

Longcross sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
99	Longcross Garden Village	Deliverable	1,700
99	Longcross Garden Village	Residential institution (60 units)	32
99	Longcross Garden Village	Employment site	9,025sqm gross, 7,350sqm net office park and 36,000sqm data centre (Sui Generis)
462	Trumps Farm Waste Centre, Longcross	Employment site	11,000sqm of Waste uses (Sui Generis)
461	Trumps Farm, Kitsmead lane, Longcross	Undeliverable	0

SLAA 2025 officer site assessments

Site information

Site ID	99
Site Name	Longross Garden Village
Address	Longross Garden Village
	Longcross
Postcode	
Grid references	X: 498579, Y: 165723
Site area (ha)	145
How site was identified	Allocated in the Runnymede 2030 Local Plan
Ownership type	Private
Existing use(s)	Upper Longcross: Film studio and associated uses with residential element of RU.13/0856 under construction. Lower Longcross: Mixed use - test track, golf course and use in connection with film studio use. Longcross Barracks: Former military barracks.
Is it Previously Developed Land (PDL) (Y/N)?	Upper Longcross: Yes Lower Longcross: Parts of the site are considered to fall under the definition of PDL. Longcross Barracks: Yes
Surrounding uses	Wentworth Golf Course lies to the north of the garden village. To the west, beyond Burma Road is Chobham Common which is a National Nature Reserve (NNR), a Site of Special Scientific Interest (SSSI), part of the Thames Basin Heaths Special Protection Area (TBH SPA) and part of the Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC) under the Habitats Directive. To the south and east the land is largely open with scattered residential dwellings and farms.

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	✓ (6, 451, 453)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	✓
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Non-agricultural	Biodiversity Buffer Zone	

Site constraints (tick (✓) where relevant)			
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 Bronze Age barrows, Barrowhills, Longcross (associated with CSAI RU007) and Bowl barrow 200m west of Barrowhills, Longcross Area of High Archaeological Potential and County site of Archaeological Importance.</p> <p>Contains the Bowl barrow 200m west of Barrowhills Scheduled Monument.</p> <p>Contains the Longcross Park Enterprise Zone Strategic Employment Area.</p> <p>Partially covered by the Thames Basin Heath SPA 400m Buffer Zone.</p> <p>Covered by the Chobham South Heaths Biodiversity Opportunity Area.</p> <p>Has the M3 motorway running through the middle of the site and a railway line along the northern boundary.</p>		

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. Within the 400m zone no net new residential development will be permitted.
Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Buildings (Lychgate with attached Churchyard Wall, Longcross Church, Barrowhills and Terrace at Barrowhills) would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on TPOs 451, 6, and 453 would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the Longcross Churchyard SNCI would need to be taken into account as part of any development proposals.
Area of High Archaeological Potential / County Site of Archaeological Importance	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.
Scheduled Monument	The potential impact of any development on the Scheduled Monument (Bowl barrow 200m west of Barrowhills Scheduled Monument) would need to be taken into account as part of any development proposals.

Constraint type	Action to be taken
Longcross Park Enterprise Zone Strategic Employment Area	Change of use of land and/or buildings from employment to non-employment use would in principle, be resisted unless a suitable justification / evidence for this can be provided.
Biodiversity Opportunity Area	The potential impact of any development on the Chobham South Heaths BOA would need to be taken into account as part of any development proposals.
Noise and vibration from motorway and adjacent railway line	A noise and vibration study would be required to support any application in connection with the motorway and 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>Upper Longcross – key applications</p> <p>RU.25/1085 Application to determine if Prior Approval is required for the Demolition of Building 18, Building 20 and Building 122 under Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (grant).</p> <p>RU.21/0780 Phase 3 Reserved Matters application for the development of a data centre campus comprising:</p> <ul style="list-style-type: none"> a) A building(s) for data storage and processing, associated cooling infrastructure, ancillary office and technical space and roof mounted PV cells; b) Energy Centre Building; c) Stand-By Generators and fuel storage; d) HV Sub-Station; e) visitor reception centre; f) hard and soft landscaping and g) new roads, paths and yards and the provision of parking for cycles, cars and commercial vehicles, and requiring: h) site preparation and earthworks, i) drainage and associated infrastructure works (including SUDS), j) the erection of walls (including retaining walls) and fences, k) the installation of external lighting and necessary physical security systems, and l) other enabling works required during the construction and operation of the data centre campus <p>The application forms part of phase 3 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the Longcross North site). GRANT subject to conditions. Variation of conditions granted under RU.22/0686 and RU.23/0651.</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>Discharge of conditions granted under RU.22/0146, RU.23/0408, RU.23/0498, RU.24/0474, RU.24/0829.</p> <p>RU.20/1206 Hybrid planning application: full planning application for a re-configured discovery building car park (to that approved under RU.17/1191); retention of the stage 2 building and associated hardstanding; Outline planning permission sought for proposed sports provision, public open space and associated landscaping; vehicular access, drop-off and car parking to the railway station; and associated engineering works (all matters reserved) and proposed security fence (all matters reserved except layout). GRANT subject to conditions. Reserved matters granted under RU.22/0449 and RU.22/0512 (at appeal), partially granted under RU.22/0306 and granted under RU.22/0029 and RU.21/1268. Discharge of conditions approved under RU.23/0073, RU.23/0852, RU.24/0544, RU.24/0545. Non-material amendment granted under RU.23/1381.</p> <p>RU.19/0597 Phase 2 reserved matters application for the development of one part 4 / part 5 storey residential building, one 5 storey residential building and one 4 storey residential building comprising 78 dwellings (comprising 18 x one bed apartments, 60 x two bed apartments); general amenity areas; vehicle parking; cycle parking; associated planting and structural landscaping; fencing and walling; pavements and footpaths; bin stores; external lighting; drainage and associated infrastructure works (including SUDS). The application forms part of phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works) (grant).</p> <p>RU.18/1657 Hybrid planning application for the demolition of existing buildings and redevelopment of the site to provide; up to 79,025sqm (GEA) of Class B1 employment uses (including parking); up to 36,000sqm (GEA) of sui generis Data Centres use (including ancillary facilities and parking); up to 200 dwellings, including a detailed first phase comprising 108 dwellings (comprising 13 x two bed, 26 x three bed, 21 x four bed and 13 x five bed dwellings; 8 x one bed apartments and 23 x two bed apartments; and 2 x one bed FOGs and 2 x two bed FOGs); roadways driveways and pavements; fencing and walling; up to 6,300sqm (GEA) of ancillary uses, including Class A1 - A5 uses (i.e. retail uses, cafe/restaurants and a public house up to 1,550sqm GEA), Class D1 uses (i.e.</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>childcare facilities up to 600sqm GEA); Class D2 uses (i.e. Health and Leisure (up to 1,900sqm GEA); the creation of Publicly Accessible Open Space (PAOS), ecological habitats, general amenity areas (including informal and formal open spaces), equipped play areas and landscaped areas; new vehicular accesses from the existing public highway network; vehicle and cycle parking; bin stores; landscape compound; car parking (for railway station); electricity sub-stations; lighting; drainage and associated infrastructure works, including sustainable drainage systems (SUDS); a foul pumping station; an acoustic fence and associated engineering and service operations (grant).</p> <p>RU.18/0921 Phase 2A reserved matters application for the development of 10 x three bed dwellings; vehicle parking; visitor vehicle parking bays (on Fox Road); associated planting and structural landscaping; fencing and walling; pavements and footpaths; external lighting; drainage and associated infrastructure works (including SuDS). The application forms part of phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works) (grant).</p> <p>RU.17/1307 Phase 2 reserved matters application for the development of two 4 storey office buildings to create 16,765 sqm (GEA) of B1 office floorspace; erection of decked car park with 5 split levels; extension of existing access to Chobham Lane; vehicle parking; cycle parking, associated planting and structural landscaping, fencing and walling, pavements and footpaths; bin store; external lighting; drainage and associated infrastructure works (including SuDS); M&E plant and plant rooms/enclosures; and demolition of existing buildings. The application forms part of phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works) (grant).</p> <p>RU.17/1295 Phase 2 reserved matters application for the development of two part 4 / part 5 storey residential buildings comprising 90 dwellings (comprising 18 x one bed apartments, 72 x two bed apartments); general amenity areas; vehicle parking; cycle parking; associated planting and structural landscaping; fencing and walling; pavements and footpaths; bin stores; external lighting; drainage and associated infrastructure works (including SUDS). The application forms part of phase 2 of</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure, and utility works) (grant) Discharge of conditions approved under RU.22/1519.</p> <p>RU.17/1191 Reserved Matters application for the development of a 3-storey building (Focal Building) totalling 1,265sqm (GEA), including up to 1,263sqm of A1-A5 uses, up to 1,263sqm of B1 employment uses (including marketing suite), up to 600sqm of D1 uses and up to 838sqm of D2 uses; general amenity areas; vehicle parking; cycle parking; associated planting and structural landscaping; works associated with the main pond; fencing and walling; pavements and footpaths; bin store; external lighting; drainage and associated infrastructure works (including SuDS). This application forms part of Phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works) (grant). Discharge of conditions granted under RU.23/0852, RU.24/0544, RU.24/0545.</p> <p>RU.13/0857 Hybrid planning application for the change of use from agriculture to Publicly accessible open space (PAOS) (Sui Generis use), together with associated development, car park, footpaths and landscaping, including a detailed first phase of development comprising road access to an on-site car park with 12 spaces, an 800m hoggin path, dog proof fencing, gates, benches, signs and landscape planting, including trees and scrub and a wildflower grassland within a 5.1 ha area at Trumps Farm (part of), Kitsmead Lane, Longcross (grant).</p> <p>RU.13/0856 Hybrid planning application for the demolition of existing buildings and redevelopment of the site to provide; up to 79,025sqm (GEA) of Class B1 employment uses (including parking); up to 36,000sqm (GEA) of sui generis Data Centres use (including ancillary facilities and parking); up to 200 dwellings, including a detailed first phase comprising 108 dwellings (comprising 13 x two bed, 26 x three bed, 21 x four bed and 13 x five bed dwellings; 8 x one bed apartments and 23 x two bed apartments; and 2 x one bed FOGs and 2 x two bed FOGs); roadways driveways and pavements; fencing and walling; up to 6,300sqm (GEA) of ancillary uses, including Class A1 - A5 uses (i.e. retail uses, cafe/restaurants and a public house up to 1,550sqm GEA), Class D1 uses (i.e.</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>childcare facilities up to 600sqm GEA); Class D2 uses (i.e. Health and Leisure (up to 1,900sqm GEA); the creation of Publicly Accessible Open Space (PAOS), ecological habitats, general amenity areas (including informal and formal open spaces), equipped play areas and landscaped areas; new vehicular accesses from the existing public highway network; vehicle and cycle parking; bin stores; landscape compound; car parking (for railway station); electricity sub-stations; lighting; drainage and associated infrastructure works, including sustainable drainage systems (SUDS); a foul pumping station; an acoustic fence and associated engineering and service operations. GRANT subject to conditions. (Reserved matters discharged under applications RU.21/0780, RU.19/0597, RU.18/0921, RU.17/1191, RU.17/1295 and RU.17/1307.</p> <p>Conditions varied / discharged under RU.20/0729, RU.21/1477, RU.21/1478, RU.21/1602 and RU.22/0307, RU.24/0474, RU.24/1339.</p> <p>Decision pending on application to discharge conditions for RU.24/0210.</p> <p>RU.05/0538 Outline application at Upper Longcross for development comprising up to 113,434sqm of built floorspace (in total) including: business premises (Class B1 use); with supporting retail and cafe/restaurant facilities (Class A1 and A3 use), childcare facilities (Class D1 use), leisure facilities (Class D2 use), and decked vehicle parking.</p> <p>Development also to include demolition of buildings, removal of hardstanding; creation of ecological habitat areas; creation of general amenity areas; creation of landscaped areas; new and improved site access for vehicles, pedestrians and cyclists; new and improved links between the site and existing public highways network; vehicle parking (up to 3,079 spaces); cycle parking; drainage works including a pumping station for foul drainage and storage ponds for surface water drainage; bin stores; electricity substation; and associated engineering operations. GRANT subject to conditions.</p> <p>Lower Longcross (excluding Barracks site) - key applications</p> <p>RU.22/1508 Two Film Studio Sound Stages (for a temporary period of 5 years) (retrospective) (grant).</p> <p>RU.22/0393 Outline planning application with all matters reserved (except for means of site access with Longcross Road and Kitsmead Lane), for a mixed use Garden Village development</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>comprising: residential development (Use Classes C3), care home / extra care accommodation (Use Class C2), land reserved for up to 10 travelling showpeople plots (sui generis), retail, food and drink (Use Classes E and F.2), public house (sui generis), community facilities (Use Classes E, F1 and F2), employment use (Use Class E), a primary school including early years provision (Use Class F1), public open space including allotments, sports pitches and ancillary facilities (Use Class F2), Suitable Alternative Natural Greenspace (SANG) (Use Class F2), landscaping and associated infrastructure and works including enabling demolition and ground works (Environmental Statement submitted) (granted on 24/04/2024).</p> <p>RU.17/0793 EIA scoping opinion for proposed development for up to 1,400 dwellings, a primary school, 3,210 sqm of commercial space (restaurants, retail, public house), 930sqm of community space, publicly accessible open space, landscaping, ecological habitats, and access. Suitable Alternative Natural Greenspace (SANG) will be provided on site, which will link to Trumps Farm. (Scoping agreed).</p> <p>RU.04/1297 Certificate of lawfulness for: (1) the testing & evaluation of tracked and wheeled military vehicles; (2) driver training courses using military and or civilian vehicles; (3) film & media events including the staging of television shows, the setting up of temporary sets, camera installations and lighting fixtures, and vehicle manoeuvring exercises associated with such events; (4) between the hours of 08.00 to 18.00 Monday to Friday: (a) civilian commercial automotive vehicle testing and other specialist tasks including the testing of new & used motor vehicles, heavy goods vehicles, emergency service vehicles and motorcycles; (b) automotive club events including static exhibitions and shows and trial events of all makes and models of vehicles; (c) corporate driving events including recreation, entertainment and corporate hospitality events associated with vehicles, and (5) between the hours of 08.00 to 18.00 for a maximum of ten motor rally events per annum to be held no more frequently than one event every four weeks and each event to last no longer than two days, subject at all times to: (a) the noise emissions from any vehicle not exceeding 100dB(A) measured at 0.5m from the source of the noise, and (b) save for the testing and evaluation of wheeled and tracked military vehicles, any use of motor vehicles between the hours of 18.00 and 08.00 not to amount to a common law or</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>statutory nuisance and any noise, vibration, light, smoke or fumes caused by any of the above events and the use of any motor vehicle to be limited to such emissions as are reasonably associated with the traffic of a normal urban carriageway between such hours. CERTIFICATE GRANTED</p> <p>RU.02/1414 Certificate of existing lawfulness for Use of the site for B1 (Business) use with minor ancillary uses including B8 (storage/distribution), A3 (Food & Drink), D1 (non -institutional uses), D2 (assembly & leisure) and sui generis hostel use (Longcross Barracks deleted from application) (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments (this is in line with the requirements of Policy SD9 of the Runnymede 2030 Local Plan)
Housing, e.g. Market, affordable, self and custom build etc.	✓	1,700	A minimum of 1,700 net additional dwellings and specialist accommodation in total in line with Policy SD9 of the Runnymede 2030 Local Plan. Although 108 units have been completed thus far with a further 78 currently under construction, the pending application under RU.22/0393 shows that the developer plans a further 1,700 units.
Elderly people's housing, student halls	✓	60	In line with Policy SD9 of the Runnymede 2030 Local Plan.
Traveller accommodation	✓	10	In line with Policy SD9 of the Runnymede 2030 Local Plan.
Commercial (E use classes)	✓		In line with Policy SD9 of the Runnymede 2030 Local Plan.
Employment (B2 and B8 use classes)	✓	115,025 sqm gross, 43,350 sqm net	In line with Policy SD9 of the Runnymede 2030 Local Plan (includes 36,000sqm for a Sui Generis data centre)
Retail	✓		In line with Policy SD9 of the Runnymede 2030 Local Plan.
Food and drink	✓		In line with Policy SD9 of the Runnymede 2030 Local Plan.
Leisure	✓		In line with Policy SD9 of the Runnymede 2030 Local Plan.
Community uses	✓	2FE primary school	In line with Policy SD9 of the Runnymede 2030 Local Plan.

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments (this is in line with the requirements of Policy SD9 of the Runnymede 2030 Local Plan)
Hotel	✓		In line with Policy SD9 of the Runnymede 2030 Local Plan.
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	As this site has been allocated in the Runnymede Local Plan 2030 (under Policy SD9) for a wide variety of uses, and several planning applications have been permitted, this site is (for the purposes of this assessment) suitable for the types of development set out above.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site's allocation and progress being made on multiple applications shows that the site is available for development.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site's allocation and progress being made on multiple applications shows that the site is available for development.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

Policy SD9 of the adopted Runnymede 2030 Local Plan considers that the Longcross Garden Village is capable of accommodating: a minimum of 1,700 residential units, 10 plots for Travelling Showmen and a 60-bedspace care home. It is also anticipated that the site will accommodate a 79,025sqm gross, 7,350sqm net office park and 36,000sqm Sui Generis data centre (in line with planning approval RU.13/0856), along with a range of open space uses (including SANGS) and a mix of E and F class uses to support the development of a new settlement. Recent planning permissions and implementations indicate that delivery is achievable.

Residential units provided to the assessment of supply: 1,700 (net).

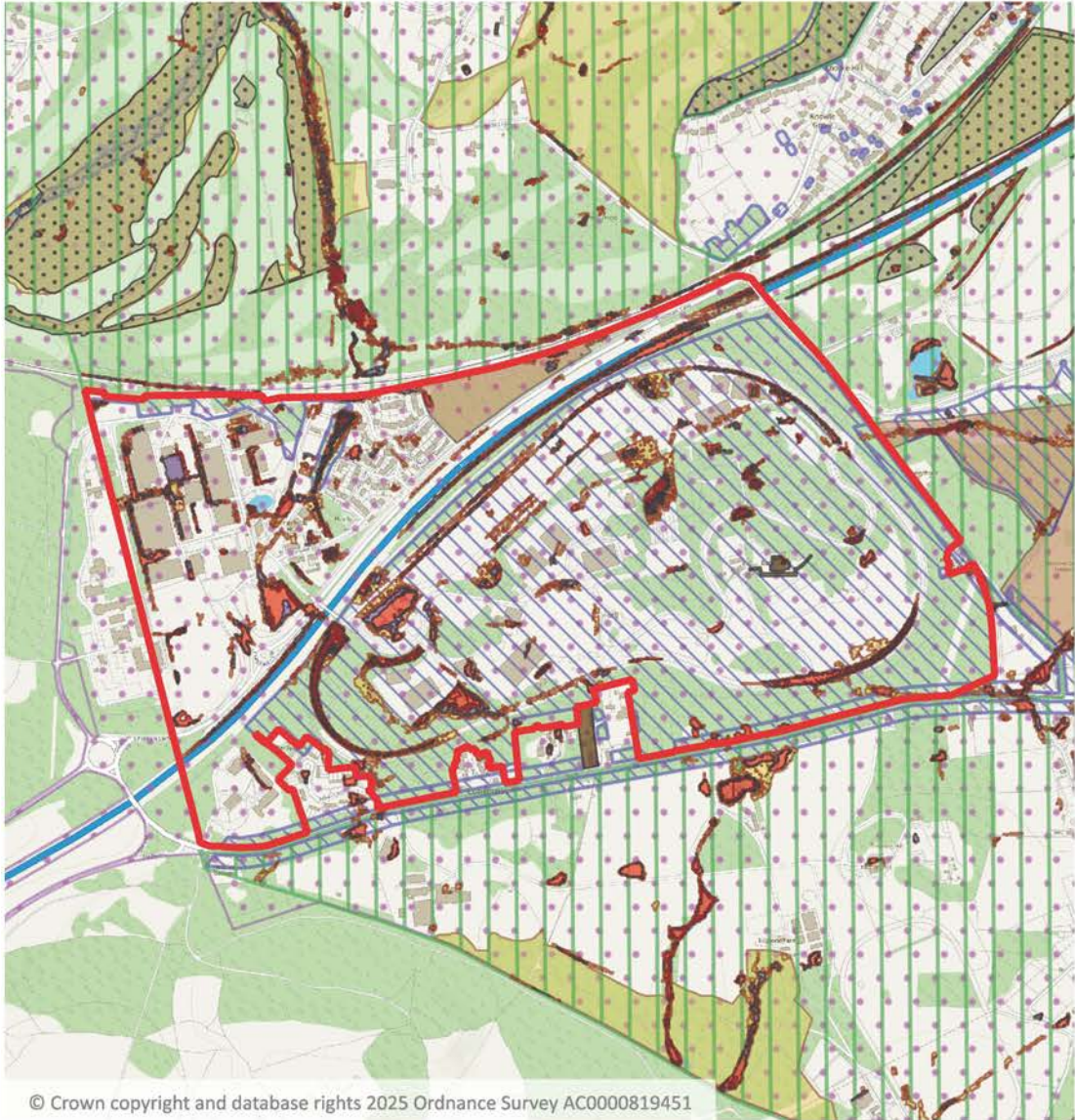
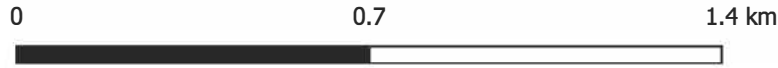
Other uses provided to the assessment of supply: 79,025sqm gross, 7,350sqm net office park and 36,000sqm data centre (Sui Generis) as per planning permission RU.13/0856.



Date: 22/12/2025

Site: 99 Name: Longcross Garden Village

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



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Scale: 1:15,000

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



SLAA 2025 officer site assessments

Site information

Site ID	461
Site Name	Hersham Business Centre, Longcross
Address	Hersham Business Centre
	Longcross Road
	Longcross
Postcode	KT16 0DN
Grid references	X: 500262 Y: 166242
Site area (ha)	71.99
How site was identified	Submitted as part of the 2022 SLAA call for sites
Ownership type	Private
Existing use(s)	Four farms - Trumps Farm, Hersham Farm, Fairview Farm and Rose Haven consisting of farmland & associated buildings, commercial yards, offices & subsidiary buildings, residential, car parks, hardstanding and B8 storage.
Is it Previously Developed Land (PDL) (Y/N)?	Partial
Surrounding uses	To the north is the M3 and former operational landfill site, strategic waste site and anaerobic digester facilities. To the south is Longcross Road and woodland. To the west is the allocated residential-led mixed-use development site at Longcross Garden Village and to the east a boundary of tree belt separates the site from a small number of residential dwellings and agricultural land.

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	✓ (6)
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 / 4	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	

Site constraints (tick (✓) where relevant)		
SANGS		Access
Other (please specify)	Contains the Iron Age occupation, Trumps Farm Area of High Archaeological Potential. The site is in a Minerals Safeguarding Area. The northern boundary of the site is adjacent to the M3 motorway.	

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	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. However, the area at risk of flooding only covers a small part on the eastern edge of the wider site.
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 6 would need to be taken into account as part of any development proposals.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.
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.
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.
Noise and vibration from adjacent motorway	A noise and vibration study would be required to support any application in connection with the adjoining motorway.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.24/1030 Prior approval application for change of use of a single portacabin unit and adjoining hardstanding areas to a secure plant and machinery storage (Class B8) use under Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (refuse).</p> <p>RU.21/1728 Application to determine if prior approval is required for the change of use of a barn and adjoining hard standings currently used for agricultural purposes to a flexible use within storage or distribution (B8), hotels (C1), commercial/business/service (Class E) (refuse).</p> <p>RU.18/1756 Prior Approval under Class R, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for the change of use of an existing open barn and adjoining hardstanding from agricultural use to use as secure plant and machinery storage (Class B8 use) (grant).</p> <p>RU.17/1835 Prior Approval for the erection of an agricultural building to be used to store maize with a length of 31 metres, a width of 15 metres, eaves height of 5.7 metres and ridge height of 7 metres (Prior Approval not required).</p> <p>RU.10/0199 Change of use from Agriculture to B1 office space involving conversion of redundant agricultural buildings (amendments to planning approval RU.03/0546) (Retrospective) (grant).</p> <p>RU.07/0079 Change of use from agriculture to B1 office space involving conversion of redundant agriculture buildings (grant).</p> <p>RU.03/0546 Change of use from agriculture to B1 office space involving conversion of redundant agriculture buildings (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			The proposed uses of the combined sites are to be confirmed.
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 the planning history, some of the site appears to meet the definition of previously developed land. However, the remainder of the site appears to mainly have last been used / is used for agricultural purposes. This land would not meet the definition of PDL. The site promoter has not provided any area of land / floorspace for PDL or given an indication of the quantum of development they are promoting the site for. Therefore, it is not possible to give an indication as to whether this proposed redevelopment could be achieved, based on the existing amount of PDL on site.</p>
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	<p>In terms of the non-PDL areas of the site, development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.</p> <p>The only other way in which the non-PDL parts of the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p>
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site promoter has confirmed that their proposals for the site are viable, however, due to a lack of specific information in terms of extant PDL floorspace etc, and the site being covered by the Green Belt, it is uncertain as to whether the site is achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

At the current time, the use of the site for a significant amount of additional 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.

It is considered however that due to a number of planning permissions having been granted on the site previously for offices, there is the potential for some redevelopment to take place, but further information would be required about the quantum of floorspace and development proposed. Until this time, it is not possible to quantify the floorspace potential that could be accommodated on the site.

Residential units provided to the assessment of supply: 0.

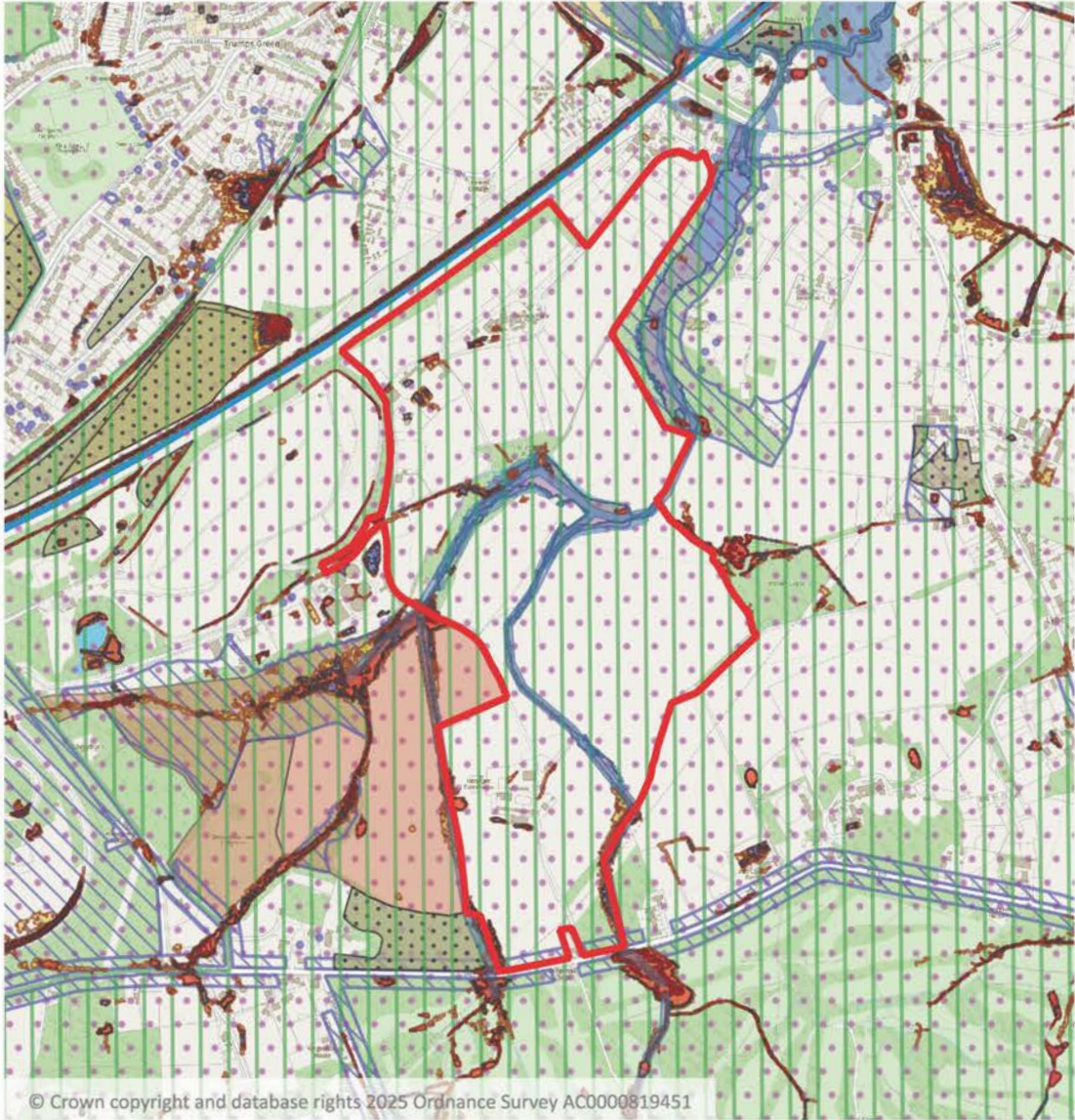
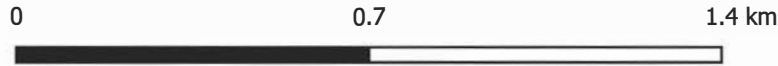
Other uses provided to the assessment of supply: due to the Green Belt nature of the site, and the lack of detail in relation to extent and proposed level of development, it is not possible for the site to be added into the Council's supply of employment floorspace. It will, however, be recoded for audit purposes.



Date: 22/12/2025

Site: 461

Name: Trumps Farm, Kitsmead Lane, Longcross



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Scale: 1:15,000

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



SLAA 2025 officer site assessments

Site information

Site ID	462
Site Name	Trumps Farm Waste Centre, Longcross
Address	Trumps Farm Waste Centre Kitsmead Lane Longcross
Postcode	KT16 0EF
Grid references	X: 499640 Y: 166347
Site area (ha)	30.23
How site was identified	Submitted as part of the 2022 SLAA call for sites
Ownership type	Surrey County Council
Existing use(s)	Former landfill site, scrub and grassland (non-agricultural)
Is it Previously Developed Land (PDL) (Y/N)?	Partial
Surrounding uses	To the north is the M3 motorway and to the south there are Anaerobic Digestion facilities and a Plant Hire and Sales business. To the west is Longcross Garden Village and to the there are commercial and light industrial uses and former-agricultural land.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	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 Chobham South Heaths Biodiversity Opportunity Area (BOA). Adjacent to the M3 motorway along the northern edge of the site. Part of the site is allocated in the Surrey Waste Plan (Policy 11b).		

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.
Biodiversity Opportunity Area	The potential impact of any development on the Chobham South Heaths BOA would need to be taken into account as part of any development proposals.
Noise and vibration from adjacent motorway	A noise and vibration study would be required to support any application in connection with the adjoining motorway.
Surrey Waste Plan allocation	Part of the site is allocated for a Household Waste Materials Recycling Facility. Proposals for development in this location will need to demonstrate how the key development issues for the site have been addressed.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.25/0744 Use of land for the construction and operation of a materials recycling, recovery and processing facility for imported local authority dry mixed waste, with associated access off Kitsmead Lane including a Materials Recycling Facility building with roof mounted solar PV panels and workshop, office and control room, and other ancillary infrastructure including, modifications to existing internal access track, construction of hardstanding areas, lorry and car parking areas, two weighbridges and office, external storage bays, installation of plant and equipment and storage tanks, site lighting, erection of perimeter fencing, landscaping and earthworks; and erection of replacement landfill facilities comprising an office building, a garage and store unit, a workshop and storage unit, ancillary plant and equipment and relocation of two leachate tanks and ancillary facilities,

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>following demolition of existing buildings on the site. (this application is determined by Surrey County Council under their ref SCCRef-2025-0039) (grant).</p> <p>RU.24/0327 County Matter: Adoption by the County Council as Minerals & Waste Planning Authority of a Screening Opinion under Regulation 6 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) [SCC Ref. 2023-0043] for the Proposed construction and operation of a materials recycling facility (MRF) [SCC ref. 2024-0040] (not EIA development).</p> <p>RU.23/1769 Installation of Scania 200kW Containerised Engine at Gas Utilisation Compound (retrospective) (grant).</p> <p>RU.22/0236 County Matter - Construction of a Green Waste Bulking and Transfer Facility -SCC Ref 2021/0175 (no objection). Related applications under RU.22/1084, RU.23/0195</p> <p>RU.21/1737 Adoption by the County Planning Authority of a Screening Opinion under Regulation 6 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) Proposed re-location of an existing green waste management operation [SCC Ref. 2021/0148] (not EIA development).</p> <p>RU.21/1420 Retention of an office building, weighbridge, hard-standing, workshop and electricity room, two leachate tanks and a storage container (part retrospective) for the management of leachate (no objection).</p> <p>RU.15/1834 Consultation by Surrey County Council on a proposed alternative location for the workshop and hardstanding ancillary to the permitted green waste composting operations (to that originally granted under ref RU.09/0543 dated 14/9/09) (no objection).</p> <p>RU.13/0595 Consultation by Surrey County Council for erection of management portacabin and welfare units and a new portacabin unit with an associated staircase on top of the existing staircase on top of the existing weighbridge office to create a double stacked unit (part retrospective) (no objection).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓	11,000 sqm	Waste uses (Sui Generis), expansion of renewable energy sources (Sui Generis) and ancillary commercial buildings.
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 the planning history, a small part of the site appears to meet the definition of previously developed land. However, the majority of the site is allocated in the adopted Surrey Waste Local Plan 2020 (SWLP) for the development of a material recovery facility (MRF) for dry mixed recyclables (DMR) derived from the household waste stream and has been granted planning permission under RU.25/0744 for 11,000sqm floorspace for a MRF for DMR derived from the household waste stream. Therefore, this development would be suitable at this location.</p>
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	The only other way in which the non-PDL parts of the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site promoter has confirmed that their proposals for the site are viable, and having been granted planning permission, it is considered 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

The majority of the site is allocated in the adopted Surrey Waste Local Plan 2020 (SWLP) for the development of a material recovery facility (MRF) for dry mixed recyclables (DMR) derived from the household waste stream and has been granted planning permission under RU.25/0744 for 11,000sqm floorspace for a MRF for DMR derived from the household waste stream. Therefore, this development would be suitable at this location.

Residential units provided to the assessment of supply: 0.

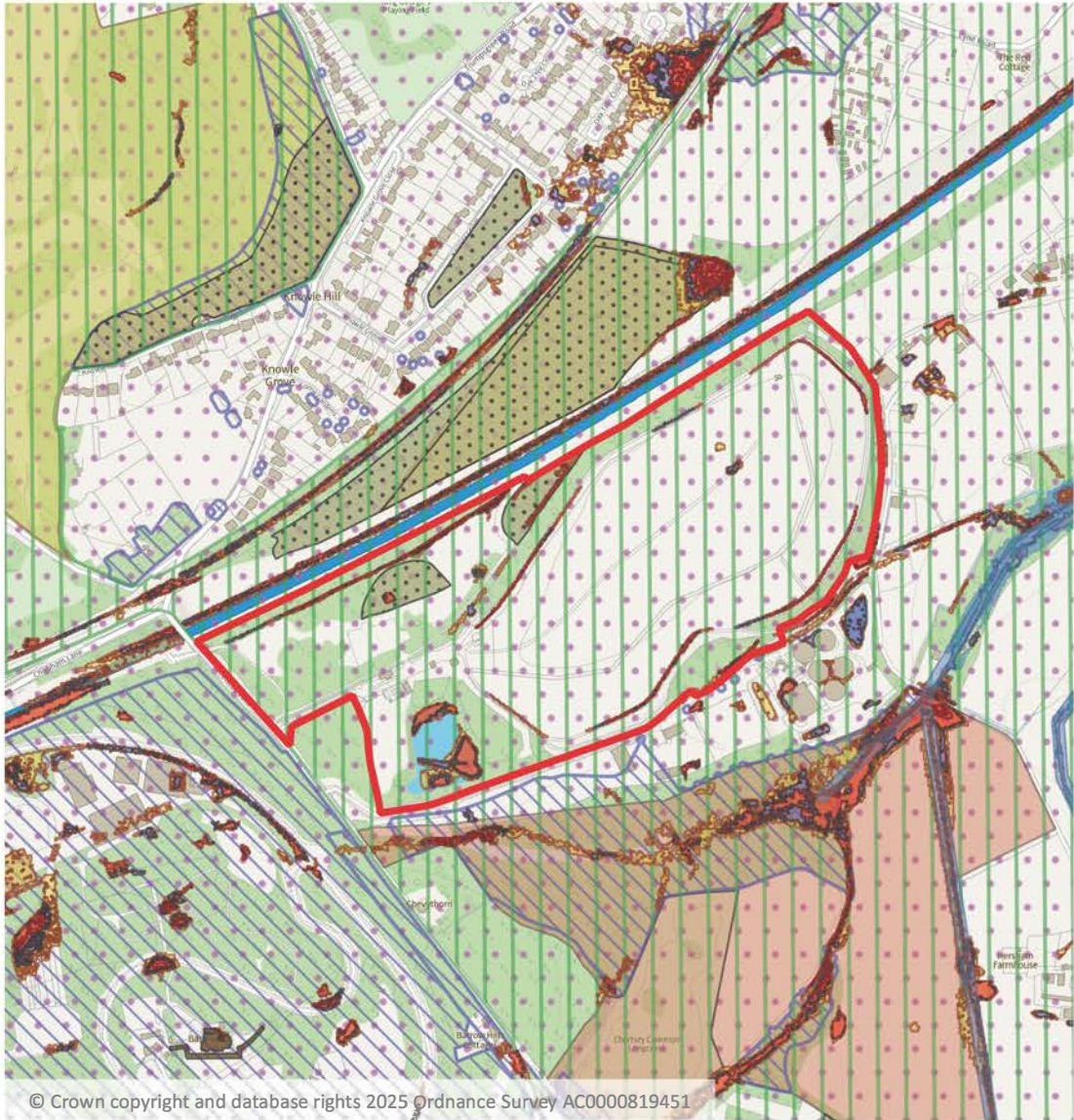
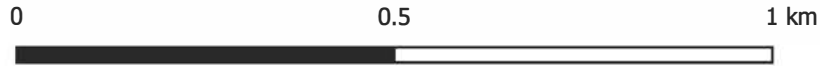
Other uses provided to the assessment of supply: 11,000sqm of Waste uses (Sui Generis), expansion of renewable energy sources (Sui Generis) and ancillary commercial buildings as per RU.25/0744.



Date: 22/12/2025

Site: 462

Name: Trumps Farm Waste Centre, Longcross



Scale: 1:10,000

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



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