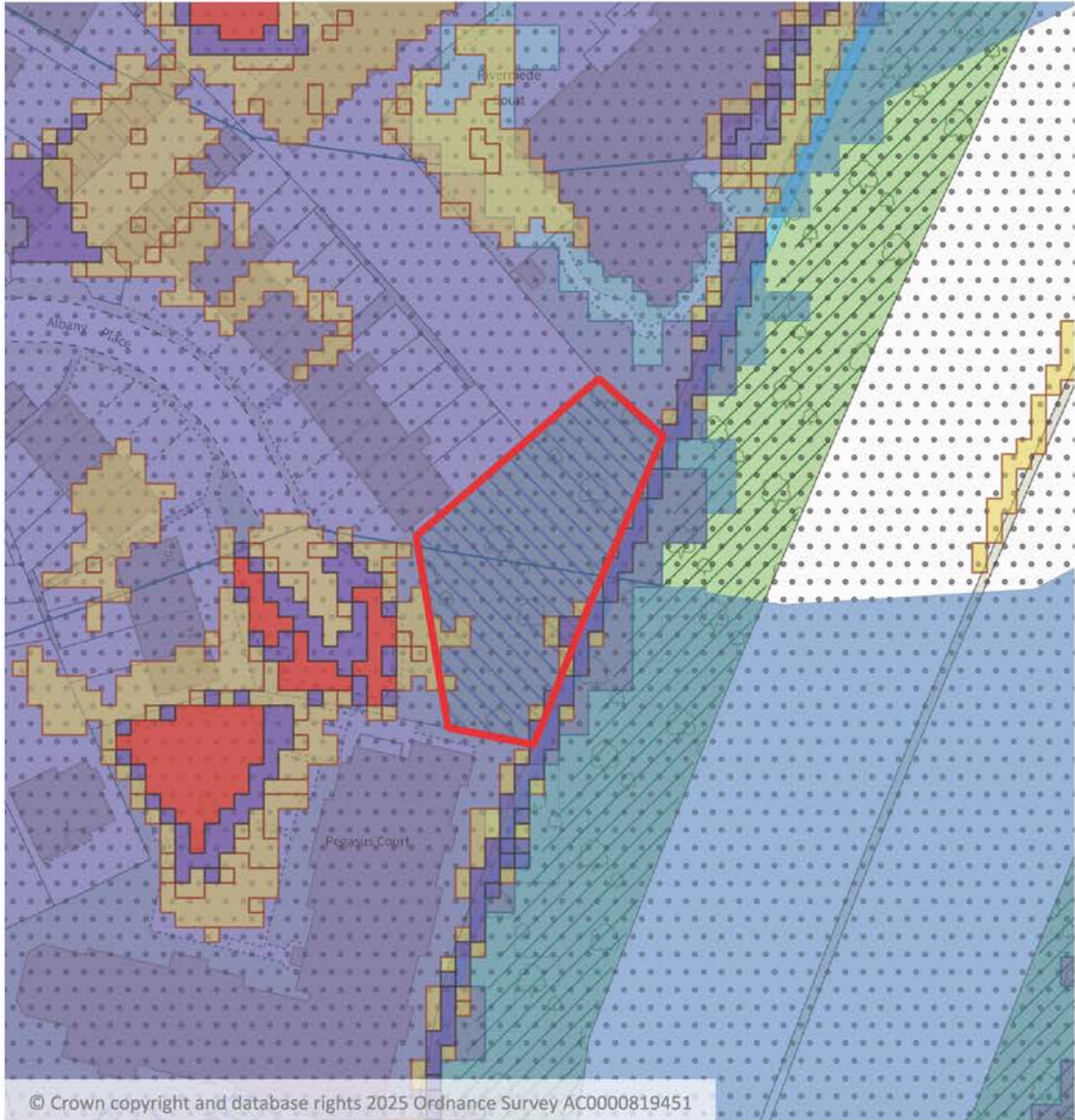
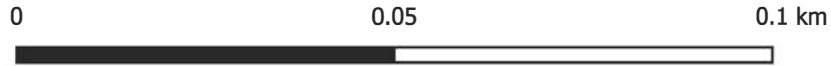
Other uses provided to the assessment of supply: this site has only been promoted for residential use, and thus other land uses have not been considered.



Date: 22/12/2025

Site: 457 Name: Land at Albany Place, Egham

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

Site ID	479
Site Name	Cavendish House, 5 The Avenue, Egham
Address	Cavendish House
	5 The Avenue
	Egham
Postcode	TW20 9AB
Grid references	X: 501530 Y: 171654
Site area (ha)	0.12
How site was identified	Submitted as part of the 2024 Urban Area Capacity Study (UACS)
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded to the west and south by residential properties and to the north and east by offices and warehouses.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2	✓	Conservation Area	
Flood zone 3a	✓	Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Within the Egham Historic Core and Petter's Sports field multi-period site Area of High Archaeological Potential. Within the Egham AQMA (partially).		

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

Constraint type	Action to be taken
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
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.
AQMA	As the site is partially within the AQMA, this will need to be addressed as part of the design of any proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.25/1570 Alterations to building exterior and associated hard landscaping (pending).</p> <p>RU.24/0594 Change of use of first floor from Commercial office (E) to Residential (C3) and raising of roof to form new second floor to be used as residential use (C3) to create total of 9 new flats, adjustment of existing window heights and the associated minor amends to external spaces for, bins/bike storage and amenity space (refuse).</p> <p>RU.22/1571 Part Change of use of the existing property to residential use and construction of additional storey (refuse).</p> <p>RU.11/0093 Extension of building by provision of second floor accommodation and new roof (including increase in height of roof) new canopy to front elevation and new external staircase to rear elevation and change of use of whole building from se Class B1 (office) to 40 bed student accommodation and reduction in car parking spaces to create amenity space (refuse).</p> <p>RU.10/0145 Renewal of planning permission RU.04/1449 for an increase in height of existing office building to provide an additional floor of ancillary office space, internal alterations, new side entrance canopy and ramp, detached covered cycle store and reduction of in parking from 20 to 19 spaces (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	9	Indicative dwelling mix 5 x 2 bed and 4 x 1 bed flats at 75dph (suggested by the promoter).
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	This site will need to be able to demonstrate that it can overcome significant flood risk constraints through the required Flood Risk Assessment as highlighted in the most recently refused planning application (RU.24/0594). It would also need to overcome other marketing and design issues that this recent application has identified, before it could be considered suitable for development.
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As the most recently determined application for this site was refused on multiple grounds (see RU.24/0594), this currently indicates that the site cannot be considered suitable for the development for the proposed nine residential units suggested.

Site deliverability

Can identified constraints be overcome (Y/N)?	Potentially, but this would need to be demonstrated through the planning application process.
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

Although this site has been promoted for residential development, previous applications such as RU.24/0594 and RU.22/1571 have shown that there are a number of outstanding issues including flood risk that would need to be overcome before this site could be considered suitable for residential development. On that basis this site cannot (currently) be included in the trajectory.

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

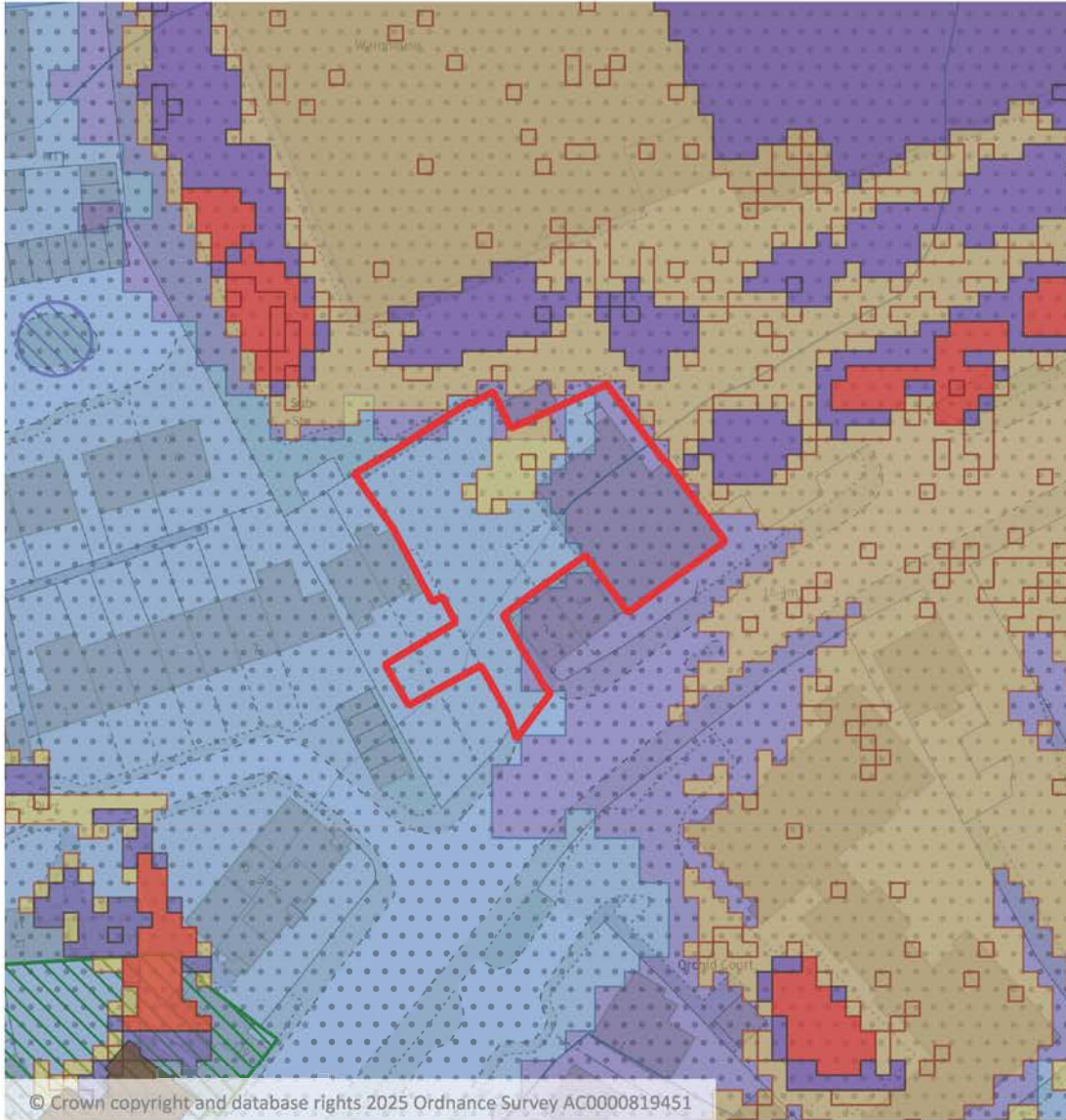
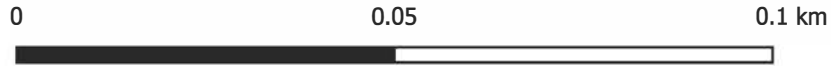
Other uses provided to the assessment of supply: this site only been promoted for residential, and not additional office development, other uses have not been considered.



Date: 22/12/2025

Site: 479

Name: Cavendish House, 5 The Avenue, Egham



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

Site ID	483
Site Name	Alchemy House, 15 Band Lane, Egham
Address	Alchemy House 15 Band Lane Egham
Postcode	TW20 9LN
Grid references	X: 500945 Y: 171047
Site area (ha)	0.07
How site was identified	Through the 2024 Urban Area Capacity Study
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Public car park and band hall to south. Residential to east and north with a pumping station to the west.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2	✓ (partial)	Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓	SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Adjacent to the Stewart's Almshouses, 9-13 Band Lane 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.

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.
Locally Listed Buildings	Any development proposals on this submitted site will have to take account of the potential impact on the adjacent Locally Listed Buildings.

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.22/0778 Change of use from office to residential to include the erection of a second floor and a three-storey side extension to provide for a flatted scheme, and associated access, parking and cycle/bin store (withdrawn).</p> <p>RU.20/0534 Prior Approval for the change of use of the first floor office to residential (Use Class C3) (grant).</p> <p>RU.05/1314 Extension and conversion of existing office building to form 3 storey block containing 6 no. 2 bed flats and 3 no. 1 bed flats with access off Band Lane and nine car parking spaces (withdrawn).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	15	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 ² / car parking spaces	Supporting comments
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years (by the site promoter).
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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 it is PDL in an urban area and is not subject to absolute policy constraints.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for residential development as it has been promoted by the site owner.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As per the site submission, the site promoter states it would need to pass the sequential test to be considered achievable. For the purpose of this assessment, it is therefore not considered to be achievable in the short-term.

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	Developable.
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Recommendation

The site is considered to be suitable for residential development (for the purposes of this assessment) provided it can pass the sequential test in accordance with flood risk policy requirements. This could be demonstrated via the planning application process or through the submission of additional evidence, but until this has been demonstrated, it will be considered developable in the medium to longer term, as opposed to being including in the 5 Year Housing Land supply Trajectory.

Residential units provided to the assessment of supply: 0.

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

SLAA 2025 officer site assessments

Site information

Site ID	490
Site Name	Nexus, Station Road, Egham
Address	Nexus
	Station Road
	Egham
Postcode	TW20 9LB
Grid references	X: 501100 Y: 171061
Site area (ha)	0.20
How site was identified	Though application RU.22/0844
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded by a mix of commercial uses and residential (flats and houses) and Egham railway station lies to the south.

Policy, environmental and heritage constraints

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

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.
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.22/0844 Redevelopment of the site to provide a mixed-use scheme consisting of two buildings of five storeys to accommodate commercial (Class E) and residential (Class C3) uses, including the relocation of the existing vehicular accesses (including the entrance to the Egham Station Car Park) landscaping, car & cycle parking and associated works. (grant).

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	67	As per application RU.22/0844.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓	-1,035 sqm	Net loss as per application RU.22/0844.
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	The site is considered to be suitable for the purposes of this assessment as it has an implemented permission under application RU.22/0844 for 67 residential units.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is considered to be available as it has an implemented permission under application RU.22/0844 for 67 residential units.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is considered to be achievable as it has an implemented permission under application RU.22/0844 for 67 residential units.

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 has an implemented planning permission for the conversion from office use to 67 residential units. Therefore, it will be counted towards the supply.

Residential units provided to the assessment of supply: 67 (net).

Other uses provided to the assessment of supply: the site only has permission to be converted from an office to flats, and results in a net loss of 1,035sqm of Class E floorspace so other uses have not been considered.

SLAA 2025 officer site assessments

Site information

Site ID	491
Site Name	Virginia House, 35-51 Station Road, Egham
Address	Virginia House
	35-51 Station Road
	Egham
Postcode	TW20 9LB
Grid references	X: 501060 Y: 171147
Site area (ha)	0.07
How site was identified	Through RU.24/0909
Ownership type	Private
Existing use(s)	Offices
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	There are various commercial uses to the north, east and west, with residential dwellings to the south.

Policy, environmental and heritage constraints

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

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.
Nationally Listed Building	The potential impact of any development on the nearby Railway Public House Nationally 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.25/0247 Prior approval application for Change of use from Commercial, Business and Service (Use Class E) to form 20 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). Discharge of conditions granted under RU.25/0517, RU.25/0735, RU.25/0791 and RU.25/0949.</p> <p>RU.24/0909 Prior approval application for Change of use from Commercial, Business and Service (Use Class E) to form 20 residential units (Use Class C3) (grant). Discharge of conditions granted under RU.24/1285 and RU.24/1436.</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	20	As per application RU.25/0247.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			

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

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years.
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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 application RU.25/0247, which has been implemented.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is considered to be available for residential development as per application RU.25/0247, which has been implemented.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is considered to be achievable as per application RU.25/0247, 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

The site is considered to be suitable for 20 residential units as per application RU.25/0247, which has been implemented and thus its 20 (net) units should be added into the trajectory.

Residential units provided to the assessment of supply: 20 (net).

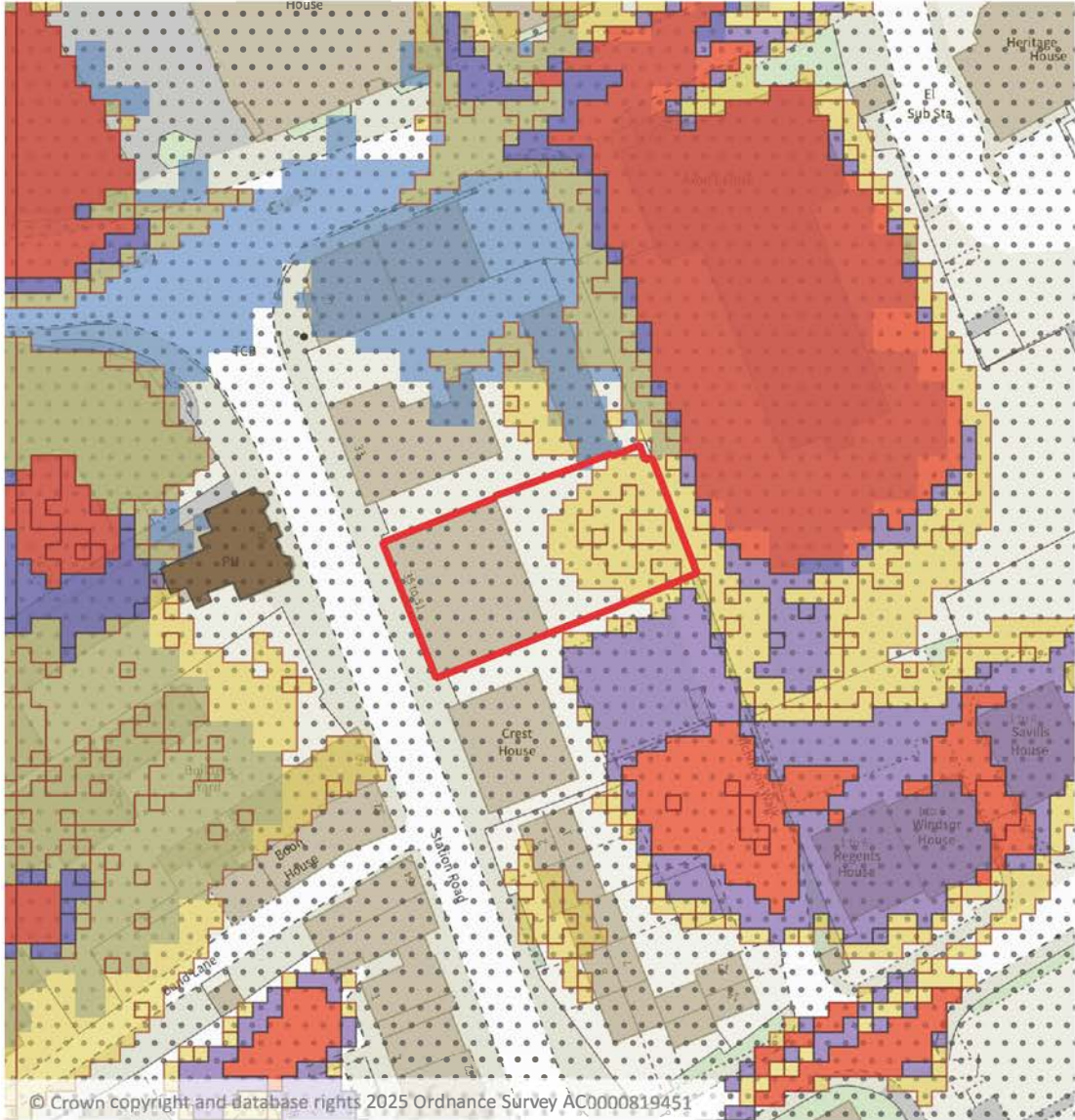
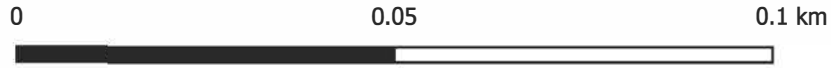
Other uses provided to the assessment of supply: as this site only has permission for residential development, other uses have not been considered.



Date: 22/12/2025

Site: 491

Name: Virginia House, 35-51 Station Road, Egham



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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
- SNCTs
- LNRs
- Nationally Listed Buildings
- Within 5-7 km of TBH SPA
- Within 5 km of TBH SPA
- Locally listed buildings
- Watercourse buffer
- ROFSW - High
- ROFSW - Medium
- ROFSW - Low



SLAA 2025 officer site assessments

Site information

Site ID	505
Site Name	Concrete Batching Plant, Thorpe Lea Road, Egham
Address	Concrete Batching Plant Thorpe Lea Road Egham
Postcode	TW20 8RH
Grid references	X: 502026 Y: 169608
Site area (ha)	0.49
How site was identified	Submitted as part of the 2025 SLAA Call for Sites
Ownership type	Private
Existing use(s)	Industrial (B2)
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the south and east there is a mix of industrial and commercial buildings, and to the north and west there is open / agricultural land as well as lakes / ponds.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is ALC Grade 2, it is considered to be part of the Best and Most Versatile (BMV) Agricultural Land, which requires consideration in the planning process.
Thorpe Industrial Estate Strategic Employment Area	Changes of use of land and/or buildings in this SEA from employment to non-employment use would be resisted in principle if planning permission was sought.

Site planning history

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

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)	✓		As suggested by the site promoter. No amount of floorspace suggested. Mainly seeking the retention of the employment designation on the land.
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

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

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	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 the proposed use of B2/B8 as it lies within a designated Strategic Employment Area.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available as it has been put forward by the promoter.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is already in employment use and lies within a designated Strategic Employment Area.

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) for the proposed employment B uses as suggested by the site promoter and in accordance with Policy IE2 of the 2030 Local Plan.

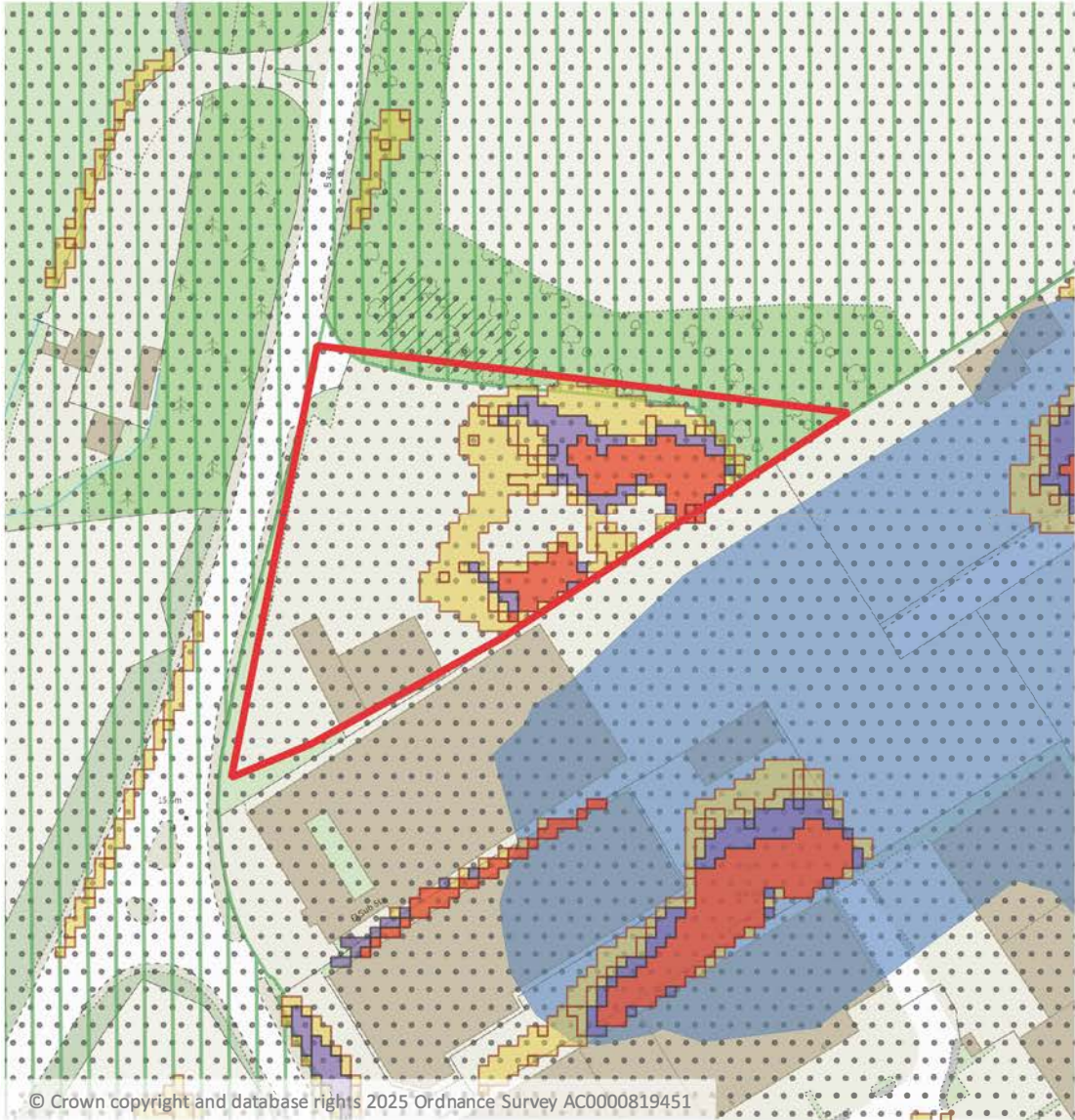
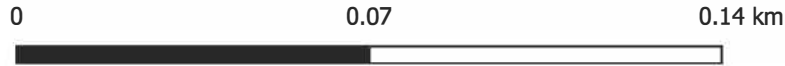
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: B uses as set out by the site promoter (though no exact floorspace figures have been given) and in accordance with existing Local Plan policy IE2.



Date: 22/12/2025

Site: 505 Name: Concrete Batching Plant, Thorpe Lea Road, Egham



Scale: 1:1,500

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



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SLAA 2025 officer site assessments

Site information

Site ID	509
Site Name	The Foresters Arms, 1 North Street, Egham
Address	The Foresters Arms 1 North Street Egham
Postcode	TW20 9RP
Grid references	X: 500804 Y: 170871
Site area (ha)	0.07
How site was identified	Though application RU.25/0967
Ownership type	Private
Existing use(s)	Public house
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded on all sides by residential properties.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
N/A	There are no notable constraints covering this 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.25/0967 Change of use of public house and guest accommodation (Sui Generis) into 6 residential units (C3) with extensions and alterations to existing building and roof and associated cycle storage, hard and soft landscaping following demolition of lean-to structure and chimney (grant).</p> <p>RU.22/1769 Alterations and extensions to The Foresters Arms pub to provide 2 x flats, relocation of existing managers flat along with provision of cycle storage, parking and installation of PV panels (refuse).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	6	As per planning application RU.25/0967.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	The site is considered to be suitable (for the purposes of this assessment) for residential development as per application RU.25/0967.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is considered to be available for residential development as per application RU.25/0967.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is considered to be achievable as per application RU.25/0967.

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 residential development as per application RU.25/0967. Therefore, these six net additional units should be added into the third year of the trajectory.

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

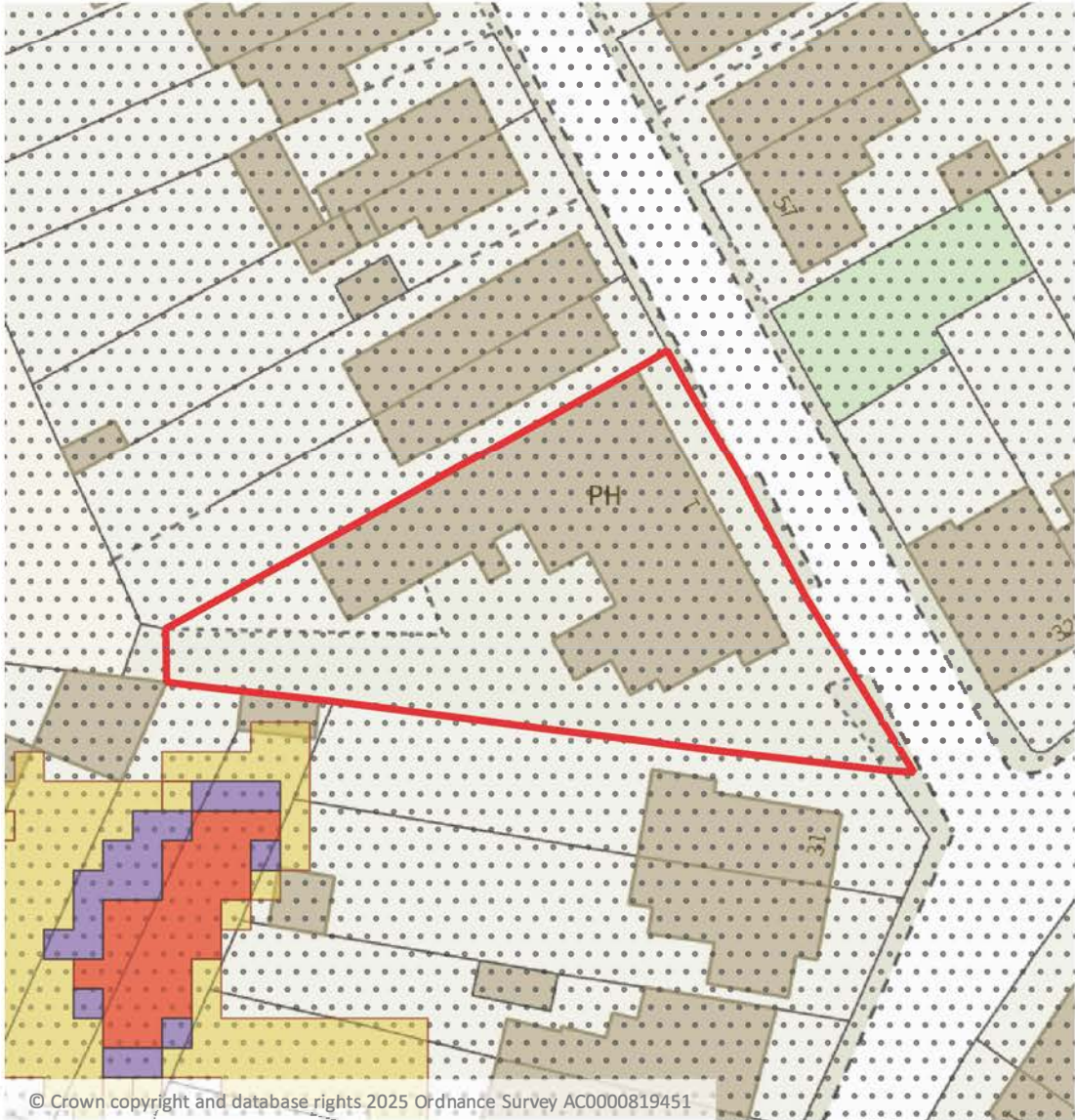
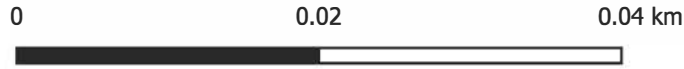
Other uses provided to the assessment of supply: as this site has planning permission for residential development, other uses have not been considered.



Site: 509

Date: 22/12/2025

Name: The Foresters Arms, 1 North Street, Egham



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Scale: 1:500

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



SLAA 2025 officer site assessments

Site information

Site ID	510
Site Name	The Hythe Centre, Thorpe Road, Egham
Address	The Hythe Centre
	Thorpe Road
	Egham
Postcode	TW18 3HD
Grid references	X: 502748 Y: 170992
Site area (ha)	0.09
How site was identified	Though application RU.25/1210
Ownership type	Public
Existing use(s)	Community centre
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the south there are residential properties, the north The Hythe School, to the west a recreation ground and to the east is Magna Carta School.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.

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.25/1210 Change of use of existing community centre (Use Class F.2) to a medical centre with other healthcare uses, including pharmacy (all falling within Use Class E) and associated internal reconfiguration and minor external alterations. (grant).</p> <p>RU.01/0310 Erection of a new single storey social centre with extension to car park following demolition of existing social centre. (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓	867sqm	As per planning application RU.25/1210.
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses	✓	-867sqm	As per planning application RU.25/1210.
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 considered to be suitable (for the purposes of this assessment) for healthcare (E use) development as per application RU.25/1210.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is considered to be available for development into a medical centre as per application RU.25/1210.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is considered to be achievable as per application RU.25/1210.

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 development into a medical centre as per application RU.25/1210. Therefore, this change of use should be added into the trajectory.

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

Other uses provided to the assessment of supply: 867sqm of E floor space, and -867 of community use floor space (Use Class F) as per RU.25/1210.

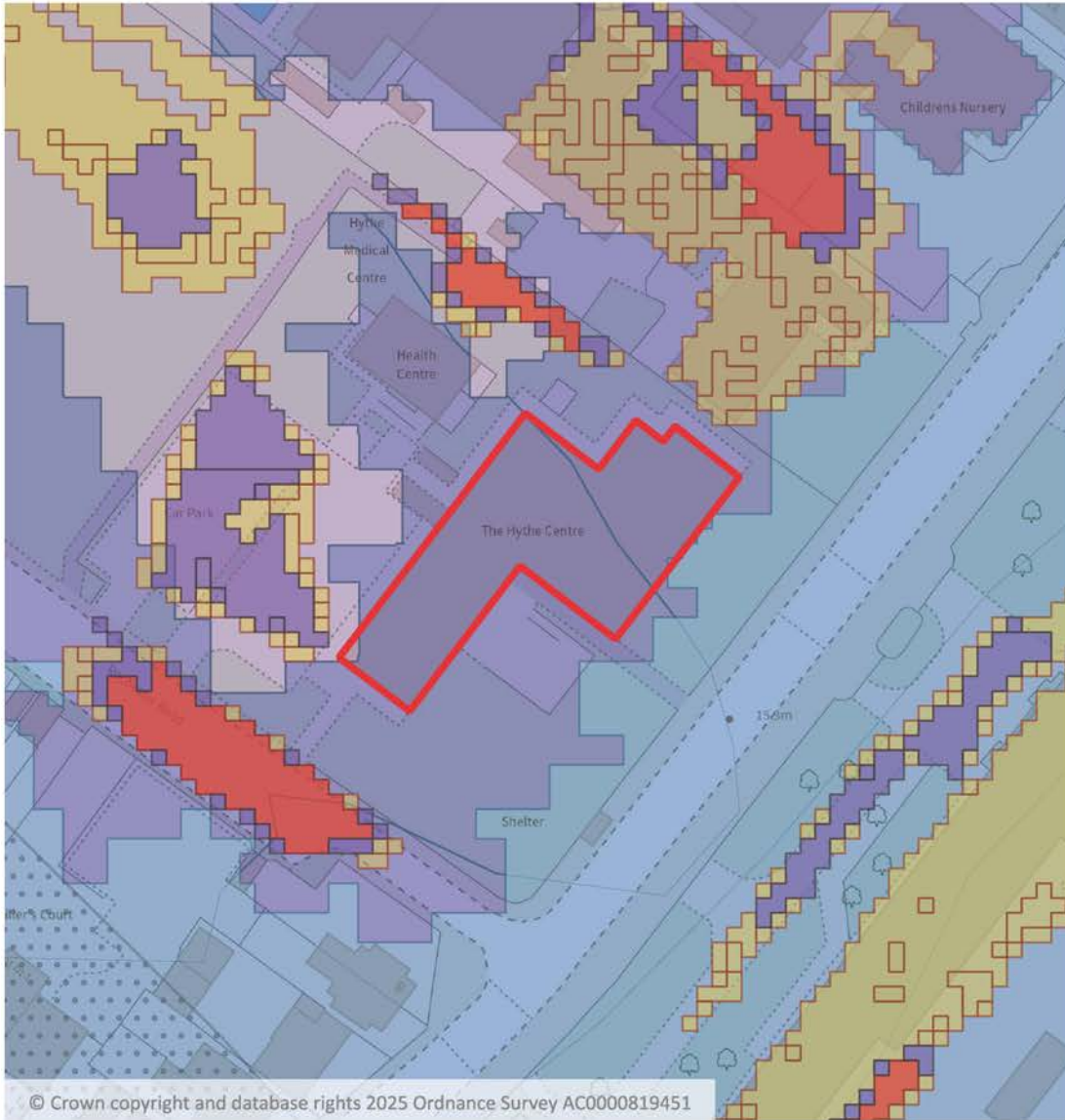
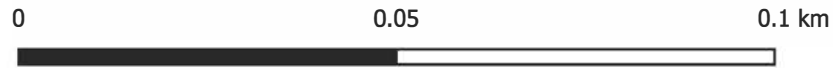


Date: 22/12/2025

Site: 510

Name: The Hythe Centre, Thorpe Road, Egham

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



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Scale: 1:1,000

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



SLAA 2025 officer site assessments

Site information

Site ID	511
Site Name	Unit 6 Alpha Way, Egham
Address	Unit 6 Alpha Way
	Egham
Postcode	TW20 8RZ
Grid references	X: 502455 Y: 169583
Site area (ha)	1.66
How site was identified	Through RU.25/0022
Ownership type	Private
Existing use(s)	B8 unit
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the north and west are a variety of commercial units. To the south and east is wooded and agricultural land.

Policy, environmental and heritage constraints

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

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

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

Constraint type	Action to be taken
	Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Thorpe Industrial Estate Strategic Employment Area	Changes of use of land and/or buildings from employment to non-employment use would be resisted in principle if planning permission was sought.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.25/0022 Change of use from B8 (storage and distribution) with ancillary offices to a flexible use of either: B2 (general industry) or E(g) (including E(g)(i) (office), E(g)(ii) (research and development) and E(g)(iii)) (other industrial process), and external alterations including a new double height entrance on the northwest elevation, an additional loading bay on the southwest elevation, and PV panels on the roof.

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓	7586sqm	As per RU.25/0022.
Employment (B2 and B8 use classes)		-7,586 sqm	B8 as per RU.25/0022. Although the floorspace could be retained for B2 uses.
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 the proposed change of use from B8 to B2 / commercial (E) as per RU.25/0022.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is considered to be available for the proposed change of use from B8 to B2 / commercial (E) as per RU.25/0022.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is considered to be achievable as per RU.25/0022.

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) for the proposed change of use from B8 to B2 / commercial (E) as per RU.25/0022. This change should be recorded in the trajectory.

Residential units provided to the assessment of supply: 0

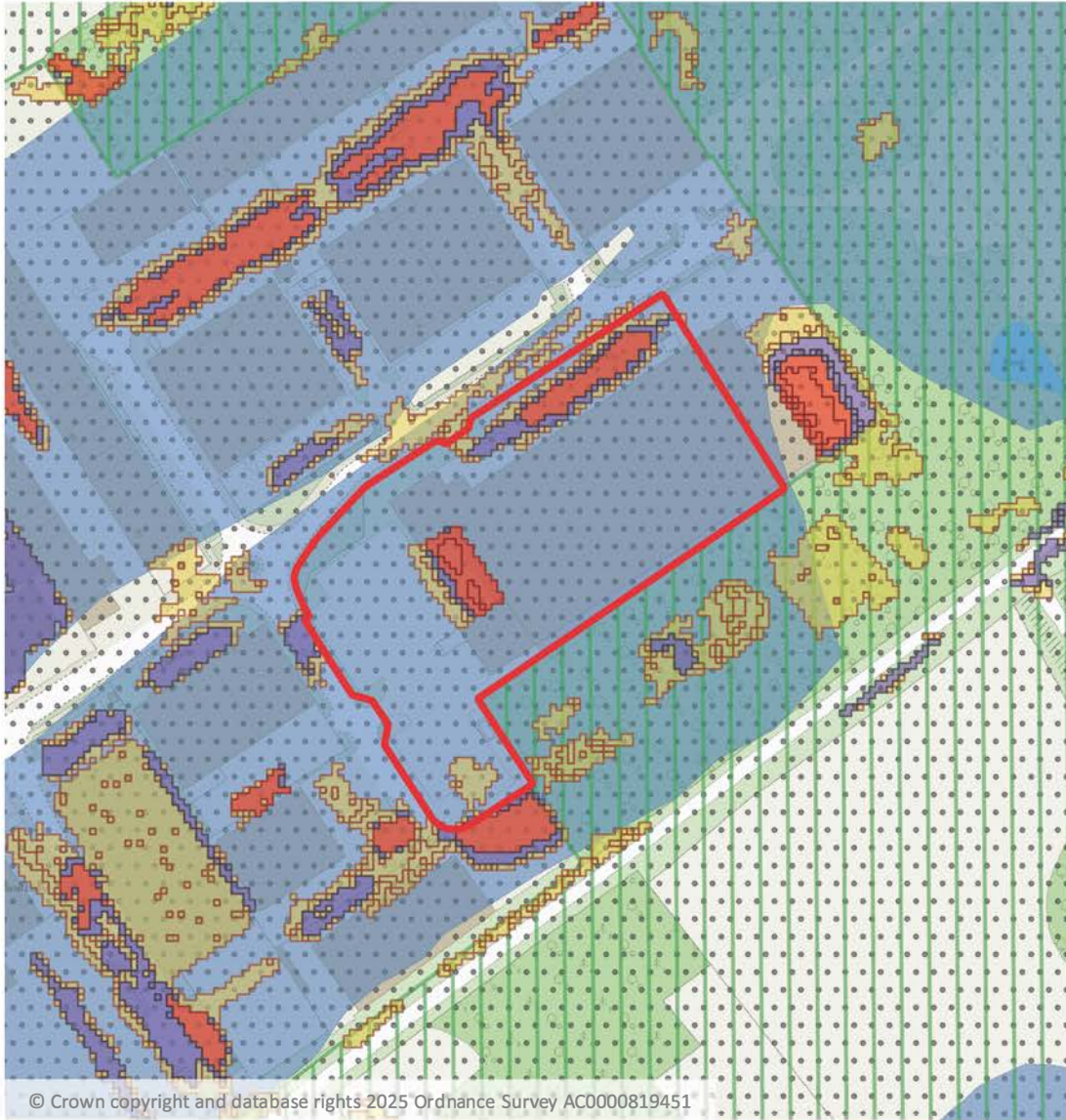
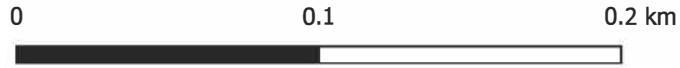
Other uses provided to the assessment of supply: as this site only has permission for this change of use, other uses have not been considered.



Date: 22/12/2025

Site: 511 Name: Unit 6 Alpha Way, Egham

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

Site ID	512
Site Name	Crabtree Office Village, Eversley Way, Egham
Address	Crabtree Office Village Eversley Way Egham
Postcode	TW20 8RY
Grid references	X: 502135 Y: 169361
Site area (ha)	0.46
How site was identified	Through RU.25/0822 and RU.25/0833
Ownership type	Private
Existing use(s)	E class offices
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded on all sides by office and commercial units.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Flood Zones / riak	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.
Thorpe Industrial Estate Strategic Employment Area	Changes of use of land and/or buildings from employment to non-employment use in this SEA would be resisted in principle if planning permission was sought.

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.25/0833 Prior approval application for Change of use from Commercial, Business and Service (Use Class E) to form 12 residential units (Use Class C3) under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class MA (grant).</p> <p>RU.25/0822 Prior approval application for Change of use from Commercial, Business and Service (Use Class E) to form 8 residential units (Use Class C3) under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class MA (grant).</p> <p>RU.25/0804 Planning permission for external alterations to the existing buildings to include changes to the building elevations and roofs, demolition of external escape stairs, soft and hard landscaping, car parking, cycle parking, refuse stores, plant and other associated works (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	20	As per RU.25/0822 and RU.25/0833.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)		-1,811sqm	As per RU.25/0822 and RU.25/0833.
Employment (B2 and B8)			

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

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	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 the proposed change of use from E use to residential use under RU.25/0822 and RU.25/0833.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is considered to be available for the proposed change of use from E use to residential use under RU.25/0822 and RU.25/0833.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is considered to be achievable as per RU.25/0822 and RU.25/0833

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) for the proposed development of 20 residential units (as part of a change of use from offices, Use E) as per RU.25/0822 and RU.25/0833.

Residential units provided to the assessment of supply: 20 (net)

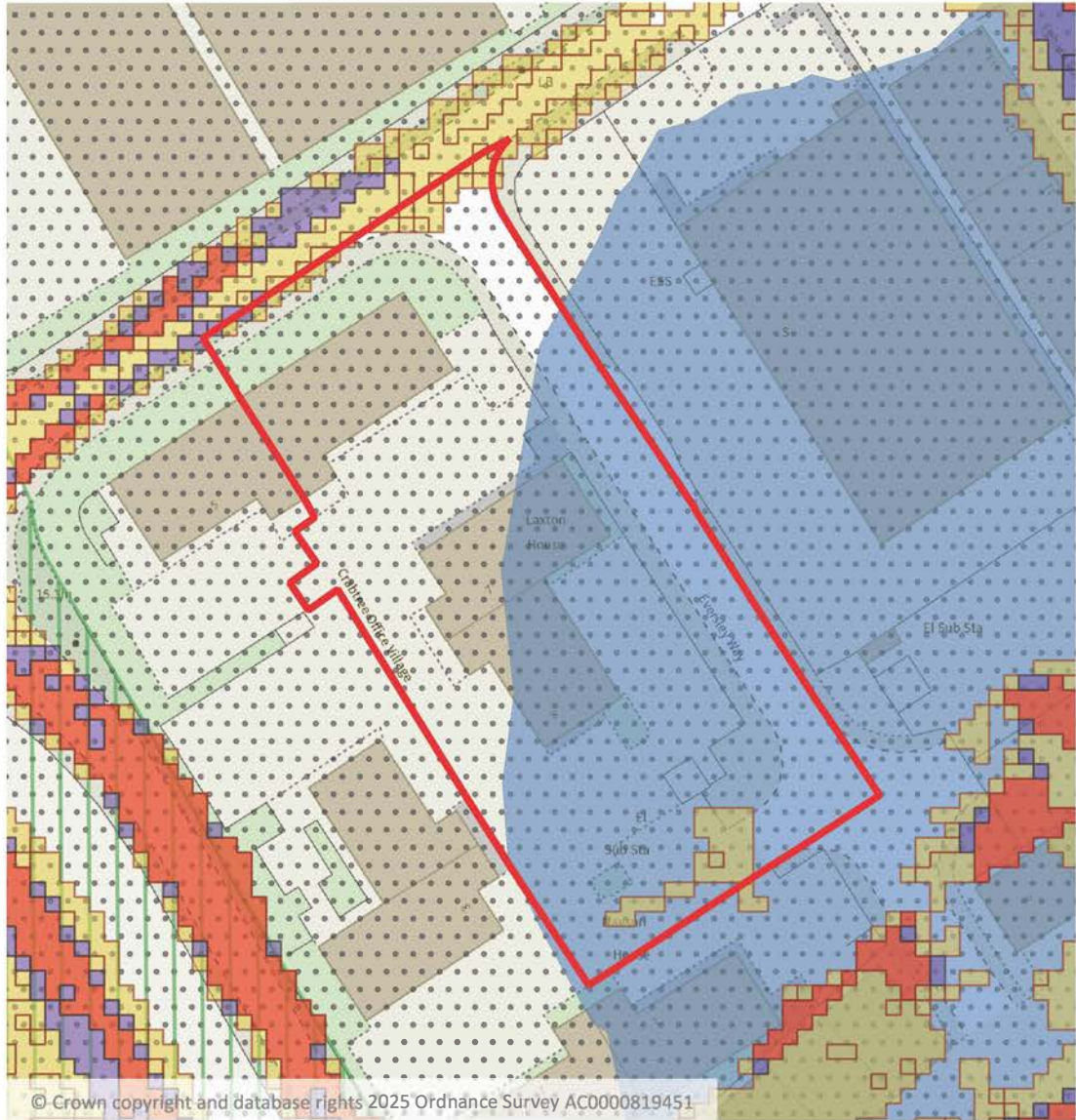
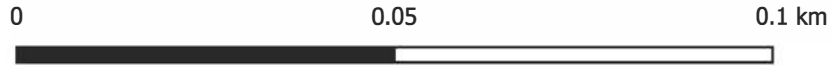
Other uses provided to the assessment of supply: as this site only permission for this change of use from office to residential, other uses have not been considered.



Site: 512

Date: 22/12/2025

Name: Crabtree Office Village, Eversley Way, Egham



Scale: 1:1,000

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



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