

Englefield Green sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
52	Dial House & Wisteria, Englefield Green	Deliverable	10
156	Blays House, Blays Lane	Developable	100
289	Webbs, The Green, Englefield Green	Deliverable	10
299	Barbara Clark House, St Jude's Road, Englefield Green	Deliverable	26
404	Kingswood Hall, RHUL, Cooper's Hill Lane, Englefield Green	Deliverable	161
404	Kingswood Hall, RHUL, Cooper's Hill Lane, Englefield Green	Deliverable	24
420	Holly Close garages, Englefield Green	Deliverable	8
439	Land at Runnymede Hill Veterinary Hospital, Englefield Green	Developable	6
476	Englefield Green Heath Centre, Englefield Green	Developable	TBC
515	Greenacre, St Judes Road, Englefield Green	Deliverable	8
516	16A Beechtree Avenue, Englefield Green	Deliverable	8
177	RHUL campus, Egham Hill, Egham	Employment site	Up to circa 40,000sqm of non-residential floorspace, encompassing a variety of uses associated with the university.
36	Sandylands Home East, Blays Lane, Englefield Green	Undeliverable	0
50	Brunel University site, Coopers Hill Lane	Undeliverable	0
233	6 Northcroft Road, Englefield Green	Windfall site	0
293	Land north of Kings Lane, Englefield Green	Undeliverable	0

SLAA 2025 officer site assessments

Site information

Site ID	36
Site Name	Sandylands Home Farm East, Blays Lane, Englefield Green
Address	Sandylands Home Farm East Blays Lane Englefield Green
Postcode	TW20 0HJ
Grid references	X: 498749 Y: 170300
Site area (ha)	9.3
How site was identified	Submitted as part of the 2013 SHLAA
Ownership type	Private
Existing use(s)	Equestrian grazing
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	A single residential dwelling and its curtilage is located to the south of the site with the (urban) residential area of Englefield Green adjacent to the north. The site is bounded to the east by Blays Lane beyond which lies the offices at Blays House (also within the urban area) comprising a cluster of 7 office buildings forming SLAA site 156. To the west is another part of Sandylands Home Farm and to the south of the site lies Windsor Great Park.

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	✓ (adjacent)
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Urban / 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)	Adjacent to the Windsor Great Park, Park and Garden of Special Historic Interest. Within the Windsor Great Park Biodiversity Opportunity Area.		

Site constraints (tick (✓) where relevant)

	Opposite the Blays House, Blays Lane Locally Listed Building. Within the Englefield Green Village Neighbourhood Plan Green Belt Design Code Zone.
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If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is partially ALC Grade 3, the land may require further investigation to determine whether it is 3a or 3b, with the former being considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
SNCI	The potential impact of any development on the Windsor Great Park SNCI would need to be taken into account as part of any development proposals.
Park and Garden of Special Historic Interest	The potential impact of any development on the Windsor Great Park, Park and Garden of Special Historic Interest would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Windsor Great Park BOA would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on the Locally Listed Building would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.21/1984 Certificate of Existing Lawful use to establish the commencement of works as approved under RU.18/0968 (grant).</p> <p>RU.18/0098 Replacement dwelling following demolition of existing dwelling and outbuildings/change of use of land to form an extended residential curtilage. (Revised plans received reducing size of curtilage and amending access).</p>

	Conditions discharged, varied and amendments agreed through applications RU.18/0968, RU.20/0026, RU.21/0236, RU.24/0803, RU.25/0372 and RU.25/0373.
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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.	✓	400	64 x 1 bed (16%), 148 x 2 bed (37%), 124 x 3 bed (31%) and 64 x 4 bed (16%). 43dph.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure	✓		Open space and sports pitch provision.
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</p>
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	<p>permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site promoter has confirmed that 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, it is considered that the use of the site for residential development would represent inappropriate development that would be unacceptable unless Very Special Circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, 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

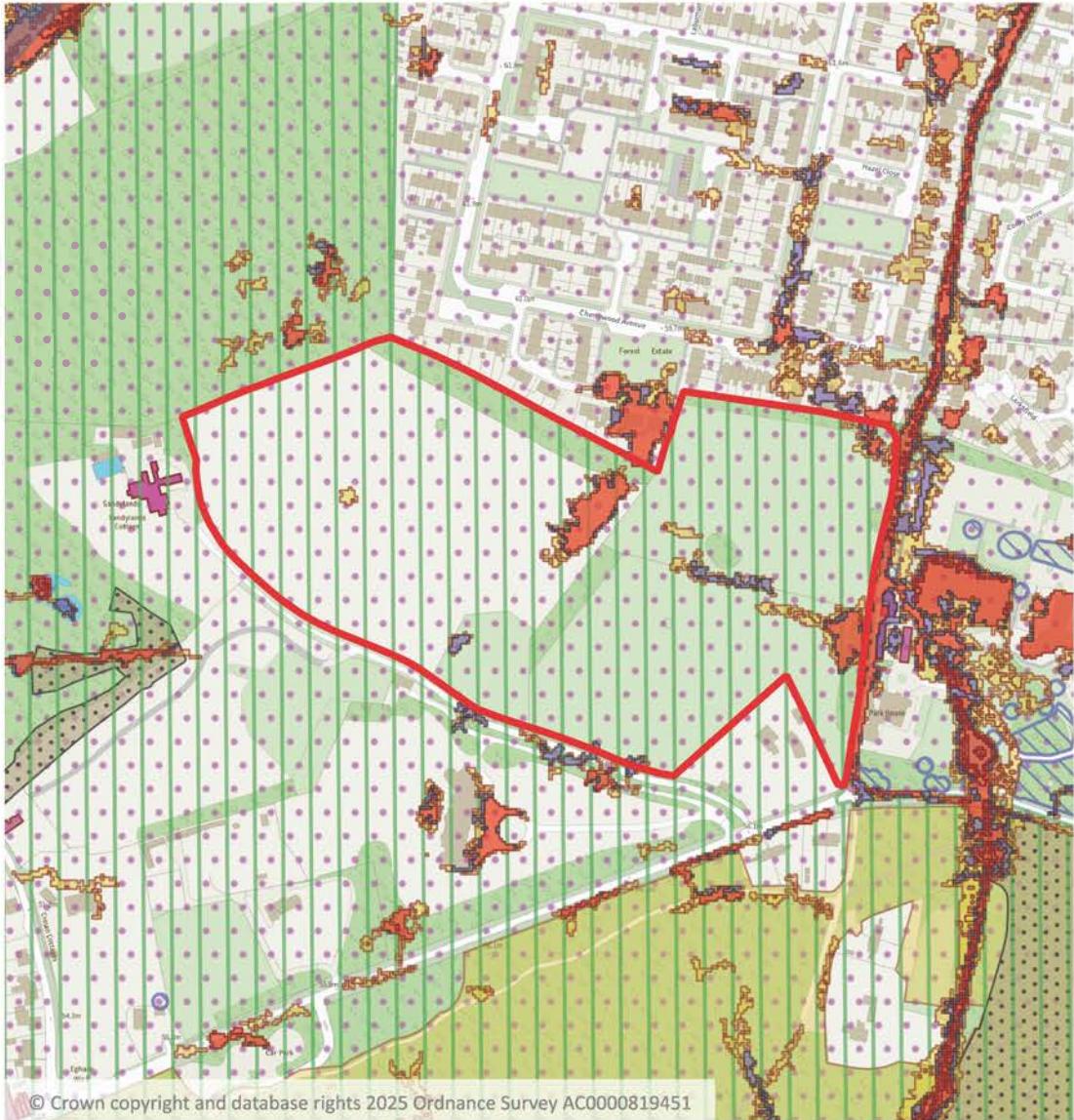
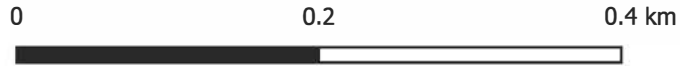
Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.



Date: 22/12/2025

Site: 36

Name: Sandylands Home Farm East, Blays Lane, Englefield Green



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



SLAA 2025 officer site assessments

Site information

Site ID	50
Site Name	Brunel University site, Coopers Hill Lane
Address	Brunel University site Coopers Hill Lane Egham
Postcode	TW20 0HF
Grid references	X: 499678 Y: 171950
Site area (ha)	1.69
How site was identified	Submitted through the 2011 SHLAA
Ownership type	Private
Existing use(s)	Sports pitch as part of wider university campus.
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north there is dense woodland with the extant university buildings to the west. To the south is the Coopers Hill Recreational Club and to the east are a small number of dwellings and the Air Forces Memorial.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	✓ (adjacent)
Flood zone 2		Conservation Area	✓ (nearby)
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	✓ (nearby)
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)	Ancient woodland nearby (to the north). The Runnymede Meadows and Slope Biodiversity Opportunity Area lies to the north of the site. Adjacent to the Kingswood Cottage Locally Listed Building. Within the Englefield Green Village Neighbourhood Plan Green Belt Design Code Zone.		

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential impact of any development on the adjacent / nearby Nationally Listed Buildings (The Mews, Air Forces Memorial and North Lodge, Ridgemean Road) would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the nearby Englefield Green Conservation Area would need to be taken into account as part of any development proposals.
SSSI	The potential impact of any development on the nearby Langham Pond SSSI would need to be taken into account as part of any development proposals.
Ancient Woodland	This significant area of trees lies to the north of the site and would need to be taken account of part of any proposed development.
Biodiversity Opportunity Area	The potential impact of any development on the nearby Runnymede Meadows and Slope BOA would need to be taken into account as part of any development proposals.
Locally Listed Buildings	The potential impact of any development on the adjacent Kingswood Cottage Locally Listed Building would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.17/1703 Screening opinion request for the development of the site for 109 residential units (59 private C3 residential units & 50 care units (C2) and conversion of the lodge from residential unit to a concierge), in a mix of 2,3 &4 storey buildings, with associated access, parking and landscaping (proposal submitted under planning application ref RU.17/1649). Application made pursuant to Reg 6(1) of the 2017 Regulations (Not EIA development).</p> <p>RU.15/1483 Minor material amendment to RU.11/0207 to reduce student bedspaces from 528 to 488 (grant). Further discharge of conditions applications under RU.17/0941, RU.17/1173,</p>

	<p>RU.17/0218, RU.17/1275, RU.17/1520, RU.17/1198, RU.17/1938, RU.17/1757, RU.18/0426, RU.17/0217, RU.18/0471, RU.18/0585, RU.18/0988, RU.18/1040.</p> <p>RU.11/0207 Hybrid application for 528 student bedspaces, 59 units of extra care, 48 dwellings and outline for 56 dwellings (grant).</p>
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	108	64dph. 100% affordable dwellings as 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:	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.
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	<p>Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF as the majority of the site does not have the appearance of being previously developed (the site submission identifies the land as a sports pitch). However even if as part of the wider Brunel campus the land was considered to be PDL, the land is open in nature and contains no buildings. Any redevelopment of the site for residential would therefore be highly likely to cause greater harm to the openness of the Green Belt than the existing use.</p> <p>Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The promotion of the site demonstrates 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
Is the site deliverable (0-5 years) or viably developable (6-15 years)	As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify its development.

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

This site is primarily consists of undeveloped land (a sports pitch) within the Green Belt, and thus residential development here would be considered inappropriate in accordance with the NPPF. Therefore, the site will not be added into the trajectory.

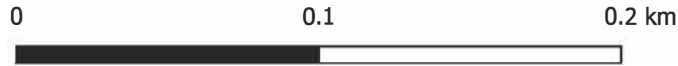
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: as this site is considered to be unsuitable for development due to its non-PDL Green Belt status (and has only been submitted for consideration of residential development), other uses have not been considered.



Date: 22/12/2025

Site: 50 Name: Brunel University Site, Coopers Hill Lane, Englefield Green



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Scale: 1:2,500

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



SLAA 2025 officer site assessments

Site information

Site ID	52
Site Name	Dial House & Wisteria, Englefield Green
Address	Dial House & Wisteria 16 and 14 Northcroft Road Englefield Green
Postcode	TW20 0DU
Grid references	X: 498859 Y: 171351
Site area (ha)	1.81
How site was identified	Submitted through the 2009 SHLAA
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.34ha – 19% PDL)
Surrounding uses	The two dwellings are located within the urban area of Englefield Green, with the majority of the land to the west of them falling within the Green Belt. The land to the north also lies within the Green Belt, with residential areas to the east and south.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓ (partially)	Nationally listed buildings	
Flood zone 2		Conservation Area	✓ (nearby)
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 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)	Within the Englefield Green Village Neighbourhood Plan Green Belt and Urban Area Design Code Zones.		

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.
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.
Conservation Area	The potential impact of any development on the nearby Englefield Green Conservation Area (30m to the northeast) 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.18/1649 Demolition of two dwellings and erection of twelve dwellings (grant). Variation of conditions and discharge of conditions applications granted under RU.20/1082, RU.22/0714, RU.22/0766, RU.22/0370, RU.22/1672, RU.23/0438 and RU.23/1188.</p> <p>RU.17/1828 Demolition of one residential dwelling and associated outbuildings and erection of 2no. three storey buildings containing thirteen residential apartments with basement car parking (refused).</p> <p>RU.17/1829 Demolition of one residential dwelling and associated outbuildings and erection of a replacement 3 storey dwelling (including basement) with detached 2 storey garage with staff accommodation above (refused).</p> <p>RU.14/1875 Erection of 8no. 3/4 storey dwellings (including basements) with integral garages following demolition of existing buildings on the site (revised plans received reducing the red-line site application area along the northern boundary of the site).</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.	✓	12 gross, 10 net.	12 gross, 10 net.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	Part of the site is in the urban area and is considered suitable (for the purposes of this assessment) for development in principle. This area of the site has been given permission for redevelopment for 12 dwellings. A number of conditions have been discharged, and this is ongoing.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The Non-Material Amendment and discharge of conditions applications show that the development of the site is progressing and thus the site is considered to be available.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site has an extant planning permission and thus is considered to be achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

The site is considered to be suitable (for the purposes of this assessment) for development as it is PDL, and has an extant permission to be developed into 12 homes (12 gross, 10 net) under RU.18/1649 with numerous variation and discharge of conditions applications being submitted and approved, with the most recent being submitted to the Council in October 2023. Therefore the 12 gross, 10 net units should be retained in the trajectory.

Residential units provided to the assessment of supply: 12 gross, 10 net.

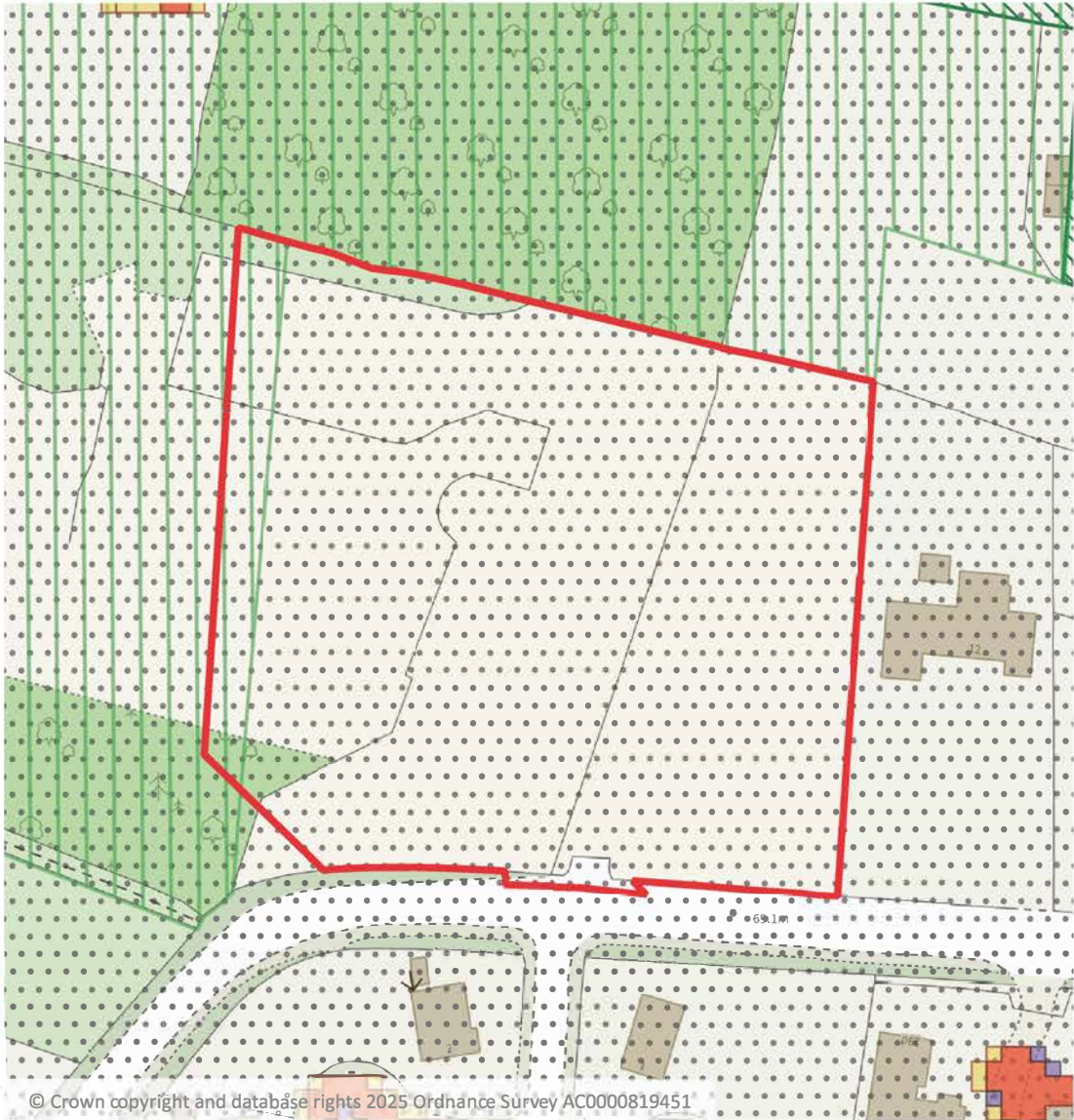
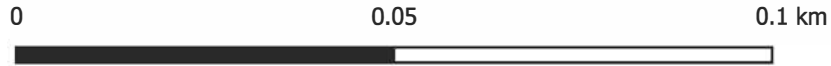
Other uses provided to the assessment of supply: the site has not been put forward for any other form of development other than residential and therefore other uses have not been considered.



Date: 22/12/2025

Site: 52

Name: Dial House & Wisteria, Englefield Green



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

Scale: 1:1,000



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SLAA 2025 officer site assessments

Site information

Site ID	156
Site Name	Blays House, Blays Lane
Address	Blays House Blays Lane Englefield Green
Postcode	TW20 0HJ
Grid references	X: 498941 Y: 170280
Site area (ha)	1.34
How site was identified	Allocated in the Runnymede Local Plan 2030
Ownership type	Private
Existing use(s)	Offices and residential
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Immediately to the west of the site is SLAA site 36: Sandylands Home Farm East and to the east of the site is Queenswood Crescent. To the south of the site is Windsor Great Park. To the north is a residential area, characterised by semi-detached and terraced dwellings also in the urban area. Blays Lane runs along the western edge of the site and contains a vehicular access point into the site. Wick Road lies to the south of the site and also provides access into the site.

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	✓ (419)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	✓ (adjacent)
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	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)	Adjacent to the Windsor Great Park, Park and Garden of Special Historic Interest. Contains the Park House Locally Listed Building.		

Site constraints (tick (✓) where relevant)	
	Subject to Policy ND3 of the Englefield Green Village Neighbourhood Plan where development must have regard to the Masterplan Document and Design Code. Within the Englefield Green Village Neighbourhood Plan Urban Area Design Code Zone.

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 3, the land may require further investigation to determine whether it is 3a or 3b, with the former being considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
TPO	The potential impact of any development on TPO 419 would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the Windsor Great Park SNCI would need to be taken into account as part of any development proposals.
Park and Garden of Special Historic Interest	The potential impact of any development on the Windsor Great Park, Park and Garden of Special Historic Interest would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on the Park House Locally Listed Building would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.23/1186 Change of use of building from single residential dwelling (C3 Use Class) incorporating rooflights, dormer window, single storey link and two storey extension to provide 9 dwellings comprising 3 x 2 bed and 6 x 3 bed (C3 Use Class), new access, associated car parking, bin, and cycle storage (amendments to planning permission RU.21/2188) (grant). Minor amendment and discharge of conditions granted under RU.24/1518, RU.25/0579, RU.25/0656, RU.25/1063, RU.25/1041 and pending under RU.25/1360 and RU.25/1522.

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>RU.21/2188 Change of use of building from single residential dwelling (C3 Use Class) and two storey extension to provide 8 dwellings comprising 4 x 2 bed and 4 x 3 bed (C3 Use Class), new access, associated car parking and plant, bin, and cycle storage. (grant) Non-material amendment granted under RU.23/0738.</p> <p>RU.21/1309 Application to determine if prior approval is required for the proposed change of use from offices (Class B1(A)) to 28 No. dwelling houses (Class C3) - under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (refuse).</p> <p>RU.20/0045 Change of use of building from office (B1 Use Class) and two storey extension to provide 14 dwellings comprising 6no.x 1 bed, 7no.x 2 bed and 1 no.x3 bed flats (C3 Use Class), new access, associated car parking and bin and cycle storage (withdrawn).</p> <p>RU.17/1750 Change of use of building from office (B1 Use Class) and two storey extension to provide 8 dwellings comprising 4no. 2 bed and 4 no. 3 bed flats (C3 Use Class), new access, associated car parking and bin and cycle storage (grant).</p> <p>RU.14/1118 Prior approval for change of use from office to single dwelling house (grant).</p> <p>RU.13/1040 Prior approval application for the change of offices to 25 apartments (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.	✓	100	As set out under Policy SL5 of the Runnymede 2030 Local Plan.
Elderly people's housing, student halls			

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

Suggested phasing

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

Suitability information:	The site has been allocated in the adopted Runnymede 2030 Local Plan for a net gain of 100 residential units and thus (for the purposes of this assessment) it is considered to be suitable for this form of development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	Following recent discussions with the agent for this site, the site is not expected to come forward until years 6-10.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the site has been through whole plan viability test as part of the examination of the Runnymede Local Plan 2030, the site is considered to be viable and achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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Recommendation

The site is considered to be suitable (for the purposes of this assessment) for residential development as it has been allocated for a net gain of 100 units in the adopted Runnymede 2030 Local Plan. In terms of delivery of residential units across the site, the agent acting on behalf of the landowner has confirmed that following the refusal of the recent prior approval application at the site (which was intended to be the first phase of a wider development), there are currently no set timescales for the delivery of the site. Based on this, the Council is taking a cautious approach in its assumptions regarding the delivery of this site and will put the units in years 6-10 of the trajectory.

Residential units provided to the assessment of supply: 100 (net) in years 6-10 of the trajectory.

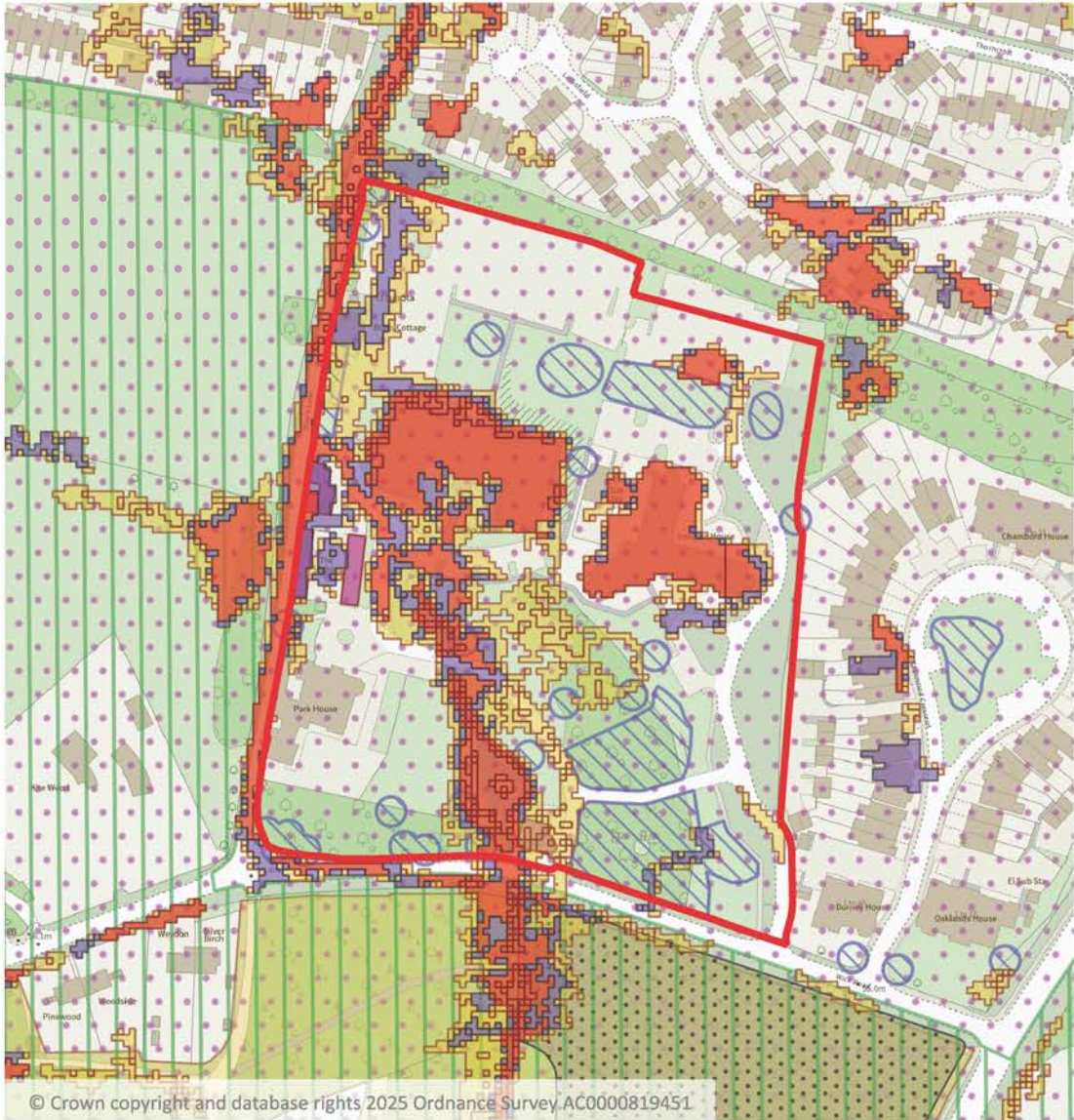
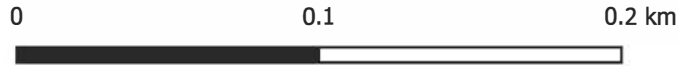
Other uses provided to the assessment of supply: as this site has been allocated for residential development other uses have not been considered.



Date: 22/12/2025

Site: 156

Name: Blays House, Blays Lane, Egham



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Scale: 1:2,500

- Site Outline
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b
- Green Belt
- SANGS
- Conservation Areas
- Ancient Woodland
- TPOs
- SSSIs
- 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	177
Site Name	RHUL campus, Egham Hill, Egham
Address	RHUL campus Egham Hill Englefield Green
Postcode	
Grid references	X: 499947 Y: 170604
Site area (ha)	54.9
How site was identified	Identified as part of the Masterplan granted under RU.14/0099.
Ownership type	Private
Existing use(s)	Higher education
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Residential parts of Egham and Englefield Green wrap around the western, northern and eastern boundaries of the site. To the south lies open countryside separated from the campus by a minor road (Prune Hill). To the south east lies a site containing a number of large office and laboratory buildings.

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	✓ (partial)	LNR	
Agricultural Land Classification	Urban / 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)	<p>Contains the Pond Bay and Medieval causeway and possible route of London - Silchester Roman Road area of High Archaeological Potential.</p> <p>The southern tip of the site is adjacent to a railway line.</p> <p>Within the Englefield Green Village Neighbourhood Plan Urban Area and University South Design Code Zones.</p>		

Site constraints (tick (✓) where relevant)

	The site is covered by Policy RHUL1: Royal Holloway University of London (RHUL) of the Englefield Green Village Neighbourhood Plan.
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If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Dependent on the scale of development proposed. For the site to be developed in full, it would need to be either removed from the Green Belt, be able to demonstrate Very Special Circumstances or be identified as 'grey belt' land to justify development. As large parts of the site are PDL, it may also be possible for some proposed developments to be delivered under existing Green Belt policy providing they would not have a greater impact upon the openness of the Green Belt than the current development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Agricultural Land Classification	As part of this site is ALC Grade 3, the land may require further investigation to determine whether it is 3a or 3b, with the former being considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Buildings (Royal Holloway Collage, Entrance gates and Lodge, statue in north quadrangle, statue in south quadrangle and swimming pool) would need to be taken into account as part of any development proposals.
Ancient Woodland	Significant area of trees runs through the middle and south eastern parts of the site and would need to be retained and taken account of part of any proposed development.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.
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.
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.24/0348 Demolition of the Orchard Building and replacement with hard and soft landscaping (grant).</p> <p>RU.20/0590 Full Planning permission Erection of academic building including extension to internal access road, external plant, retaining walls and associated hard and soft landscaping (grant). Minor amendment approved under RU.23/1138.</p> <p>RU.15/0187 Demolition of 'Crossland's bungalow', college shop, laundry and bank buildings and the construction of a new Library building, including reinstatement/ alterations to the landscaped area between the new building and Founder's, including the removal of two L shaped stone steps (grant).</p> <p>RU.14/0099 Outline planning application for the university's masterplan for development up to 2031. Demolition of selected existing buildings and construction of an additional 55,000sqm (net) academic and operational buildings, an additional 71,128sqm (net) student accommodation (c.2,650 bedspaces), alterations to Egham Hill to provide a new vehicular access, alterations to Highfield Road/Harvest Road/Egham Hill junctions to provide amended vehicular access, new car parks, sports facilities and associated hard and soft landscaping. Reserved matters applications RU.22/1168, RU.19/0563, RU.15/2015, RU.15/0684 and RU.15/0686 granted permission (Revision to Masterplan illustrative layout plan) (amended proposal increasing car parking provision) Discharge of conditions granted under RU.22/1009.</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			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses	✓	40,000sqm remaining out of original 55,000sqm approved	It should be noted that 14,174sqm has been granted reserved matters permission and has been completed by RHUL (under references RU.15/2015, RU.15/0686 and RU.15/0187), with circa 500sqm granted but not implemented (under references RU.20/0590 and RU.19/0563) based on the most recent information provided by the university. This would leave circa 40,000sqm additional floorspace to potentially come forward in the future.
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	As the university have advised that the projects under RU.19/0563 and RU.20/0590 have been cancelled, it is assumed that any future development on this site would come forward in years 6-10 as this would align with the years of the masterplan up to 2031.
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Site suitability

Suitability information:	The masterplan for the RHUL site has granted permission for 2,650 new student bed spaces and as such suitability reflects the permission granted, or a reduced capacity as per subsequent applications. The masterplan permission has been implemented and thus remains extant; however, it should be noted that the student accommodation that was previously recorded against this site is now largely recorded against SLAA site 218- Rusham Park, Whitehall Lane, Egham as this has an outline planning permission (under reference RU.20/0098) for the demolition of existing buildings and erection of purpose-built student accommodation (up to 1,400
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	units). This reallocation follows discussions with the university regarding their future intentions.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The outline site masterplan remains extant. There have been a number of completed elements since this time, and a number of reserved matters applications remain extant. However, the University has advised that a number of projects which were proposed to be brought forward under the outline masterplan have now been cancelled.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The implementation of a number of projects on site facilitated by the granting of the outline masterplan shows that the site is theoretically achievable and demonstrate its viability. However, the university has stated that some of the projects which were proposed to be facilitated by the more recent reserved matters permissions that have been granted have since been cancelled so it is unlikely any are going to come forward 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)	Developable.

Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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Recommendation

As this site has an extant outline permission as well as several reserved matters applications that have been implemented and other that still have the potential to be, this site should be added into the trajectory. As nearly 15,000sqm has already been granted permission, approximately 40,000sqm of floorspace has the potential to come forward though additional permission in the future up to 2031.

Residential units provided to the assessment of supply: 0.

Other uses provided to the assessment of supply: up to circa 40,000sqm of non-residential floorspace, encompassing a variety of uses associated with the university.

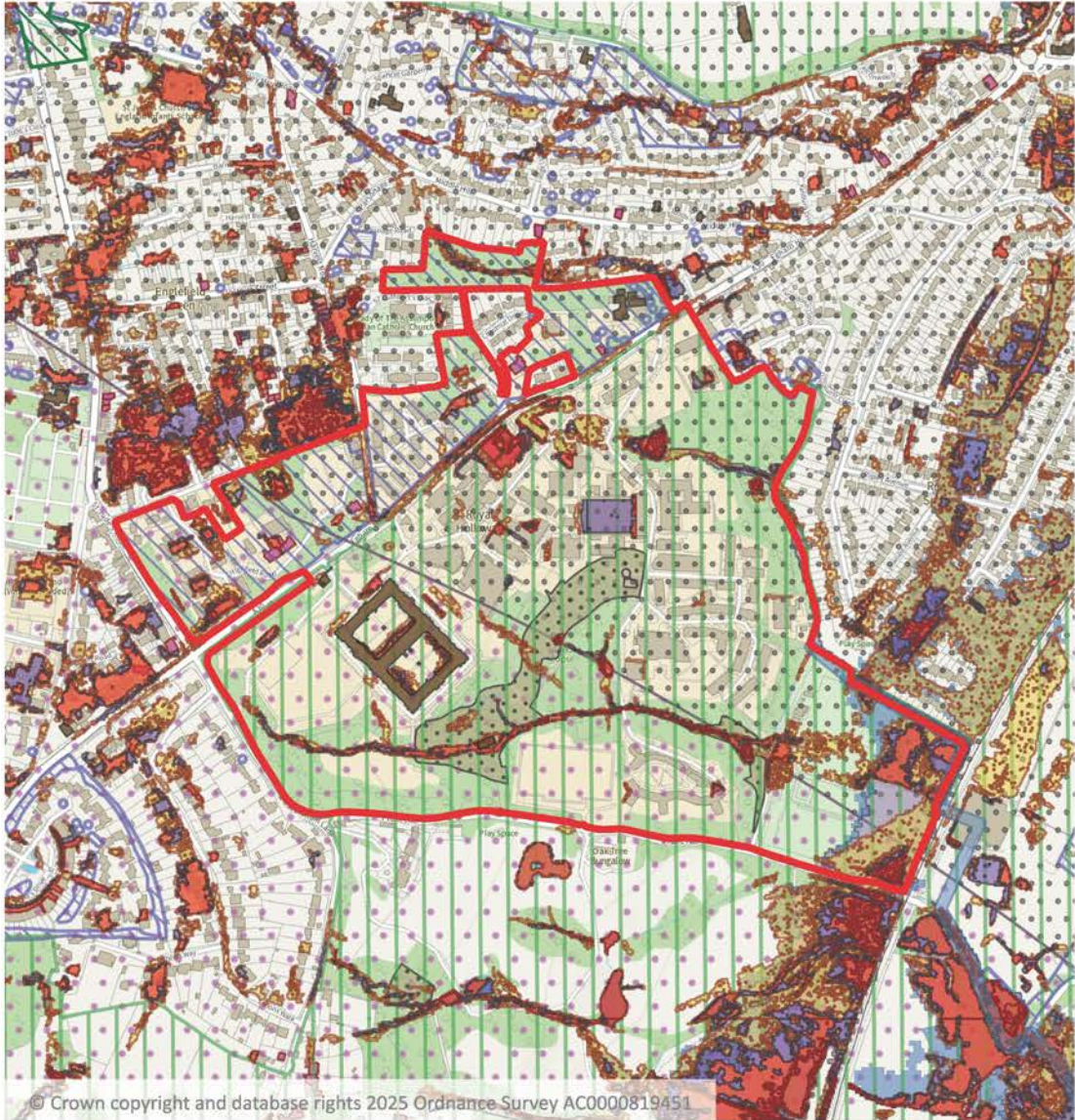
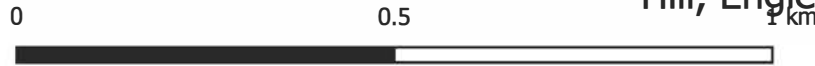


Site: 177

Date: 22/12/2025

Name: Royal Holloway University of London campus, Egham Hill, Englefield Green

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



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Scale: 1:10,000

- | | | | | | | |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| 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	233
Site Name	6 Northcroft Road, Englefield Green
Address	6 Northcroft Road Englefield Green
Postcode	TW20 0DU
Grid references	X: 498963 Y: 171383
Site area (ha)	0.33
How site was identified	Submitted through the 2015 SHLAA
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is bound by residential dwellings in the urban area to the east and south, with part of its northern boundary also adjoining a residential property in the urban area to the north. The remainder of its northern and the western boundaries are surrounded by open and wooded land in the Green Belt.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓ (partially)	Nationally listed buildings	
Flood zone 2		Conservation Area	✓ (adjacent)
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 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)	A large area of the site is in a Minerals Safeguarding Area. Within the Englefield Green Village Neighbourhood Plan Green Belt Design Code Zone.		

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 to justify the development of the whole site. Alternatively, just the portion of the site which is not in the Green Belt would need to be developed.
Conservation Area	The potential impact of any development on the adjacent Englefield Green Conservation Area would need to be taken into account as part of any development proposals.
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.
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.21/0668 Certificate of Proposed Lawful Development for the erection of a detached outbuilding (grant).</p> <p>RU.20/0800 Proposed replacement dwelling (resubmission of Planning Permission RU.17/0783) (grant). Variation of conditions approved under RU.22/1675 and RU.22/1679. Discharge of conditions under RU.23/0815.</p> <p>RU.18/1809 Proposed lawful development Certificate to establish whether planning permission is required for an outbuilding (summer house and double garage) (grant).</p> <p>RU.17/0783 Erection of two storey dwelling with integral garage following demolition of existing dwelling (resubmission of plans approved under ref RU.03/0687) (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	✓	<5	4 gross, 3 net maximum on that basis.

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

Suggested phasing

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

Suitability information:	<p>Part of the site is in the urban area and is considered suitable for residential development in principle (for the purposes of this assessment).</p> <p>The remainder of 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 Green Belt part of 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 part of the 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 whole 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</p>
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	identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	There have been a number of recently approved applications at the site (for outbuildings and a replacement dwelling) which show that the redevelopment of the site is possible.

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 the potential to be redeveloped for a small number of additional dwellings which could be accommodated within the non-Green Belt portion of the site. The potential of the remainder of the site is limited by the Green Belt designation. It is considered that the site would be unlikely to deliver above the windfall threshold unless the Green Belt element of the site was added to the Urban Area.

Residential units provided to the assessment of supply: 0. Any additional units delivered on this site (expected to be less than 5) would be included in the windfall estimate within the trajectory.

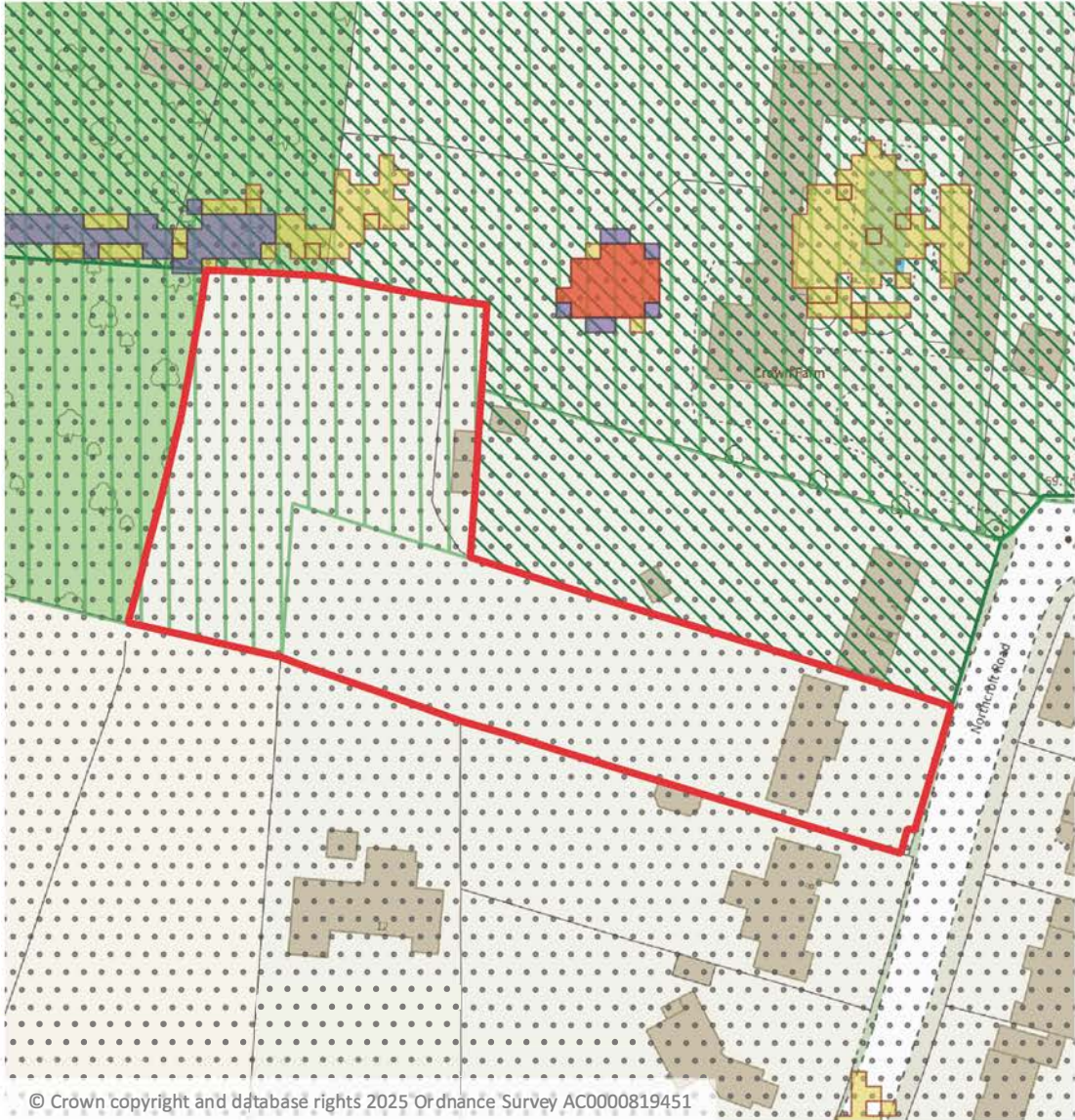
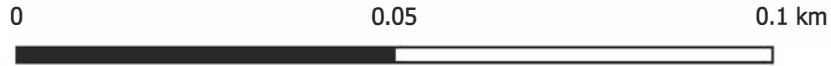
Other uses provided to the assessment of supply: as this site was only submitted for residential development, other uses have not been considered.



Date: 22/12/2025

Site: 233

Name: 6 Northcroft Road, Englefield Green



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Scale: 1:1,000

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



SLAA 2025 officer site assessments

Site information

Site ID	289
Site Name	Webbs, The Green, Englefield Green
Address	Webbs
	The Green
	Englefield Green
Postcode	TW20 0YX
Grid references	X: 498950 Y: 171509
Site area (ha)	2.05
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.31ha – 15% PDL)
Surrounding uses	The site sits north west of Northcroft Road. To the south lies large residential dwellings set in large plots (which are located within the urban area) and Crown Farm. To the north and west the land is open with limited development. To the east lies The Green and beyond this the urban area of Englefield Green.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	✓
Flood zone 2		Conservation Area	✓ (partial)
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	✓ (168)
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)	Near to The Crown House, Locally Listed Building. The majority of the site is located in a Minerals Safeguarding Area. Within the Englefield Green Village Neighbourhood Plan Green Belt and Urban Area Design Code Zones.		

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is ALC Grade 3, the land may require further investigation to determine whether it is 3a or 3b, with the former being considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Castle Hill Farm Dairy would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Englefield Green Conservation Area (which partially covers the site) would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on TPO 168 would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on the Locally Listed Crown House needs 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.07/0918 Conversion of 5 bed dwelling to 1no. 2 bed & 1 no 3-bed dwelling (grant).</p> <p>RU.94/0278 Conversion of existing cowsheds to 1no. 3 bed dwelling (grant).</p>

	<p>RU.92/0508 Conversion & alterations to stable buildings to form 2no 2 bed dwellings (grant).</p> <p>RU.91/0657 Conversion of outbuilding to 1 no 4-bed dwelling (grant).</p> <p>RU.90/1045 1no. two storey dwelling & garage (grant).</p> <p>RU.90/0337 Demolition of part of existing buildings and erection of 1 no dwelling (grant).</p>
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	14-24	14-24 dwellings depending on density and whether existing dwellings and ancillary buildings are retained. PDL areas in the north east part of the site could be converted and infilled for around 14 dwellings. Additional land to the south and west could be released from the Green Belt and would provide potentially an additional 10 dwellings assuming larger houses at low density to reflect the character of the area and tree constraints.
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:	<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, some of it appears to be in residential use which falls within the definition of PDL along with its residential curtilage. However, not all the land is considered to be curtilage and as such some areas of the site are not PDL.</p> <p>In terms of the non-PDL areas of the site, they are not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development of this part of the proposed 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 the site is available.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	There is no indication that the site is not viable, and the promoter's view that it could accommodate 14-24 units suggests that it is achievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes – particularly on the portion of the site which is considered to be PDL in the Green Belt.
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 lies within the Green Belt but has an area in the north east section that is PDL. In accordance with the SLAA methodology, only the previously developed portion of the site is considered suitable in the first instance. Therefore, this part of the site has the potential for redevelopment to provide additional residential units, but the rest of the site would not be suitable unless very special circumstances were demonstrated and/or it is identified as 'grey belt' land. The potential provision of 10 units will therefore be added to the trajectory.

Residential units provided to the assessment of supply: 14 gross, 10 net, based on the redevelopment of the PDL area of the site.

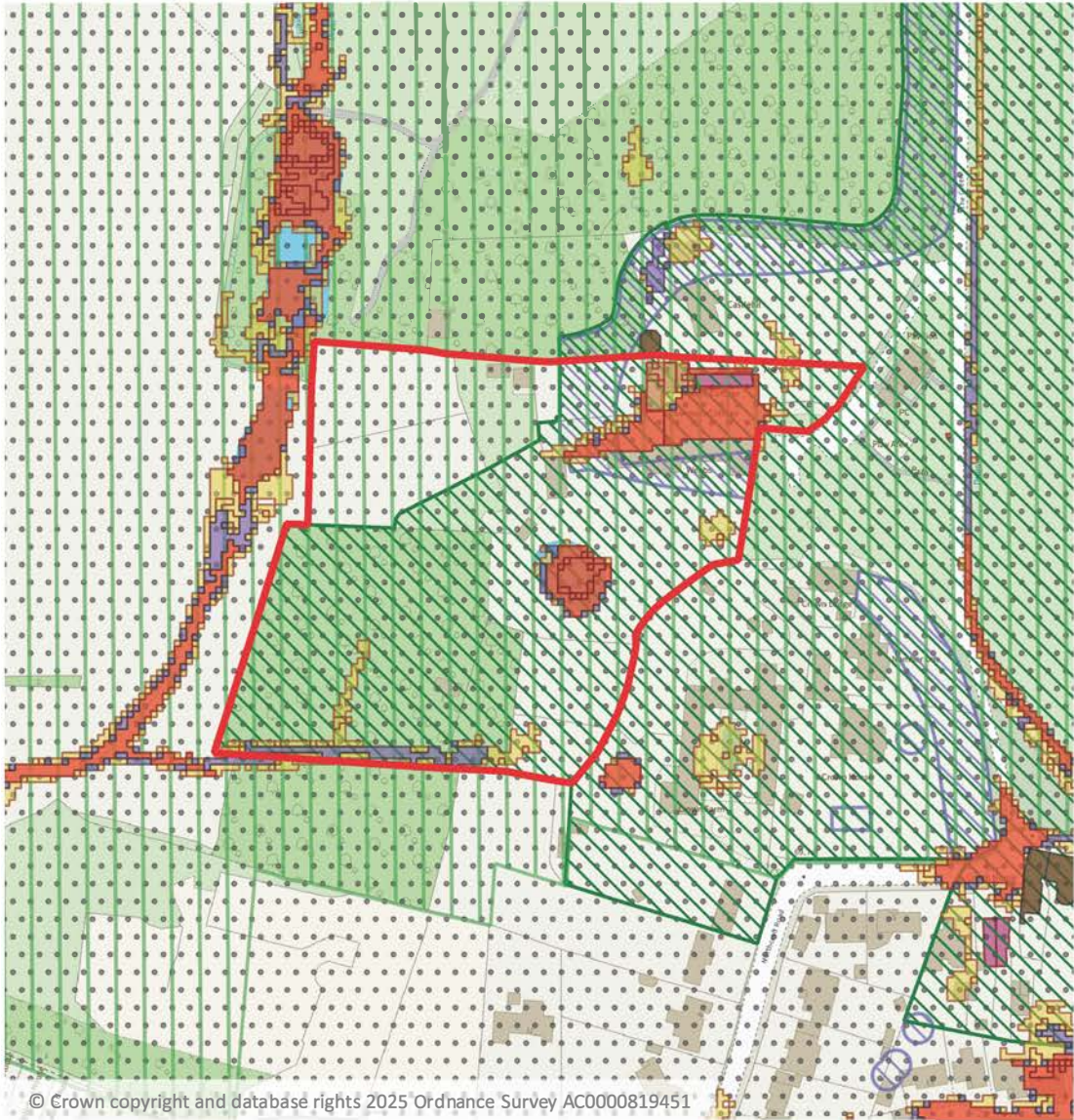
Other uses provided to the assessment of supply: as this site is within the Green Belt and it has only been promoted for residential, other uses have not been considered.



Date: 22/12/2025

Site: 289

Name: Webbs, The Green, Englefield Green



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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	293
Site Name	Land north of Kings Lane, Englefield Green
Address	Land north of Kings Lane Englefield Green
Postcode	
Grid references	X: 498543 Y: 171101
Site area (ha)	8.88
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	To the north, west and south, land characterised by its open nature. To the east (in the urban area) are residential properties of a relatively high density, leading off Bond Street and Northcroft Road. The site slopes downwards, both from north to south and from east to 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	✓ (284)
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 / Grade 3	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 site is in a Minerals Safeguarding Area. Within the Englefield Green Village Neighbourhood Plan Green Belt Design Code Zone.		

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is partially ALC Grade 3, the land may require further investigation to determine whether it is 3a or 3b, with the former being considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
TPO	The potential impact of any development on TPO 284 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
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.	✓		Number of units subject to the design according to the submission sheet from site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment			

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

Suggested phasing

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

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

Is the site available (Y/N)?	Yes
Availability information:	The 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.
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Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

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

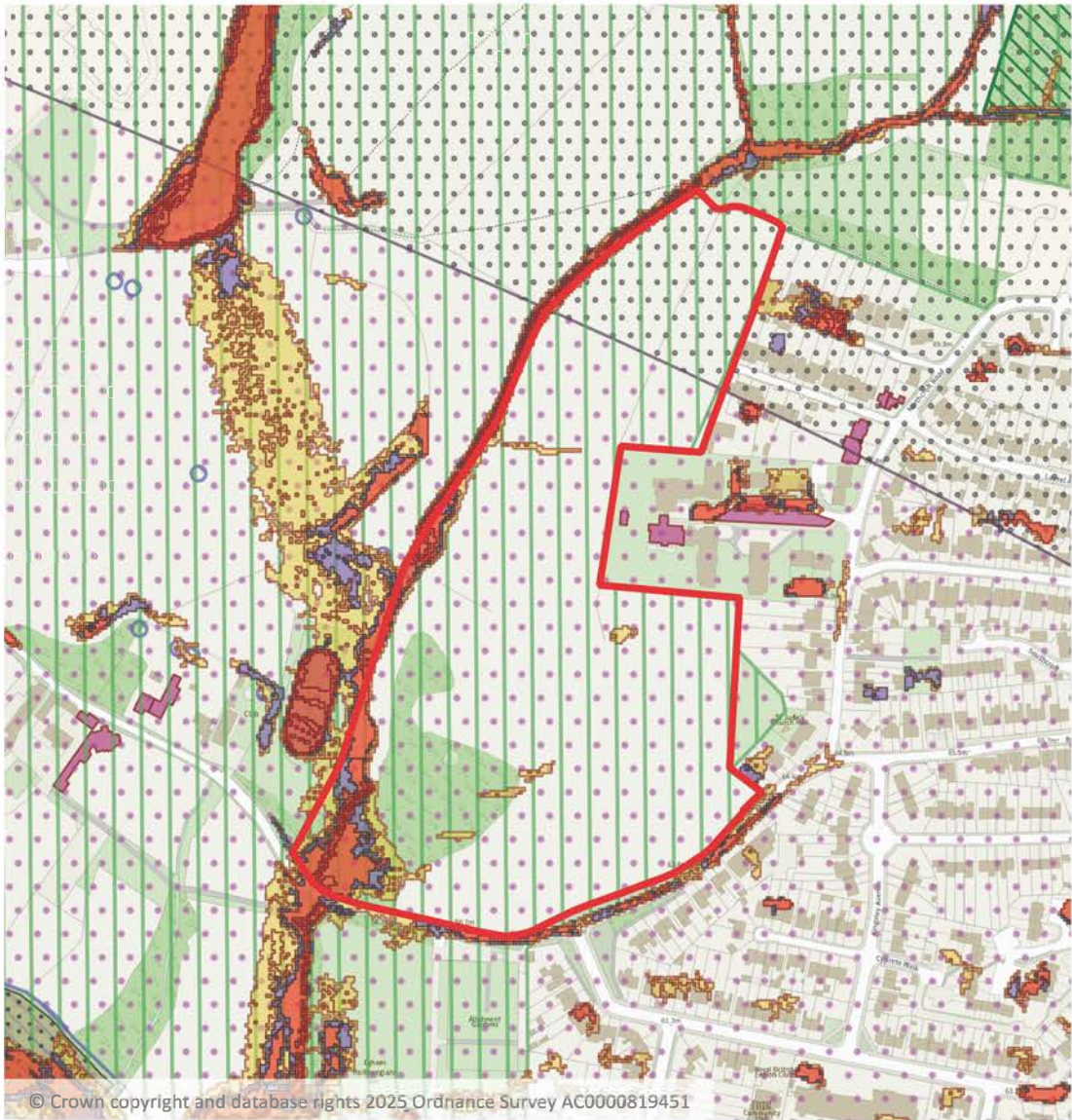
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: the site's location in the Green Belt, along with it only being submitted for residential development means other uses have not been considered.



Date: 22/12/2025

Site: 293 Name: Land north of Kings Lane, Englefield Green



Scale: 1:5,000

- | | | | | | | |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | 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	299
Site Name	Barbara Clark House, St Jude's Road, Englefield Green
Address	Barbara Clark House
	St Jude's Road
	Englefield Green
Postcode	TW20 0DD
Grid references	X: 499348 Y: 170736
Site area (ha)	0.13
How site was identified	Submitted through the 2016 SLAA
Ownership type	Public (RBC)
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is bordered to the north by residential, commercial and retail units, as the site sits close to the Englefield Green Local Centre. The south and east of the site is bordered by residential units which comprise two-three storey semi-detached, detached and terraced dwellings. The site is surrounded to the east by St Jude's Road and Englefield Green cemetery.

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 the Englefield Green Village Neighbourhood Plan Historic Core Design Code Zone.		

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	Mitigation through adequate SANG provision being available / required, as well as appropriate SAMM payments.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.18/1908 Proposed demolition of the existing building and the redevelopment of the site to provide a five-storey building comprising 26 residential units (including 4 x 2 bed (4 person) affordable rented housing units) with associated access, parking and new landscaping (grant). Non-Material Amendment and discharge of conditions applications under RU.19/1608, RU.19/1806, RU.19/1704, RU.19/1703, RU.19/1749, RU.20/0325, RU.22/0576, RU.23/1809.</p> <p>RU.17/1870 Demolition of existing building and redevelopment of the site to provide a five-storey building comprising 29 units for use as student accommodation (sui-generis), together with associated facilities, access arrangements, parking and landscaping (withdrawn).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	26	As per application RU.18/1908.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			

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

Suggested phasing

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

Suitability information:	This site is in the urban area and is (for the purposes of this assessment) considered suitable as its permission has been implemented.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The implementation of the planning permission (alongside the numerous granted discharge of conditions applications) shows that the site is available.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The implementation of planning permission RU.18/1908 and the discharge of multiple conditions applications shows that the site is achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

This site has an implemented planning permission for 26 units, and the site has been cleared. Therefore, the net 26 additional units should be added into the trajectory.

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

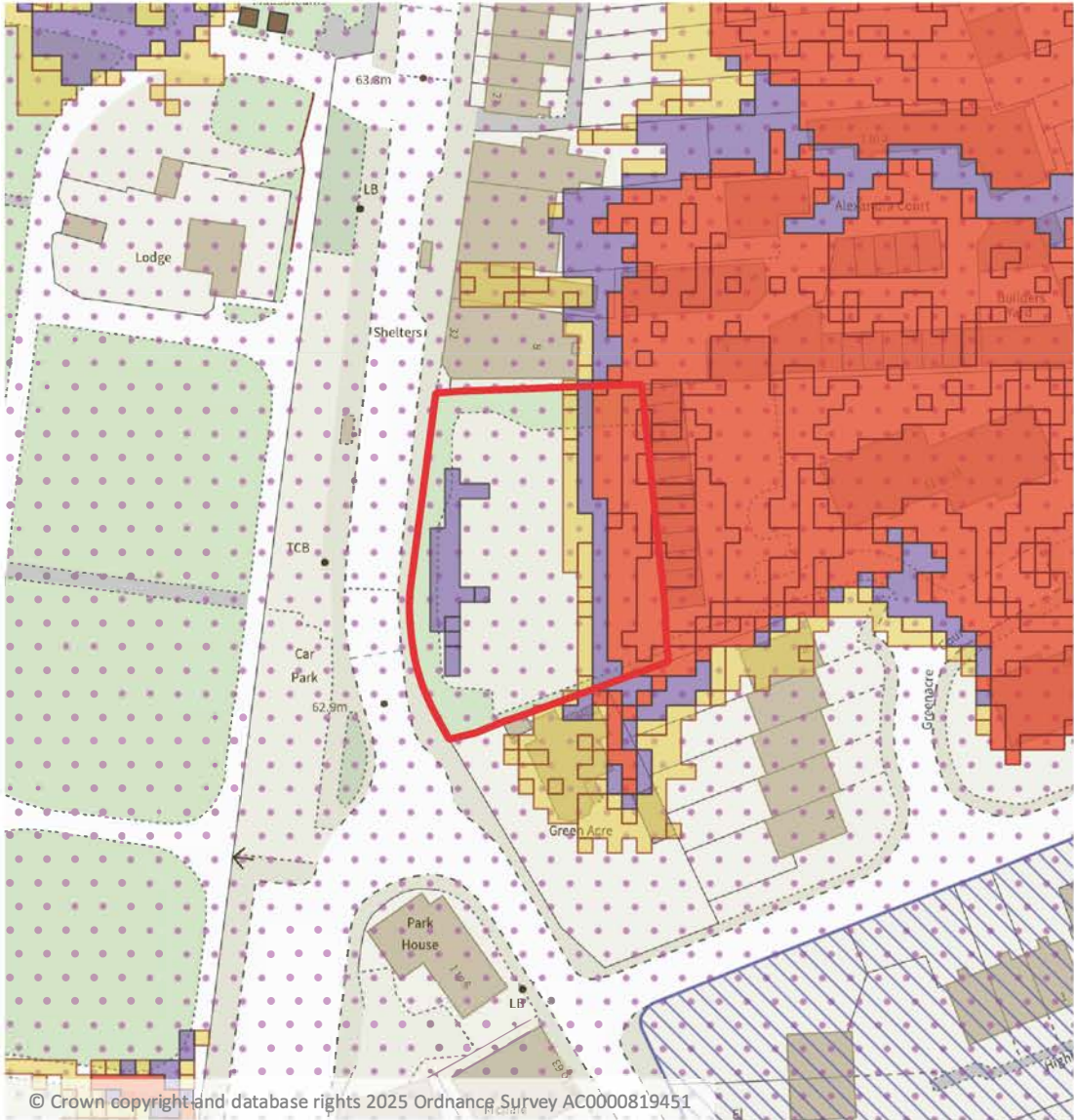
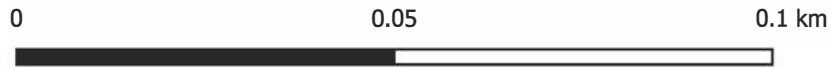
Other uses provided to the assessment of supply: this site only has permission for a residential development, so other uses have not been considered.



Date: 22/12/2025

Site: 299

Name: Barbara Clark House, Englefield Green



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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
- SNCS
- 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	404
Site Name	Kingswood Hall, RHUL, Cooper's Hill Lane, Englefield Green
Address	Kingswood Hall, RHUL Cooper's Hill Lane Englefield Green
Postcode	TW20 0LG
Grid references	X: 500011 Y: 171833
Site area (ha)	6.85
How site was identified	Submitted through the 2021 SLAA process.
Ownership type	Private
Existing use(s)	Student accommodation, sports facilities and woodland. The student accommodation (the 1.72ha of the site) has been developed at a density of circa 175dph.
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 1.72ha – 25% PDL)
Surrounding uses	Directly to the west lies the Air Forces Memorial, beyond which lies the Brunel University Coopers Hill site. To the north is dense woodland, and to the east a mixture of sparse woodland and open land, with a small number of dwellings located within. To the south there is an equestrian facility before the urban area of Englefield Green.

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	(100m to the north)
Flood zone 3b		TPO	✓ (168)
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	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 Runnymede Meadows and Slope Biodiversity Opportunity Area.		

Site constraints (tick (✓) where relevant)

	Contains the Kingswood Hall and Stables Locally Listed Buildings. Subject to Policy ND4 of the Englefield Green Village Neighbourhood Plan, to be developed with regard to Englefield Green Masterplan Document and within Green Belt Design Code Zone.
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If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Building	The potential impact of any development on the Nationally Listed Building (Air Forces Memorial) would need to be taken into account as part of any development proposals.
SSSI	The potential impact of any development on the adjacent Langham Pond 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 Runnymede Meadows and Slope BOA would need to be taken into account as part of any development proposals.
Locally Listed Buildings	The potential impact of any development on Kingswood Hall and Stables Locally Listed Buildings would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.20/1221 Erection of a 7-bedroom detached dwelling with basement and accommodation in the roof and the erection of two single storey detached outbuildings following the demolition of the existing dwelling and all existing outbuildings (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.	✓	157-172 units	Suggested by site promoter. Mid-point would be 164 units, circa 120dph.
Elderly people's housing, student halls	✓	-413	The proposed redevelopment of this site would result in the loss of 413 units of student accommodation (taken from the submitted information form), equivalent to 133 residential units.
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>However, a notable area of the site is considered to be previously developed. 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.</p>
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	<p>Other areas of the site which are undeveloped are within the Green Belt and open in character. Therefore, development which would have a greater impact on the openness of the Green Belt is unlikely to be supported and is therefore not considered suitable.</p> <p>The only other way in which the whole 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 states that the availability of the site is determined by the university's estates strategy and the delivery of new student accommodation at Rusham Park expected 2024. Therefore, this site would only come forward over a longer timeframe.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the site has been promoted for residential development by an agent acting for RHUL, it is assumed that the site would be viable and achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site could be redeveloped over the longer term, however this would only be able to potentially occupy the existing PDL area of the site which accounts for a relatively small proportion (circa 1.72ha if the car parking is included) of the whole area suggested (6.85ha), as the site is within the Green Belt. Based on the 157-172 units suggested by the promoter (midpoint 164), with the loss of 413 units of student accommodation which is at a density of 175dph (equivalent to the loss of 133 residential units). Overall, this would result in a net gain of 31 residential units.

Another calculation, based on the footprint of the extant buildings having a floor area of approximately 3,672sqm, which is then multiplied by 3 to account for the varied nature of the

building heights across the site (which is between 1-4 storeys in line with the site promoter's submitted information), this would indicate that there may be approximately 11,000sqm of extant floorspace. Based on Policy SL19 (Housing Mix and Size requirements) and Policy SL20 (Affordable Housing) in the Local Plan for the unit sizes to meet the requirements set out in the 2018 SHMA and for 35% of the units to be affordable housing, the 11,000sqm of floorspace would result in the site being able to accommodate approximately 119-166 units depending on whether the low or high end of each unit size was used in accordance with Policy SL19 and the National Space Standards. The midpoint of this would be 142 units, which would mean the redevelopment of the site on this basis would represent a net gain of accommodation of 9 net units (based on the conversion of the extant 413 units of student accommodation currently on site to a C3 equivalent). This is because units of student accommodation tend to be significantly smaller than C3 residential accommodation and thus a lower C3 unit yield would be expected compared to student accommodation.

The above analysis should be considered as indicative only. The quantum of units which the site could accommodate through a redevelopment proposal can only be properly considered once further details of the mass, bulk and floor area of the buildings proposed are provided and contrasted with the development which exists on the site at the current time. In this regard, due to nature of this site, further refinement of its development potential will only be possible following detailed pre-application discussions with the Council's Development Management Team. This may result in a lower quantum than that indicated and will be influenced by the type of dwelling units proposed.

For the time being, the mid-point between the high-end level of provision of 172 units proposed and the number of units potentially possible based on the estimated size of the extant building (142 units) will be used as a high-level range for the purpose of the SLAA. This would be 157 units gross as a midpoint (which aligns with the lower end suggested by the promoter), and when the extant student units (413, equivalent to 133 C3 residential units) are removed, this would be the equivalent of 24 net additional C3 units.

Residential units provided to the assessment of supply: 157 gross, 24 net units after the loss of student accommodation is taken into account. This site will be entered into the SLAA as coming forward starting in years 6-10 as suggested by the promoter.

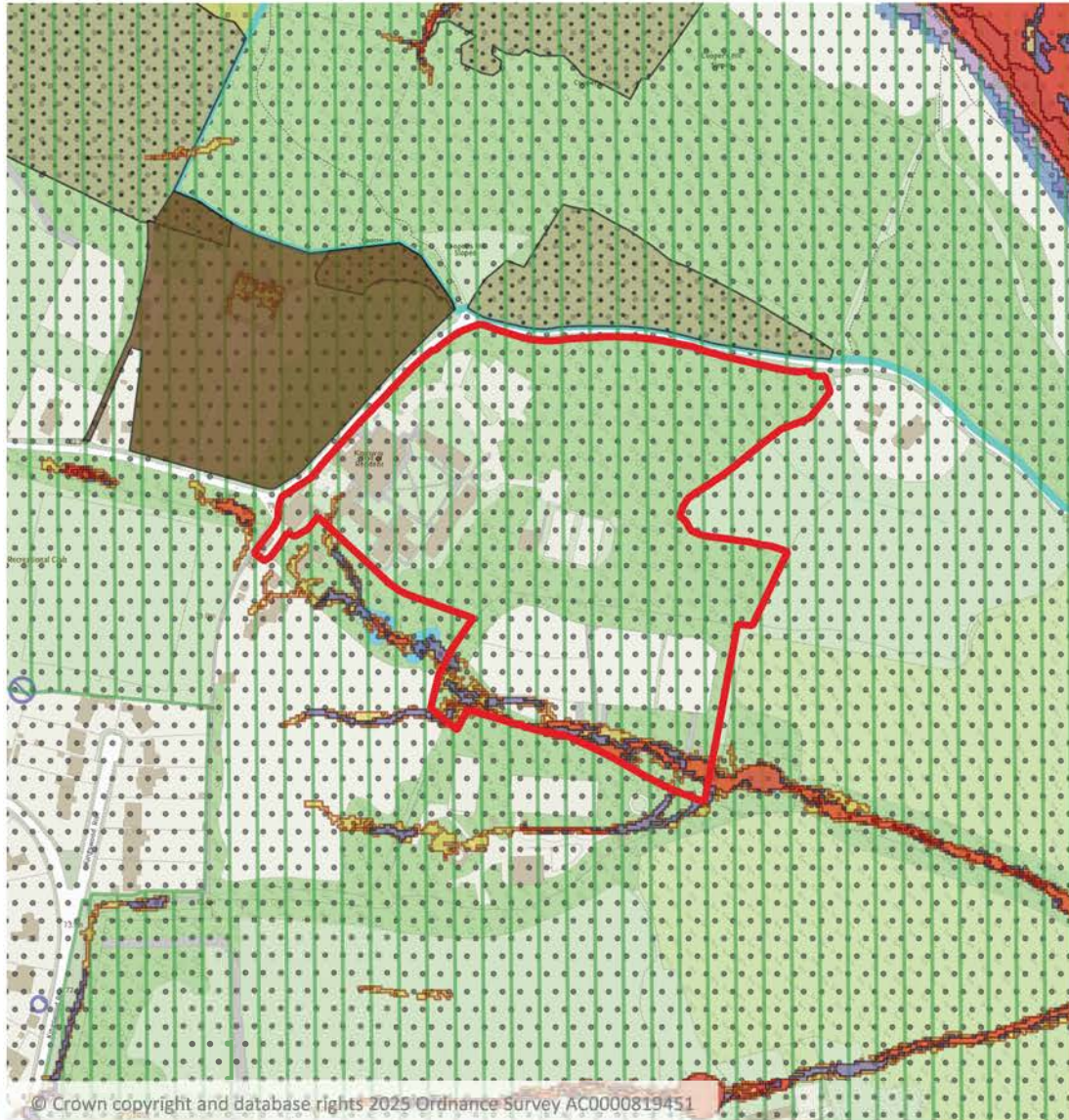
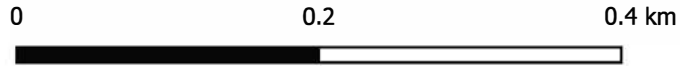
Other uses provided to the assessment of supply: this site has only been promoted for residential redevelopment and thus other uses have not been considered.



Date: 22/12/2025

Site: 404

Name: Kingswood Hall, RHUL, Cooper's Hill Lane, Englefield Green



Scale: 1:5,000

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



SLAA 2025 officer site assessments

Site information

Site ID	420
Site Name	Holly Close garages, Englefield Green
Address	Holly Close garages
	Englefield Green
Postcode	
Grid references	X: 498736 Y: 170644
Site area (ha)	0.04
How site was identified	Promoted by RBC Housing
Ownership type	Public
Existing use(s)	Residential garages
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	These garages are split over 3 separate blocks in Maple Court, Holly Close and Ashwood Road. Each of the blocks are surrounded by a mixture of flats and houses, which vary between two and three stories in height.

Policy, environmental and heritage constraints

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

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.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	No
If yes, please provide details (application number(s), development description, approved / refused etc.)	None relevant.

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	8	RBC Housing is looking at converting a number of garages into eight flats.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	The site is in a residential area within the urban area of Englefield Green and thus (for the purposes of this assessment) is considered to be suitable for residential development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site has been promoted as a site in the SLAA by the RBC Housing Team. It is therefore considered to be available.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site has been promoted as a site in the SLAA by the RBC Housing Team who have said they expect their proposals to come forward in the long term.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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Recommendation

The site is located in a residential area within the urban area of Englefield Green and thus (for the purposes of this assessment) is considered to be suitable for residential development. The fact that RBC's Housing Team expects it to come forward in the long term supports its inclusion for 8 additional dwellings within the 11-15-year part of the trajectory.

Residential units provided to the assessment of supply: 8 (net) in years 11-15.

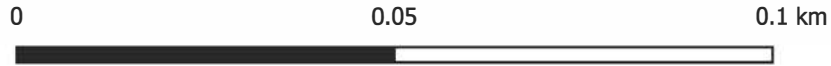
Other uses provided to the assessment of supply: as this site has been promoted solely for residential development, other uses have not been considered.



Date: 22/12/2025

Site: 420

Name: Garages at Holly Close, Englefield Green



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Scale: 1:1,000

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



SLAA 2025 officer site assessments

Site information

Site ID	439
Site Name	Runneymede Hill Veterinary Hospital, Englefield Green
Address	Runneymede Hill Veterinary Hospital
	Tite Hill
	Englefield Green
Postcode	TW20 0NB
Grid references	X: 500575 Y: 171356
Site area (ha)	0.2
How site was identified	Submitted through the 2022 SLAA process
Ownership type	Private
Existing use(s)	Veterinary hospital, one x 1 bed flat and a single storey fitness centre.
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site fronts onto the roundabout to A30 dual carriageway and Tite Hill. It is adjacent to a car sales garage to the northeast. There is open land to the north and west of the site, and a Prezzo restaurant on opposite corner to the south.

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	✓ (102)
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 Englefield Green Village Neighbourhood Plan Green Belt Design Code Zone.		

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. Alternatively, if considered to constitute PDL in the Green Belt, it would need to meet the criteria in the NPPF to be considered appropriate development in the Green Belt.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential impact of any development on the adjacent Tower Service Station Nationally Listed Building would need to be taken into account as part of any development proposals.
TPOs	The potential impact of any development on the TPO (102) 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.22/0867 Single Storey Side/Rear and Front Extensions to existing Veterinary Hospital. (Grant). Discharge of conditions granted under RU.24/1147.</p> <p>RU.20/0908 Change of use from A2 (Financial and Professional Services) to personal training studio D2 (Assembly and Leisure). (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.	✓	24 (gross) 23 (net)	As set out in the submission form, which would give a density of 120dph.
Elderly people's housing, student halls	✓		
Traveller accommodation			
Commercial (E use classes)			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
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)	11-15 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>However, the site is considered to be previously developed. 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.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for redevelopment as indicated by the site promoter, though this would be over the longer term (e.g. 2034).

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the site has been promoted for developed by the owner, it is assumed that they consider the site to be viable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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Recommendation

The site could be redeveloped over the longer term, on the existing PDL area of the site as the site is within the Green Belt. Based on the 120dph suggested by the promoter, this would mean that the site could yield approximately 24 gross, 23 net additional dwellings.

However, the information submitted as part of the SLAA process states that there is circa 5,500sqft (circa 510sqm) of extant floorspace on the site. As any proposals (due to the site's Green Belt location) would not be able to have any greater impact on the openness of the Green Belt (as this would conflict with national policy in relation to PDL sites in the GB), this suggests that 24 dwellings on site may be over-development.

Based on Policy SL19 (Housing Mix and Size requirements) and Policy SL20 (Affordable Housing) in the Runnymede 2030 Local Plan for the unit sizes to meet the requirements set out in the 2018 SHMA and for 35% of the units to be affordable housing, the 510sqm of floorspace would result in the site being able to accommodate approximately 6-8 units depending on whether the low or high end of each unit size was used in accordance with Policy SL19 and the National Space Standards. For the purposes of the SLAA, the mid-point of 7 gross units will be used, and as there is one extant unit on site, this site is therefore assumed to be able to potentially accommodate 6 net additional units.

Residential units provided to the assessment of supply: 6 in year 6-15 of the trajectory (net).

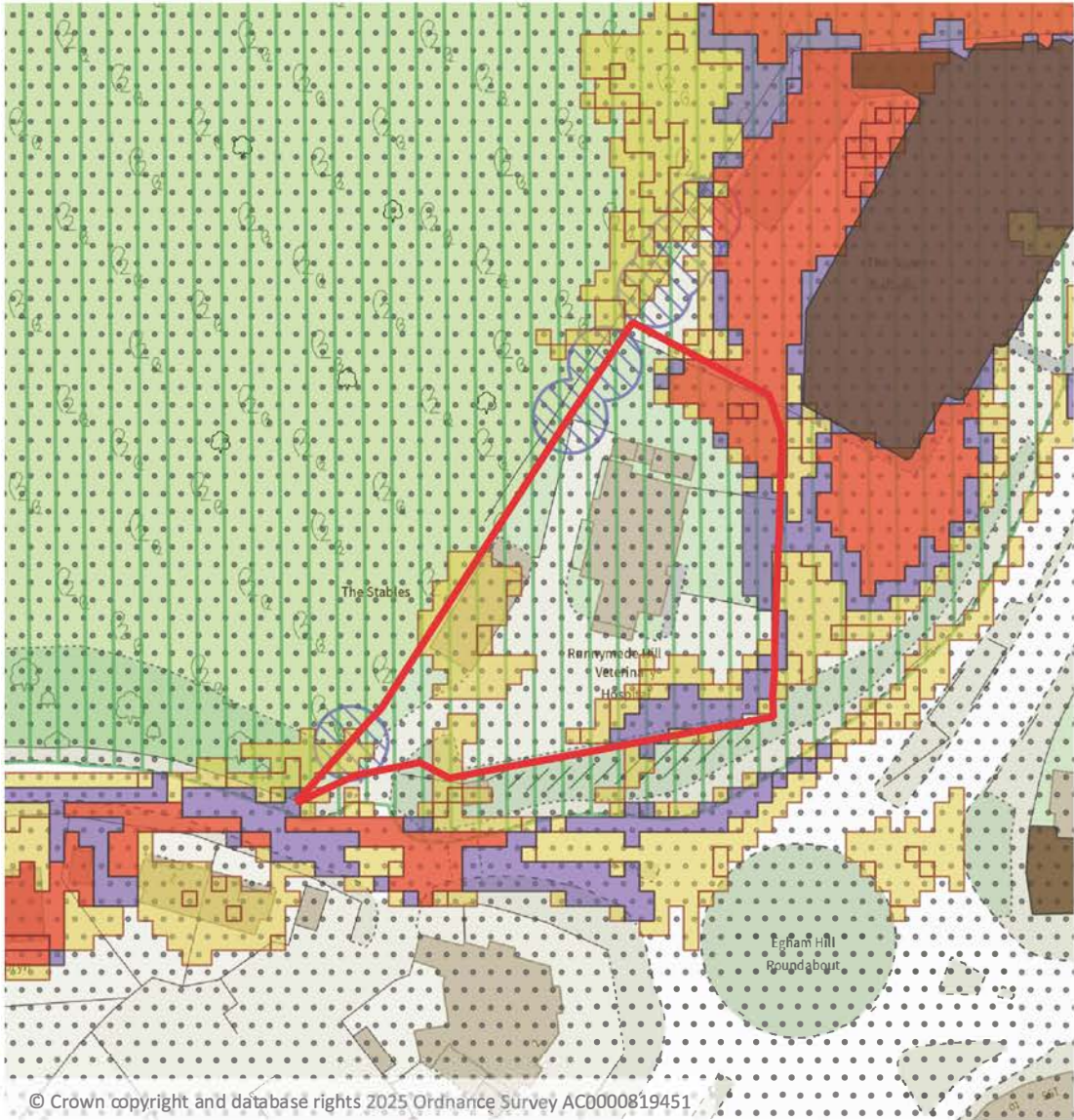
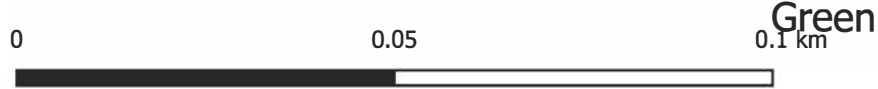
Other uses provided to the assessment of supply: Although the site has been promoted for other uses aside from residential, no indication has been given in relation to the quantum of space this could involve, and thus this will be counted as zero for the trajectory.



Site: 439

Date: 22/12/2025

Name: Land at Runnymede Hill Veterinary Hospital, Englefield



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Scale: 1:1,000

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



SLAA 2025 officer site assessments

Site information

Site ID	476
Site Name	Englefield Green Health Centre, Englefield Green
Address	Englefield Green Health Centre Englefield Green
Postcode	TW20 0PF
Grid references	X: 499259 Y: 171017
Site area (ha)	0.18
How site was identified	Submitted through the 2024 SLAA process.
Ownership type	Public (NHS)
Existing use(s)	Health Centre (Use Class E)
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The immediate context of the site consists of predominantly residential uses, with Care Home (/extra-care) use located approximately 60m north of the Site. The Local Centre boundary is less than 30m southeast of the Site which offers a range of uses including retail and community facility uses.

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 Englefield Green Village Neighbourhood Plan Historic Core Design Code Zone. Retention of social and community infrastructure (Local Plan Policy SD6).		

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.
Policy SD6: Retention of Social and Community Infrastructure	Any loss or change of use of existing social and community infrastructure – which includes healthcare facilities – will be resisted unless it can be demonstrated that demand can be met from alternate provision which has the capacity to provide facilities through co-location or provision of new facilities, in accordance with Policy SD6 of the Local Plan.

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.	✓		No amount of development set out by the NHS.
Elderly people's housing, student halls	✓		No amount of development set out by the NHS.
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses	✓		Healthcare floorspace is defined as 'social and community infrastructure' in the Local Plan.

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
			Reprovision of modern, fit-for-purpose healthcare accommodation is possible.
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	<p>This site is in the urban area and thus (for the purposes of this assessment) is initially in principle considered to be suitable for residential and / or healthcare use redevelopment, to make more efficient use of the site.</p> <p>However, Policy SD6 of the Runnymede 2030 Local Plan will need to be satisfied if proposals were to include the loss of the facility, as this policy states that the loss of community facilities will be resisted unless it can be demonstrated that demand can be met from alternative provision which has the capacity to provide facilities through co-location.</p> <p>It is considered that there is scope to overcome this policy constraint (for instance, by demonstrating that the site is no longer needed and that alternative healthcare provision in an equally or more convenient and accessible location to serve the same local community will be provided). However, unless it has been demonstrated that this constraint can be overcome, the site cannot be considered suitable in terms of this assessment undertaken as part of the SLAA.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is only likely to become available over the longer term subject to local health commissioner's strategy for the future delivery of health services in the area and identifying opportunities to reconfigure the estate to better meet commissioning needs, as well as opportunities for delivering new homes. As it has been submitted by the NHS it is considered to be available, but as a longer-term potential site pending the outcome of the property strategy.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	Yes, as it has been promoted by the NHS for potential re-development in the long term.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	11-15 years. Assuming the healthcare facilities are re-provided in order to overcome policy constraints in the Local Plan seeking to retain such uses unless certain criteria are met.

Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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Recommendation

This site is (for the purposes of this assessment) theoretically considered suitable for redevelopment due to its previously developed status in the urban area. However, due to the lack of detail as to the quantum and nature of redevelopment, and the long-term nature of the site as set out in the NHS submission, this is only likely to come forward (if at all) in a 11–15-year period. In addition, it would also need to be able to demonstrate that the proposals submitted meet the requirements of Policy SD6 of the Runnymede 2030 Local Plan. Until these requirements have been met the site will only be added into the SLAA, but not in the trajectory of sites.

Residential units provided to the assessment of supply: 0.

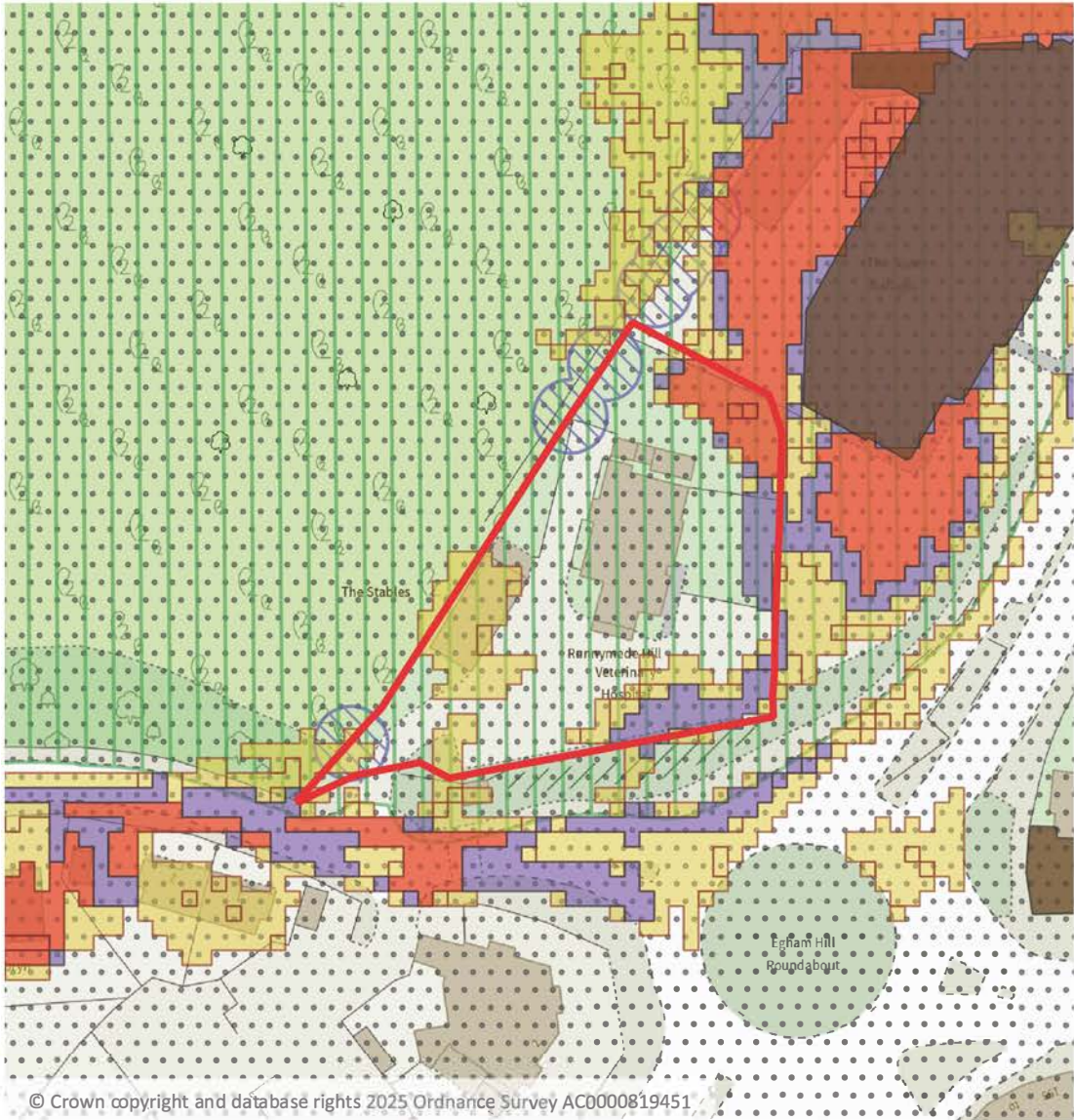
Other uses provided to the assessment of supply: as this site has been promoted primarily for residential development and re-provision of healthcare accommodation, other uses have not been considered.



Site: 439

Date: 22/12/2025

Name: Land at Runnymede Hill Veterinary Hospital, Englefield



Scale: 1:1,000

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



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SLAA 2025 officer site assessments

Site information

Site ID	515
Site Name	Greenacre, St Judes Road, Englefield Green
Address	Greenacre
	St Jude's Road
	Englefield Green
Postcode	TW20 0BY
Grid references	X: 499354 Y: 170699
Site area (ha)	0.07
How site was identified	Via planning application RU.24/1696
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is bordered to the north, east and south by residential properties. To the east on the other side of St Jude's Road is Englefield Green cemetery.

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 the Englefield Green Village Neighbourhood Plan Historic Core Design Code Zone.		

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	Mitigation through adequate SANG provision being available / required, as well as appropriate SAMM payments.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.24/1696 Construction of a new three-storey building with undercroft (basement) parking, to create 9 x new apartments, following demolition of existing single-family dwelling. (grant). Discharge of conditions pending under RU.25/1100 and RU.25/1106.

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	8	As per application RU.24/1696.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	This site is considered to be suitable (for the purposes of this assessment) for residential development as per application RU.24/1696.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is considered to be available for residential development as demonstrated by application RU.24/1696.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is considered to be achievable as demonstrated by application RU.24/1696.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

The site is considered to be suitable (for the purposes of this assessment) for the development of 8 (net) additional residential units as demonstrated by application RU.24/1696.

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

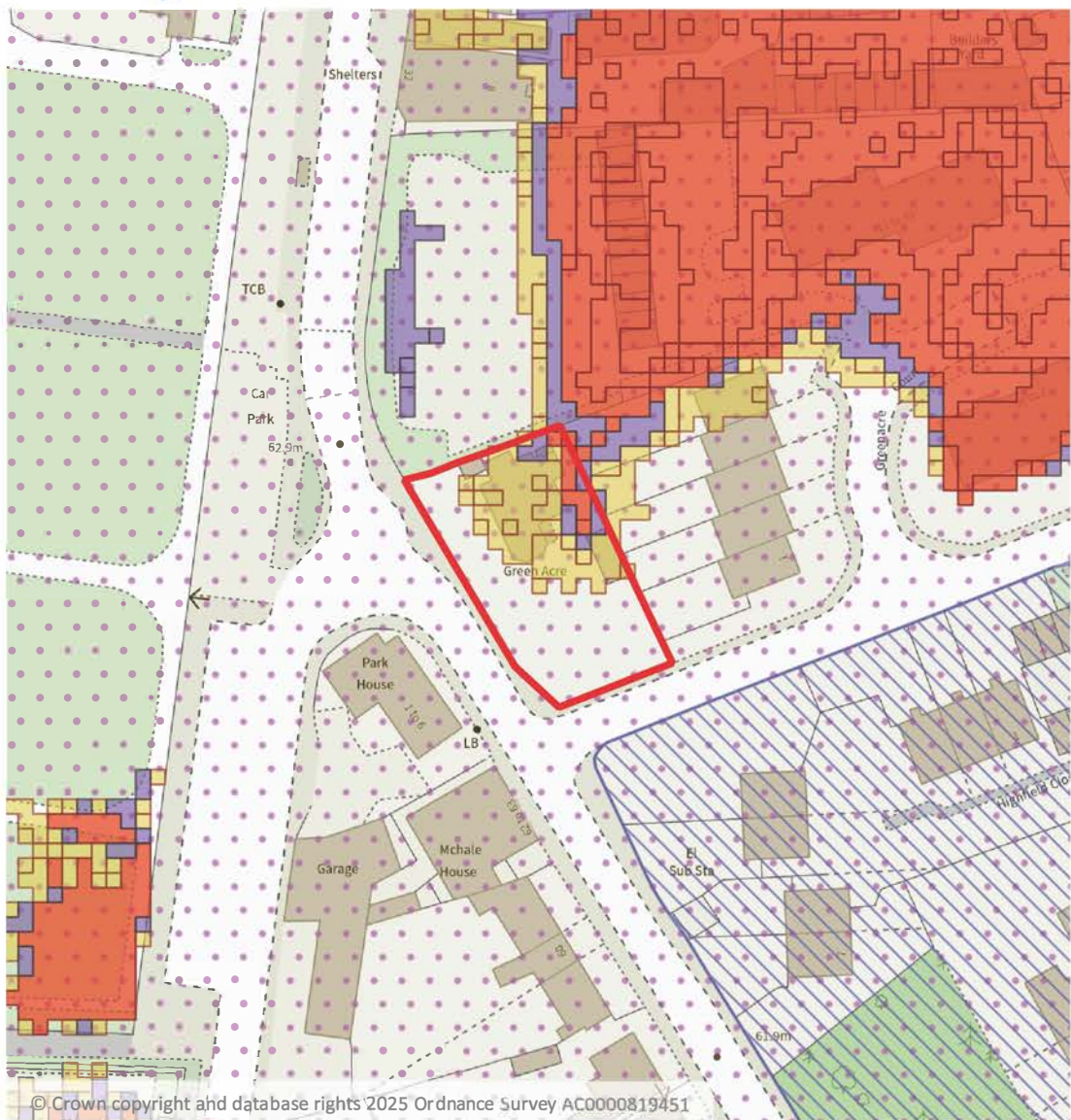
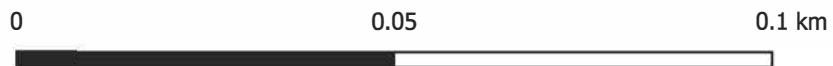
Other uses provided to the assessment of supply: this site only has permission for a residential development, so other uses have not been considered.



Site: 515

Date: 22/12/2025

Name: Greenacre, St Judes Road, Englefield Green



Scale: 1:1,000

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



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SLAA 2025 officer site assessments

Site information

Site ID	516
Site Name	16A Beechtree Avenue, Englefield Green
Address	16A Beechtree Avenue
	Englefield Green
Postcode	TW20 0SR
Grid references	X: 498548 Y: 170707
Site area (ha)	0.18
How site was identified	From application RU.23/1035
Ownership type	Private (housing association).
Existing use(s)	Women's refuge (sui generis)
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded by residential properties to the north, east and south and Kings Lane Recreation Ground 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		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 Englefield Green Village Neighbourhood Plan Urban Area Design Code Zone.		

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.23/1035 Change of use from women's refuge (Sui-Generis) to residential (Class C3), including rooftop and side extensions to provide 8 x self-contained units, provision of additional car parking, bin storage and associated landscaping (grant). (granted on 18/07/2025).

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	8	As permitted by RU.23/1035.
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 (for the purposes of this assessment) considered to be suitable for residential development as per RU.23/1035.
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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 demonstrated by application number RU.23/1035.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is considered to be achievable for residential development as demonstrated by application number RU.23/1035.

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 demonstrated by RU.23/1035.

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

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



Site: 516

Date: 22/12/2025

Name: 16A Beechtree Avenue, Englefield Green



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
- Watercourse buffer
- ROSFW - Low
- Within 5 km of TBH SPA
- ROFSW - High



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