

Lyne sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
202	Pantiles Nurseries and 198 Almners Road, Lyne	Deliverable	59
347	New Oak Farm, Hardwick Lane, Lyne	Deliverable	10 static caravan plots.
451	Silverlands House, Lyne	Deliverable	25
469	Green Acres Farm, Hardwick Lane, Lyne	Deliverable	12 residential Gypsy and Traveller mobile homes
158	Land at Squires Garden Centre, Lyne	Undeliverable	0
168	Land adjacent to Almners Farm House, Almners Road, Lyne	Undeliverable	0
199	Land to the north west of Almners Road, Lyne	Undeliverable	0
265	Lyne Hill Nursery, Lyne	Undeliverable	0
344	Angel Farm, Longcross Road, Lyne	Windfall site	0
405	Land at Adas Farm, Lyne	Undeliverable	0
425	Land adjacent to Lyne Lane Sewage Treatment Works, Lyne	Undeliverable	0
441	Land south of Lyne Crossing Road, Lyne	Undeliverable	0
470	Fangrove Park, Lyne Lane, Lyne	Undeliverable	0
497	Cobbs, Lyne Lane, Lyne	Undeliverable	0
504	1 and 2 Botleys Cottages, Stonehill Road, Lyne	Undeliverable	0

SLAA 2025 officer site assessments

Site information

Site ID	158
Site Name	Land at Squires Garden Centre, Holloway Hill, Lyne
Address	Land at Squires Garden Centre Holloway Hill Lyne
Postcode	KT16 0AE
Grid references	X: 502538 Y:165535
Site area (ha)	15.9
How site was identified	Submitted through the 2018 SHLAA
Ownership type	Private
Existing use(s)	Garden centre and horticulture
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site has open spaces to the north, west and east. The southern boundary of the site is formed by Holloway Hill, north of St Peter's Hospital. To the west of the site is Silverlands Farm and a heavily wooded area, to the north lies Westbrook Farm, and to the east lies Green Acres Farm.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	✓ (adjacent)
Flood zone 2	✓ (partial)	Conservation Area	
Flood zone 3a	✓ (partial)	Ancient woodland	✓ (adjacent)
Flood zone 3b	✓ (partial)	TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Non-agricultural	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	Adjacent to the Mesolithic and Neolithic flint scatter, Hardwick Park Area of High Archaeological Potential. The majority of the site is in a Minerals Safeguarding Area.		

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

Constraint type	Action to be taken
Green Belt	The site appears to be partially PDL in the Green Belt. Therefore, as long as the proposed development does not have a greater impact on the openness of the development than the existing retail buildings it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
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 Nationally Listed Silverlands would need to be taken into account as part of any development proposals.
Ancient Woodland	There is a large area of trees to the west of the site that would need to be taken account of part of any proposed development.
Area of High Archaeological Potential / County Sites of Archaeological Importance	As this designated area is adjacent to this site there is the potential for archaeological remains which may require investigation.
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.23/0566 Two storage buildings following the removal of existing storage structures and containers (grant).</p> <p>RU.17/0648 EIA Screening Opinion as to whether up to 450 dwellings on St Peters Hospital site plus cafe/retail/office/click-and-collect facility of no more than 1,000 sqm and 5,000 square metres of additional hospital floorspace and 250 space car park on a 1 hectare parcel of land to the north of Holloway Hill or west of the hospital access road (Woodlands Car Park) would constitute EIA development. (Not EIA development)</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>RU.17/0358 EIA Screening Opinion as to whether 300 dwellings on St Peters Hospital west site, 72 dwellings on part of the St Peters Hospital east site and 250 space car park on a 1 hectare parcel of land to the north of Holloway Lane would constitute EIA development. (Not EIA development)</p> <p>RU.11/0985 Demolition of existing glass house, canopies and polytunnel, retention and refurbishment of the octagon building for use as an ancillary café and erection of new retail glasshouse (grant).</p> <p>RU.11/0449 Erection of a building for use as retail sales and coffee shop in connection with garden centre following demolition of existing glasshouse and polytunnel (refuse)</p> <p>RU.88/0329 Change of use of part of existing nursery to retail sales area and small garden centre, including retention of old lodge house and erection of glass house (grant).</p> <p>RU.87/1020 Change of use of part of existing nursery to retail sales area and small garden centre, including retention of old Lodge House and erection of glasshouse (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.	✓	423	66 on land considered by the promoter to be PDL and 357 on undeveloped land.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓		
Employment (B2 and B8 use classes)			
Retail	✓		
Food and drink			

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

Suggested phasing

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

Suitability information:	<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>Following a review of the planning history, it appears that part of the site would meet the definition of previously developed land. The officer's report for RU.11/0985 refers to the site having a retail floor area of 450sqm. It is considered that this part of the site could be considered for redevelopment, although if a comprehensive development across a greater part of the site was proposed, this would either require the justification of Very Special Circumstances, the site to be identified as grey belt land (and meets the criteria in paragraph 155 of the NPPF) or for the site to be removed from the Green Belt through the new Local Plan and allocated for development.</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:	The site promoter is suggesting a much larger number of units for this site (including on just the PDL portion) that the Council is recommending for this high-level assessment. As such, it is not clear at this time whether the modest number of units that is recommended below could be viably developed, once the value of the existing business at the site has been taken into account.

Site deliverability

Can identified constraints be overcome (Y/N)?	No
Is the site deliverable (0-5 years) or viably developable (6-15 years)	At the current time, there is not sufficient evidence to conclude that this site could be viably developed for the number of units recommended.

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

Based on the amount of retail floorspace which exists on the site (approx. 450sqm) it is considered that a modest windfall redevelopment scheme could potentially be delivered on the PDL element of the site providing that it could be demonstrated that such a scheme would cause no greater harm to the openness of the Green Belt than the existing development. It is not clear however whether this scale of development could be viably delivered.

At the time of writing, there is insufficient evidence to conclude that a larger element of this site meets the definition of PDL and as such, the remainder of the site is considered to be horticultural in nature; the redevelopment of which (into residential units) would represent inappropriate development which would need to be justified by Very Special Circumstances in order to be considered acceptable.

Residential units provided to the assessment of supply: 0. Up to 4 net additional units could potentially be accommodated on this site if proven to be viable. Any such scheme of this scale if brought forward in the future would be accounted for as part of the windfall calculation for the SLAA.

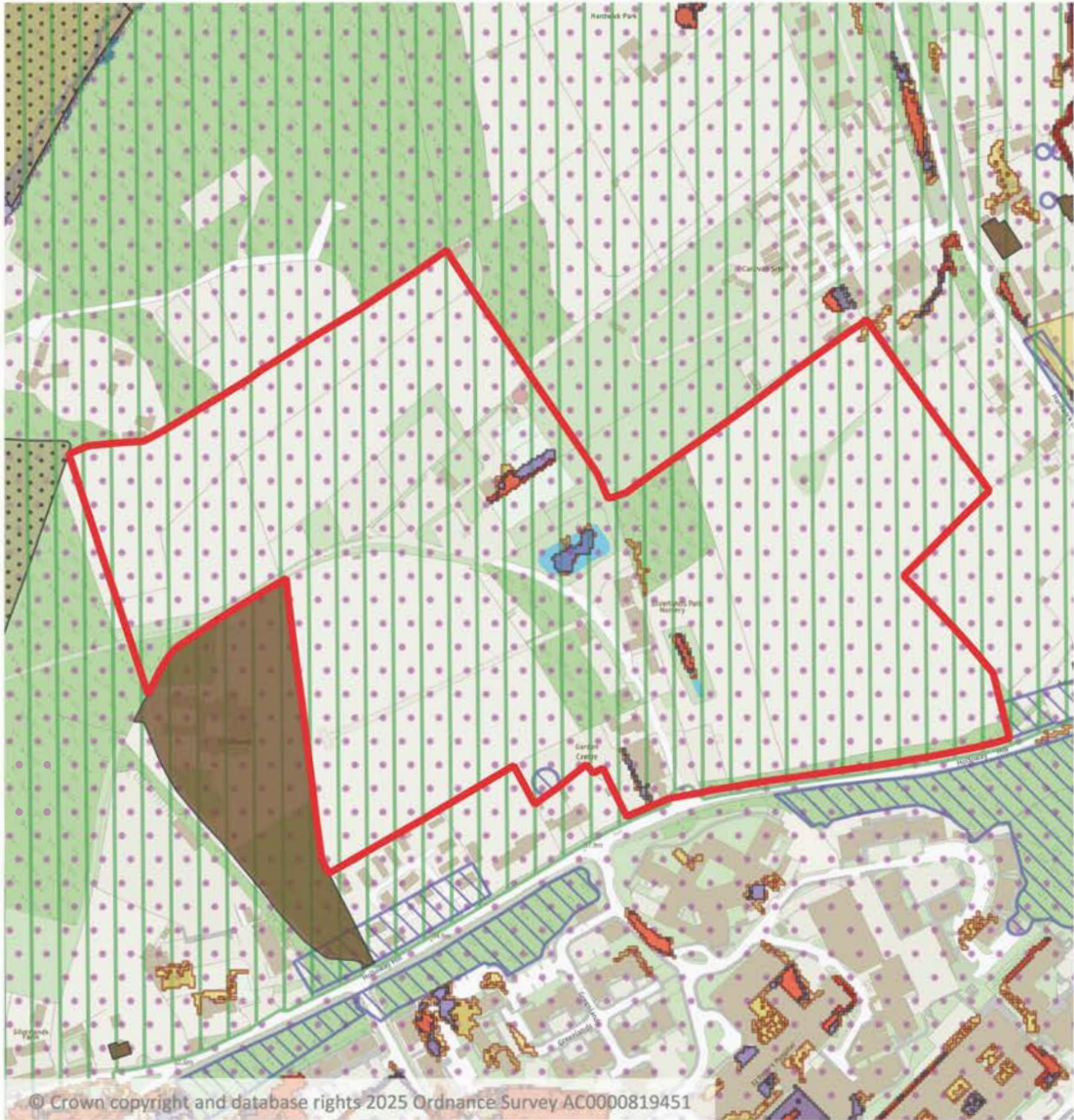
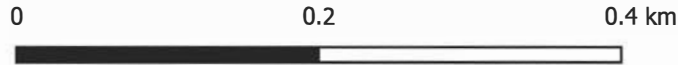
Other uses provided to the assessment of supply: given the Green Belt and largely horticultural use of this site, other uses have not been considered.



Date: 22/12/2025

Site: 158

Name: Land at Squires Garden Centre, Holloway Hill, Lyne



Scale: 1:5,000

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



SLAA 2025 officer site assessments

Site information

Site ID	168
Site Name	Land adj Almnors Farmhouse Farmhouse, Almnors Road
Address	Land adj Almnors Farmhouse Almnors Road Chertsey
Postcode	KT16 0BH
Grid references	X: 502228 Y: 166573
Site area (ha)	0.05
How site was identified	Submitted through the 2015 SLAA
Ownership type	Private
Existing use(s)	Agricultural land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the west of the site is open land, with Almnors Farmhouse to the northeast, and a Travellers site to the north. To the south there are detached residential properties on the other side of Almnors Road set in large plots.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Agricultural Land Classification	As this site is ALC Grade 2, it is considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

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

Potential site use

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

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Community uses	✓		Owner is willing to consider land for a number of uses.
Hotel	✓		Owner is willing to consider land for a number of uses.
Parking	✓		Owner is willing to consider land for a number of uses.
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.

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 most types of 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 promoter is willing to consider the site for a range of different uses. Given the Green Belt greenfield nature of the site, the suitability of the site for the majority of uses is likely to conflict with Green Belt policy.

Exceptions listed in the NPPF para 154 which may be acceptable on this site are:

-buildings for agriculture and forestry;

-the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

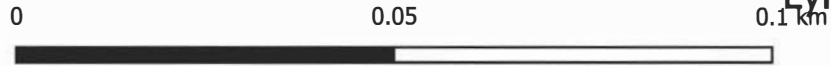


Site: 168

Date: 22/12/2025

Name: Land adjacent to Almners Farm House, Almners Road,

Lyne



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Scale: 1:1,000

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



SLAA 2025 officer site assessments

Site information

Site ID	199
Site Name	Land to North West of Almnors Road
Address	Land to North West of Almnors Road
	Lyne
Postcode	
Grid references	X: 502150 Y: 166828
Site area (ha)	3.5
How site was identified	Submitted through the 2014 SHLAA
Ownership type	Private
Existing use(s)	Open land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	There is an existing traveller site immediately to the south of the site with an open area to the west and M25 to the north and east, as well as a small caravan park.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	✓ (Nearby)
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	Grade 4	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	Partially within the M25 AQMA. The site is in a Minerals Safeguarding Area.		

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is ALC Grade 4, the land is unlikely to merit 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 nearby Nationally Listed Almoner's Priory 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.
AQMA	As the site is partially within the AQMA, this will need to be addressed as part of the design of any 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.11/0737 Part change of use of land to gypsy site and redevelopment of existing gypsy site comprising a total of 28 no. enclosed gypsy pitches (each with single storey day room building, mobile home and amenity space) with internal access roads and ancillary single storey site office building with visitors parking; communal children's play area and recreation space; storage/maintenance compound (Refuse)</p> <p>RU.10/1048 Change of use of land for an extension to the existing gypsy site to provide a total of 20 no. gypsy pitches with ancillary day rooms and a total of 9 no. mobile homes, all with parking spaces; provision of ancillary recreation space and children's play area for the site; erection of site office; retention of existing dwelling; and provision of 11 no. visitors parking spaces, storage area for site equipment, landscaping and other ancillary works (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.			The site promoter has not suggested any specific use for the site.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	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>
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	<p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p> <p>In addition to the above-mentioned Green Belt issues, most of the site is also located in flood zone 3 which is considered to further limit the development potential of the site.</p>
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify its development. There are also concerns that the flood risk constraints on this site could impact on the achievability of 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. It has also not been demonstrated to date that the flooding constraints which exist on this site could be overcome.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

In addition to the Green Belt constraint, approximately 2.6ha of the site is in Flood Zone 3, where in addition to passing the sequential test, the exception test would also need to be applied and passed before development could be considered acceptable. In the absence of such an assessment being produced by the applicant and assessed by the relevant bodies, it has been assumed for the purpose of this high-level assessment that no additional development will occur in the part of the site located in flood zone 3.

Residential units provided to the assessment of supply: 0

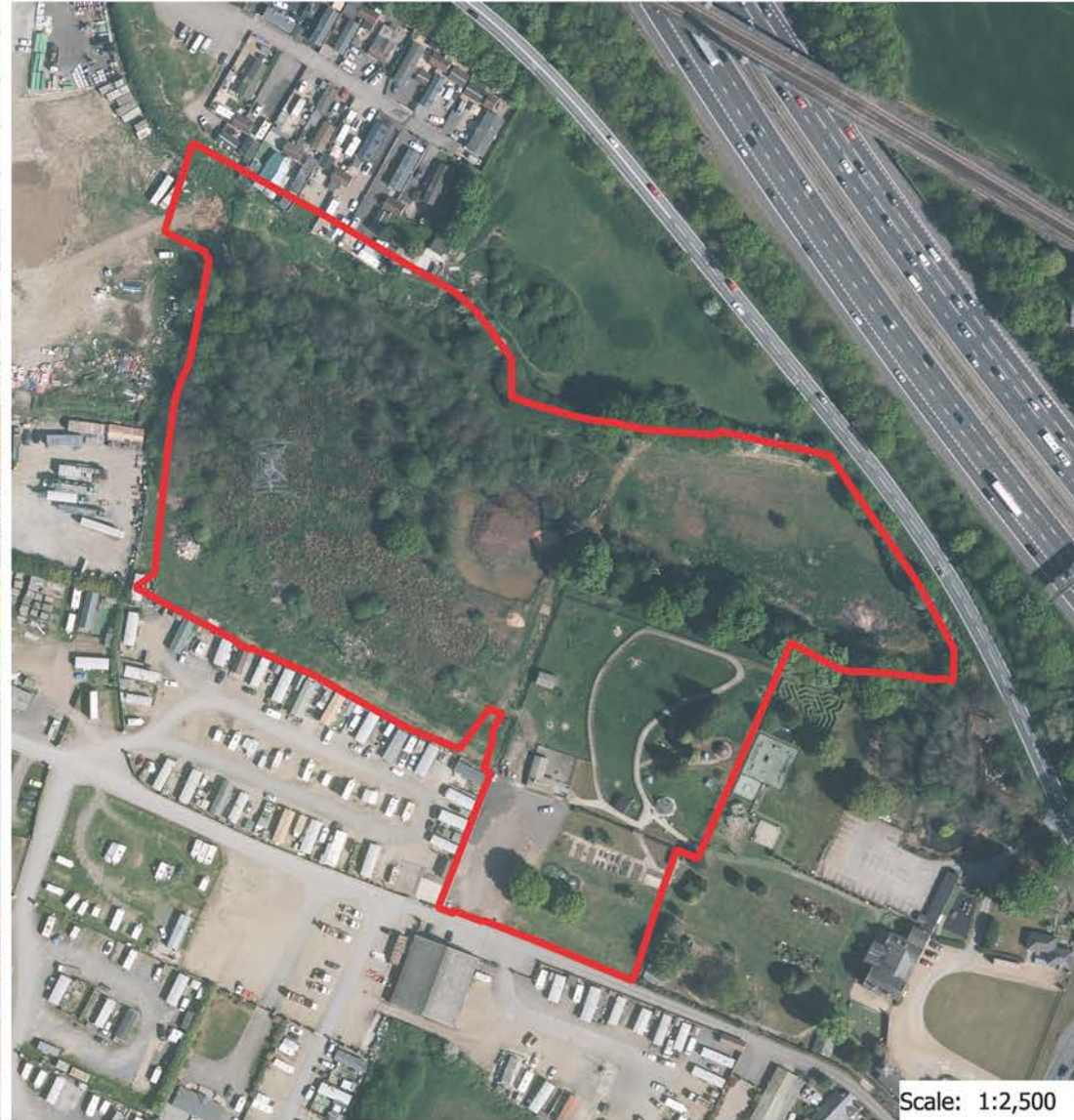
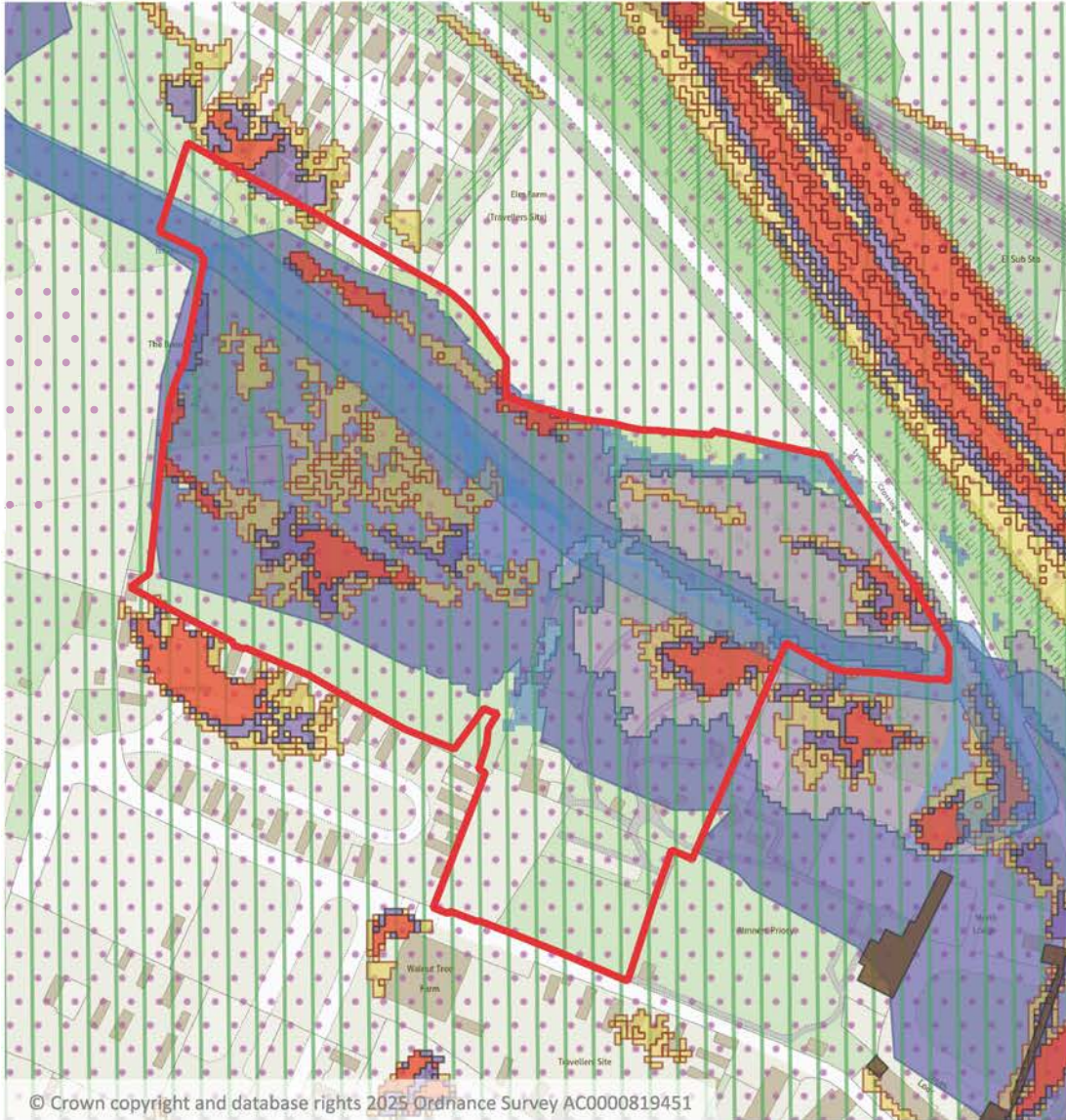
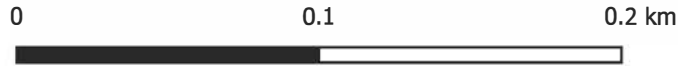
Other uses provided to the assessment of supply: the promoter has not specified the uses they would consider at this site. Given the Green Belt greenfield nature of the site, the suitability of the site for the majority of uses is likely to conflict with Green Belt policy. Exceptions listed in the NPPF paragraph 154 which may be acceptable on this site are:

- buildings for agriculture and forestry;
- the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments if the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.



Date: 22/12/2025

Site: 199 Name: Land to the north west of Almers Road, Lyne



Scale: 1:2,500

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



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SLAA 2025 officer site assessments

Site information

Site ID	265
Site Name	Lyne Hill Nursery, Lyne
Address	Lyne Hill Nursery Lyne Crossing Road Lyne
Postcode	KT16 0AT
Grid references	X: 501599 Y: 167030
Site area (ha)	1.6
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Horticulture
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north is a wooded area and then Lyne Crossing Road. To the east, south and west is a mixture of residential and open land.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is ALC Grade 2, the land is considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

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>There have been a number of planning applications submitted at the site for glasshouses since the late 1940s/50s. The most recent of such applications are listed as follows:</p> <p>RU.04/0111 Demolition of three horticultural glasshouses and erection of three replacement horticultural glasshouses (grant)</p> <p>RU.06/1333 Erection of a commercial glasshouse following demolition of two glasshouses and shed (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.	✓	45-55	Mix of Apartments (1-2 bedroom) + Housing (2-4 bedroom), 25-35dph.
Elderly people's housing, student halls	✓		
Traveller accommodation	✓		

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

Suggested phasing

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

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

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	Although the site promoter has stated that viability work has been undertaken, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

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

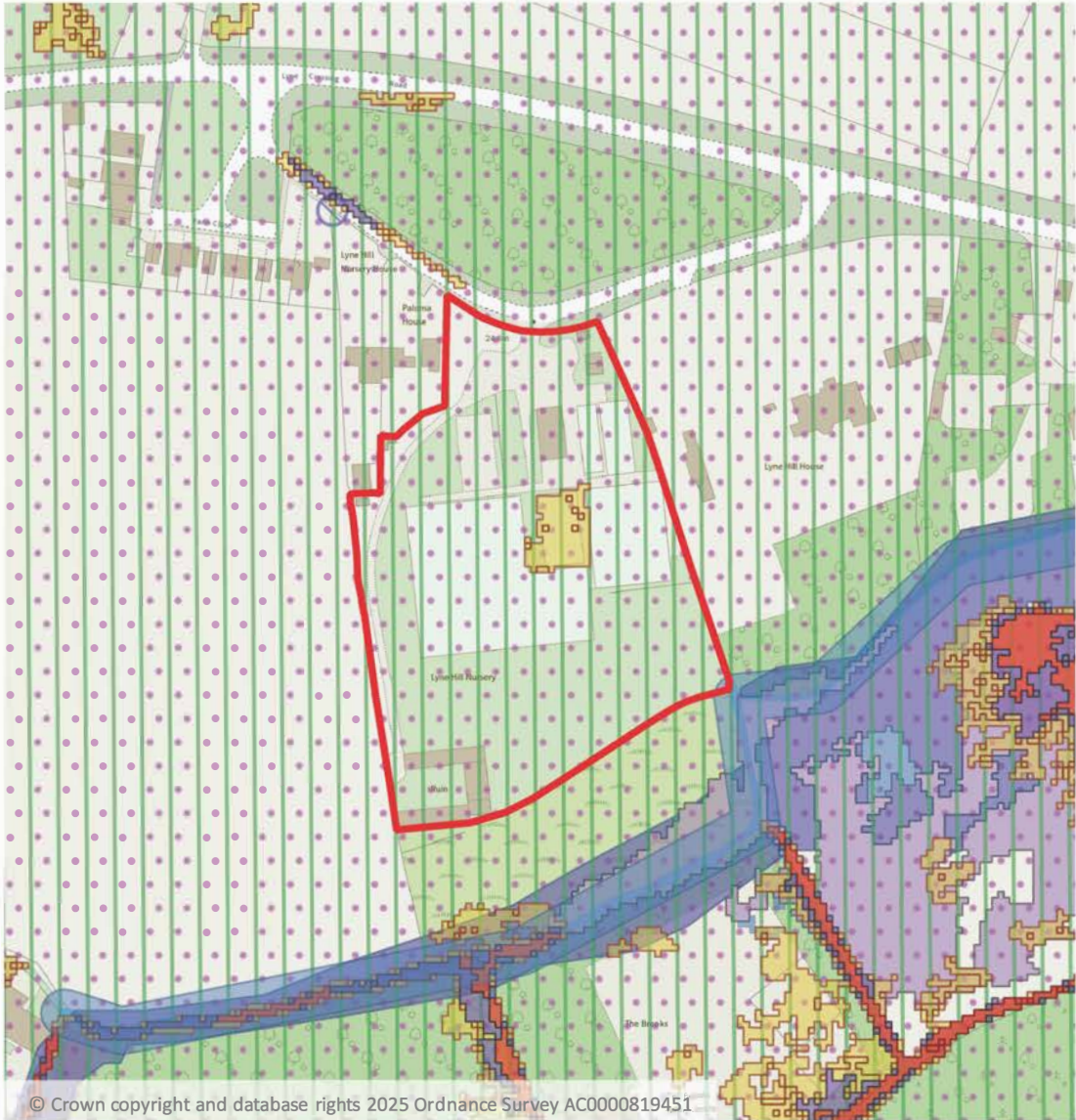
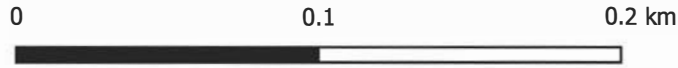
Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.



Date: 22/12/2025

Site: 265 Name: Lyne Hill Nursery, Lyne

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



Scale: 1:2,500

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



SLAA 2025 officer site assessments

Site information

Site ID	344
Site Name	Angel Farm, Longcross Road, Lyne
Address	Angel Farm, Longcross Road Lyne
Postcode	KT16 0DJ
Grid references	X: 500687 Y: 165895
Site area (ha)	13
How site was identified	Submitted after the 2018 SLAA call for sites
Ownership type	Private
Existing use(s)	Equestrian and grazing.
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the east lies a mixture of residential properties (primarily located at Fan Court) and open land. To the south lies a golf course (on the other side of Trys Hill (B386)) with the land to the west and north being agricultural.

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)
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 4	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 Parallel linear cropmarks, north of Fan Court Area of High Archaeological Potential. Surrounds the Locally Listed Linton Lodge building. The site is in a Minerals Safeguarding Area.		

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt (south eastern corner), as long as the proposed development does not have a greater impact on the openness of the development than the existing buildings it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is ALC Grade 4, the land is not considered as part of the Best and Most Versatile (BMV), and thus may not merit 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.
Locally Listed Buildings	The potential impact of any development on the nearby Locally Listed Linton Lodge would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.21/2098 Conversion of 1 x no. stable block brick building and the replacement of existing timber outbuilding (riding club/office) to deliver 1 no. dwelling with mezzanine floor, integral garage, associated landscaping works (grant). Discharge of conditions granted under RU.23/0403 and RU.23/0692.</p> <p>RU.21/0151 Conversion of 1 x no. stable block brick building and the replacement of existing timber outbuilding (riding club/office) to deliver 1 no. dwelling with mezzanine floor, integral garage,</p>

	<p>associated car parking, landscaping and new access (withdrawn).</p> <p>RU.05/0808 Application for a certificate of existing lawfulness for the use of land for the siting of a residential mobile home (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.	✓	110	8.5dph as per the submission form.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity 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 (the stable yard in the south eastern corner).</p>
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	<p>However, the remainder of the site appears to be laid to paddocks. This land would not meet the definition of PDL. The area within the PDL element of the site does not appear to be sufficiently large to support 5 (net) additional dwellings although some modest increase in unit numbers may be possible if the yard area was to be redeveloped.</p> <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:	RU.21/2098 shows that the redevelopment of part of the stable yard for one new residential unit would 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)	0-5

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

At the current time, the use of the whole 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.

It is considered however that a modest number of additional units could be created if the stable block was to be replaced (within the windfall category of 1-4 net additional units).

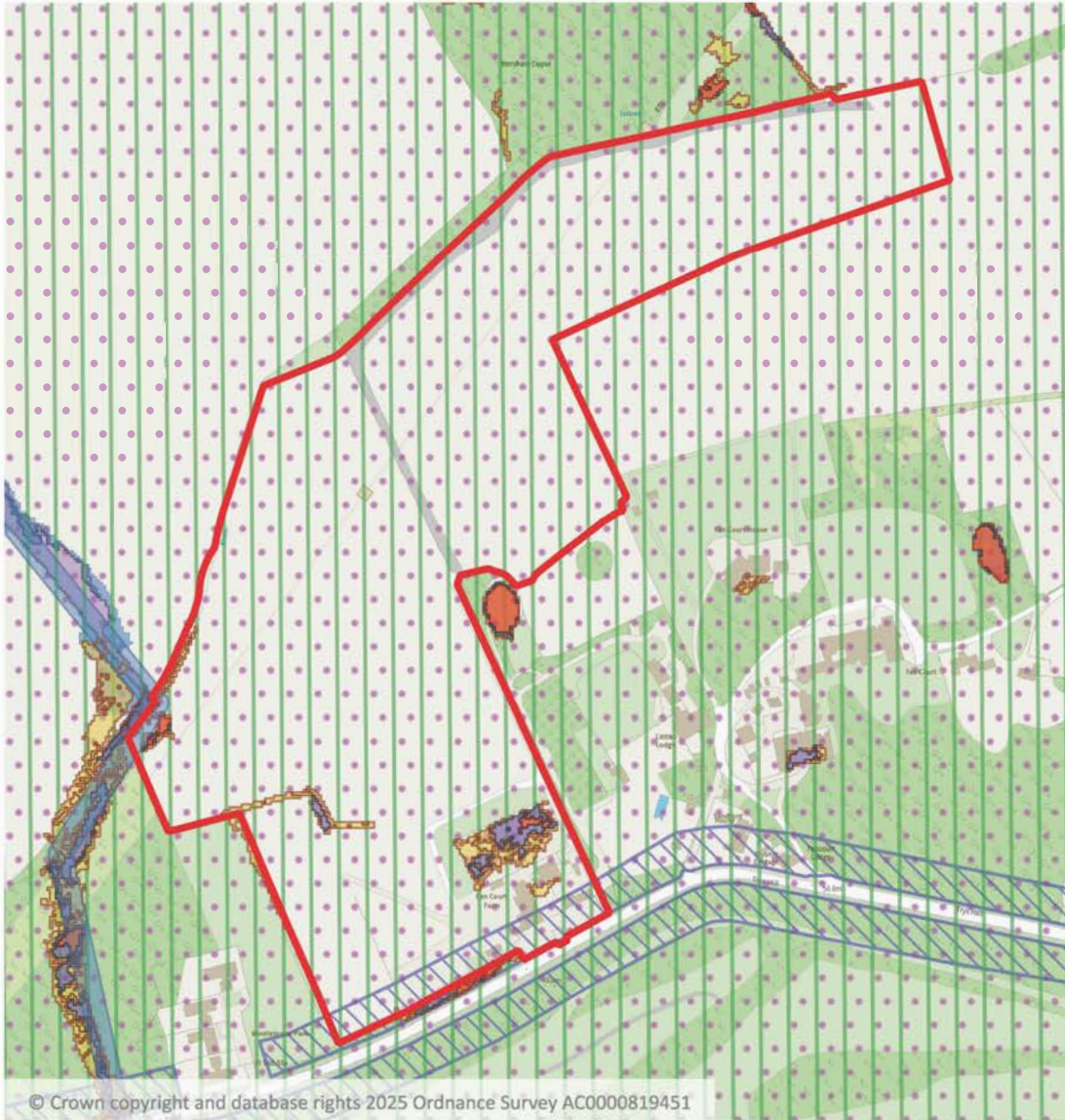
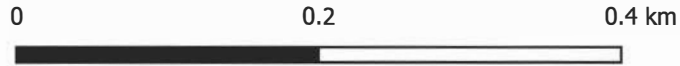
Residential units provided to the assessment of supply: Under five units which would be accounted for in the windfall calculation for the SLAA.

Other uses provided to the assessment of supply: given the Green Belt location of this site and given that the site is not being promoted for any alternative uses, the acceptability of other uses has not been considered.



Date: 22/12/2025

Site: 344 Name: Angel Farm, Longcross Road, Lyne



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Scale: 1:5,000

- | | | | | | | |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | 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	347
Site Name	New Oak Farm, Hardwick Lane
Address	New Oak Farm Hardwick Lane Chertsey
Postcode	KT16 0AD
Grid references	X: 502671 Y: 166236
Site area (ha)	1.2
How site was identified	Submitted through the 2021 SLAA
Ownership type	Private
Existing use(s)	Residential caravans
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.06ha – 5% PDL)
Surrounding uses	To the south lies the Great Cockrow Railway, with the land to the west, north and east comprising mainly agricultural uses (and associated farm buildings), with the M25 to the north east.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Agricultural Land Classification	As this site is ALC Grade 4, the land is not considered as part of the Best and Most Versatile (BMV) and may not merit 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.25/0090 The change of use of land to a residential caravan site for the siting of static caravans comprising 10 plots (with each plot containing x2 static caravans, x2 touring caravans and x4 car parking spaces). The construction of x1 day room associated with the use and the reconfiguration of the existing infrastructure to facilitate the changes as well as demolition of an existing day room and bungalow, for use by Gypsy and Travellers (grant).</p> <p>RU.22/1164 Certificate of Existing Lawful Use that the site is a caravan site (refuse).</p> <p>RU.22/0730 Certificate of Existing Lawful Use that the site is a caravan site (refuse).</p> <p>RU.21/1553 Retrospective change of use of land to provide an extension to an existing Gypsy/Traveller site comprising the siting of 1 Mobile Home, and 2 touring caravans, alongside the siting of a portable utility block (granted at appeal). Discharge of conditions granted under RU.23/1372.</p> <p>RU.19/0670 Change of use of land to provide 9 no individual permanent caravan pitches, and construction of access from existing driveway on the northern 0.53ha section of the site (withdrawn).</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>RU.17/0279 Application for a Certificate of Existing Lawful Use of the site for the use of land as a residential caravan site and continuous breach of conditions 1, 2 and 3 of planning permission RU.98/0122 and conditions 3 and 4 of planning permission RU.01/0248 (partially granted).</p> <p>RU.16/1330 Certificate of Existing Lawful Use for the use of the site as a residential caravan site and as a continuous breach of more than 10 years of conditions 1, 2 and 3 of planning permission RU.98/0122 (withdrawn).</p> <p>RU.16/1329 Certificate of Existing Lawful Use for the use of the land as a residential caravan site for a period of more than 10 years (withdrawn).</p> <p>RU.98/0122 Continued use of mobile home for residential purposes with a day room (gymnasium) (grant)</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation	✓	20	As per RU.25/0090.
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

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

Suggested phasing

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

Suitability information:	The site is considered to be suitable for development for 10 static caravan plots as per RU.25/0090.
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is considered to be achievable as per RU.25/0090.

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 development for 10 static caravan plots as per RU.25/0090. Therefore, these plots should be added into the trajectory for Gypsy and Traveller plots.

Residential units provided to the assessment of supply: 10 static caravan plots.

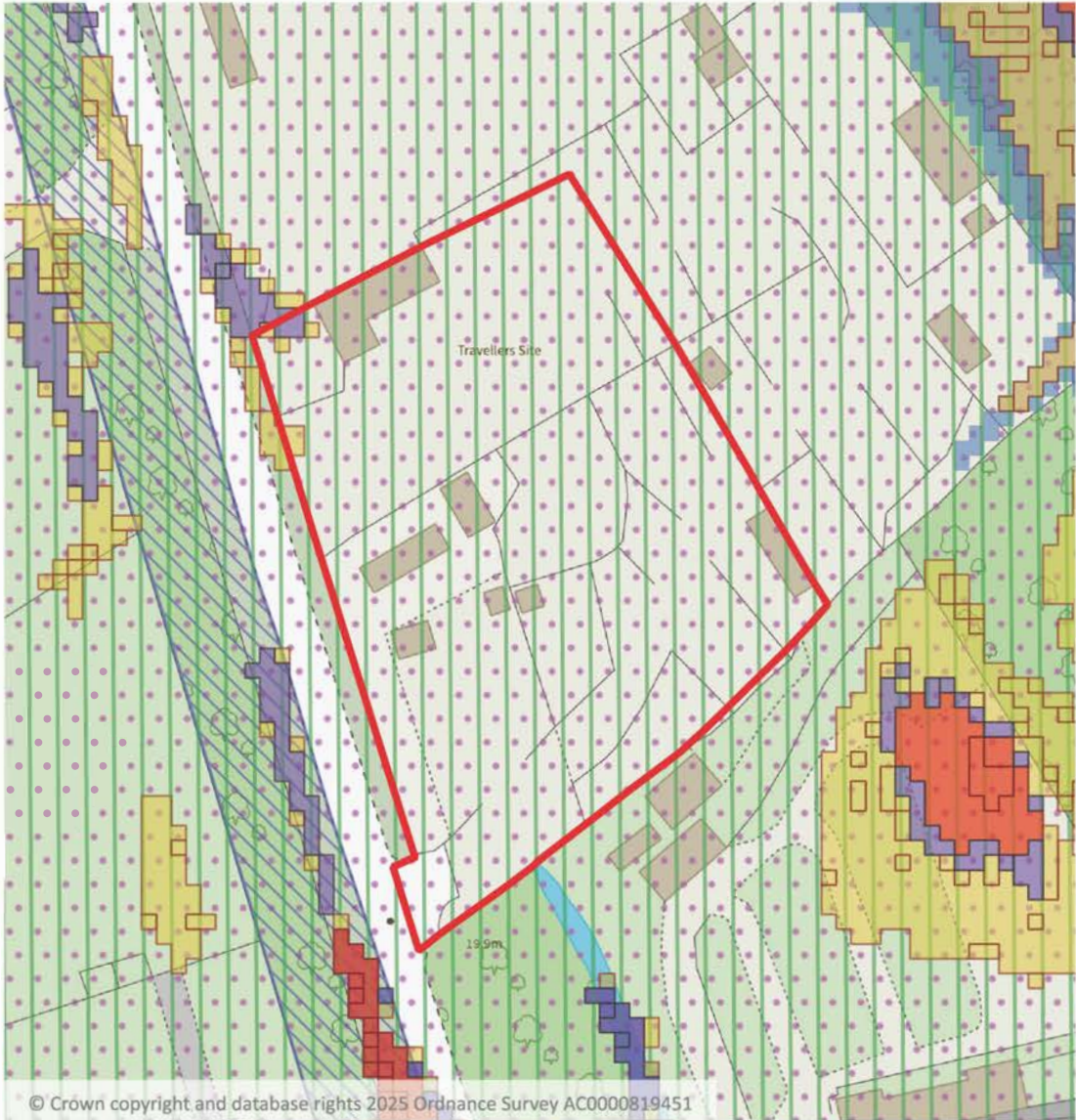
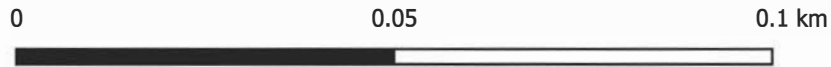
Other uses provided to the assessment of supply: as this site has only been promoted for a gypsy and traveller site, other uses have not been considered.



Date: 22/12/2025

Site: 347

Name: New Oak Farm, Hardwick Lane, Lyne



Scale: 1:1,000

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



SLAA 2025 officer site assessments

Site information

Site ID	405
Site Name	Land at Adas Farm
Address	Land at Adas Farm
	Hardwick Lane
	Lyne
Postcode	KT16 0BH
Grid references	X: 502342 Y: 166442
Site area (ha)	1.5
How site was identified	Submitted through the 2022 SLAA
Ownership type	Private
Existing use(s)	Vacant land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north are residential dwellings along Almnors Road and Hardwick Lane, with woodland and the dwelling called The Caduceus to the south and east.

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	✓ (409 and 411)
Low surface water flood risk		SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Grade 4	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)			

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Agricultural Land Classification	As this site is ALC Grade 4, the land is not considered as part of the Best and Most Versatile (BMV), which may not merit 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 411 which runs along the northern and southern boundaries of the site and 409 located at the site entrance would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.25/0877 Material Change of Use of land for the creation of 13 Gypsy/Traveller pitches, each comprising the formation of hardstanding, stationing of 1 static caravan, provision of space for 1 touring caravan, and provision of amenity space (refuse).</p> <p>RU.20/0619 Material Change of Use of Land to use a residential caravan site, comprising of 4 pitches accommodating a total of 16 caravans including no more than 4 static caravans, together with laying of hardstanding. (Retrospective for laying of hardstanding). Declines to determine.</p> <p>RU.17/1104 Material Change of Use of land to use as a residential caravan site, comprising of 13 plots accommodating a total of no more than 23 gypsy households, together with construction of access driveway and laying of hardstanding. (retrospective). 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.	✓	10-20	Would be at 6-13dph.
Elderly people's housing, student halls	✓		

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Traveller accommodation	✓	13	As per RU.25/0877.
Commercial (E use classes)	✓		
Employment (B2 and B8 use classes)	✓		
Retail	✓		
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

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

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

Due to the site being undeveloped land in the Green Belt, the site is not considered to be suitable or achievable for the development proposed unless very special circumstances are found to exist which would clearly outweigh the harm the proposal would cause to Green Belt openness and any other harm identified.

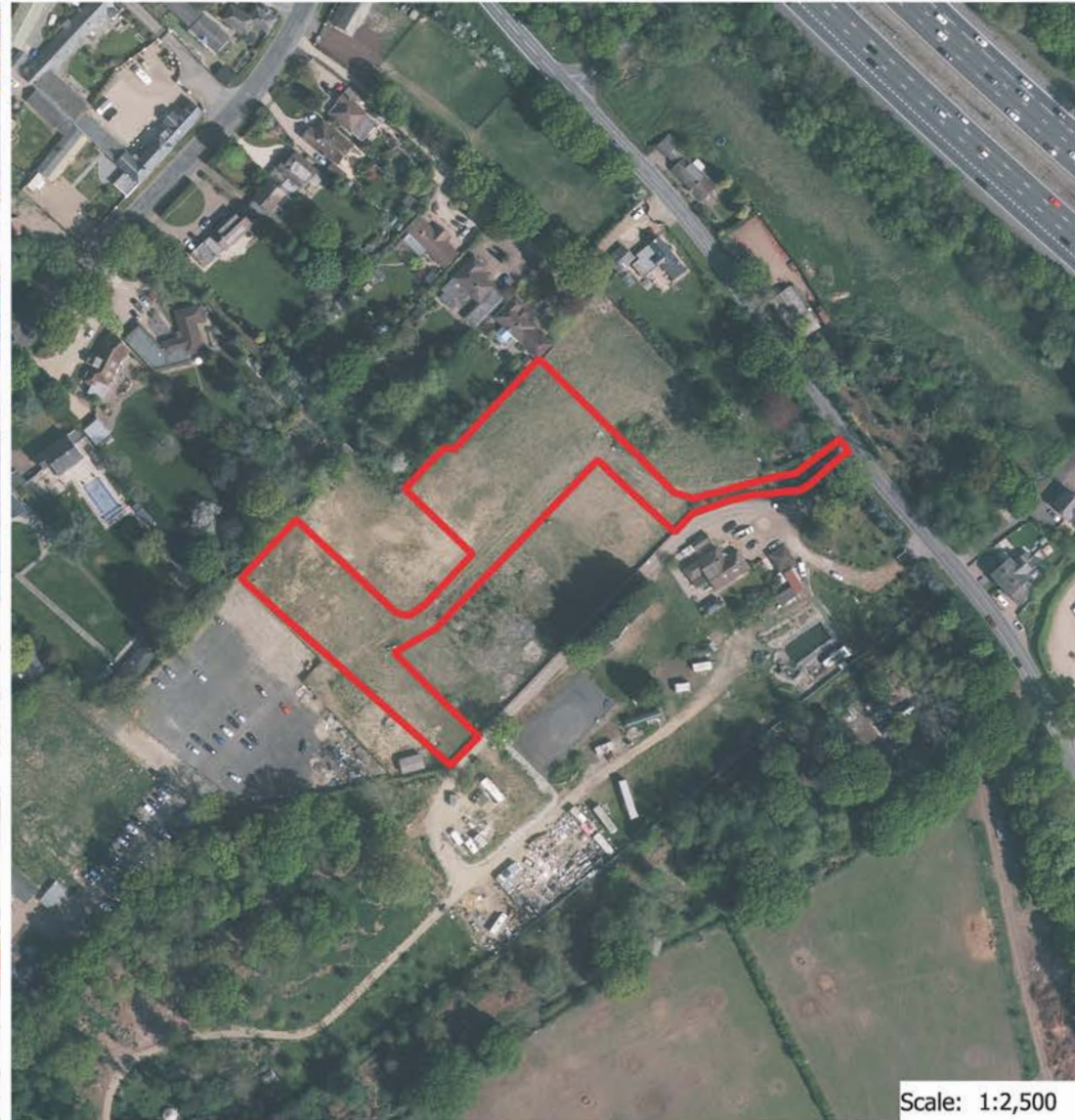
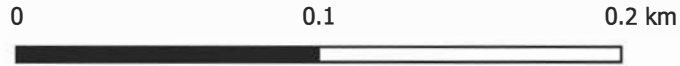
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: although this site has also been promoted for economic and retail uses, due to its undeveloped nature and being located in the Green Belt it is not suitable or achievable for the development proposed unless very special circumstances are found to exist which would clearly outweigh the harm the proposal would cause to Green Belt openness and any other harm identified.



Date: 22/12/2025

Site: 405 Name: Land at Adas Farm, Lyne



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Scale: 1:2,500

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



SLAA 2025 officer site assessments

Site information

Site ID	425
Site Name	Land adjacent to Lyne Lane Sewage Treatment Works, Lyne
Address	Land adjacent to Lyne Lane Sewage Treatment Works Lyne
Postcode	KT16 0AR
Grid references	X: 501223 Y: 167542
Site area (ha)	5.2
How site was identified	Submitted through 2021 Call for sites
Ownership type	Private
Existing use(s)	Open land (former landfill site).
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The Lyne Lane Sewage Treatment Works lies to the east, the railway line to the south (with agricultural land beyond this) and the M3 motorway to the north and west with residential development beyond.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk		SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Grade 3 / 4	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	The site is adjacent to the M3 motorway to the north and a railway line along its southern boundary.		

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Agricultural Land Classification	As part of this site is ALC Grade 3, the land may require further investigation to determine whether it is 3a or 3b, with the former being considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Although this area is within the TBH SPA zone of influence, as it is being promoted for employment development, mitigation payments would not be required.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.
Noise and vibration from adjacent railway line / motorway	A noise and vibration study would be required to support any application in connection with the adjoining railway line / 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.)	Previously allocated for waste use in Surrey Minerals and Waste Local Plan 2008 (advised by site agent).

Potential site use

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

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

Suggested phasing

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

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

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	This is mainly due to the Green Belt location of the site. Furthermore, the site promoter considers that there may need to be investigations into whether remediation works are required to make the site developable, but otherwise they see it as achievable.

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

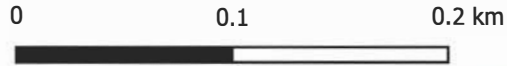
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: None as the site has only been promoted for employment use.



Date: 22/12/2025

Site: 425 Name: Land adjacent to Lyne Lane Sewage Treatment Works, Lyne



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Scale: 1:3,500

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



SLAA 2025 officer site assessments

Site information

Site ID	441
Site Name	Land south of Lyne Crossing Road, Lyne
Address	Land south of Lyne Crossing Road Lyne
Postcode	KT16 0AS
Grid references	X: 501496 Y: 167148
Site area (ha)	0.12
How site was identified	Submitted through the 2022 SLAA process.
Ownership type	Private
Existing use(s)	Vacant land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the east is a wooded area and then Lyne Crossing Road to the north, beyond which lies Lyne Farm. To the west and south is 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		SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Grade 2	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	The site is in a Minerals Safeguarding Area.		

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Agricultural Land Classification	As this site is ALC Grade 2, the land is considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

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

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	5	As set out in the submission form by the site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

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

Suggested phasing

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

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

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Site deliverability

Can identified constraints be overcome (Y/N)?	<p>No</p> <p>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.</p>
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Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A
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Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

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

Residential units provided to the assessment of supply: 0

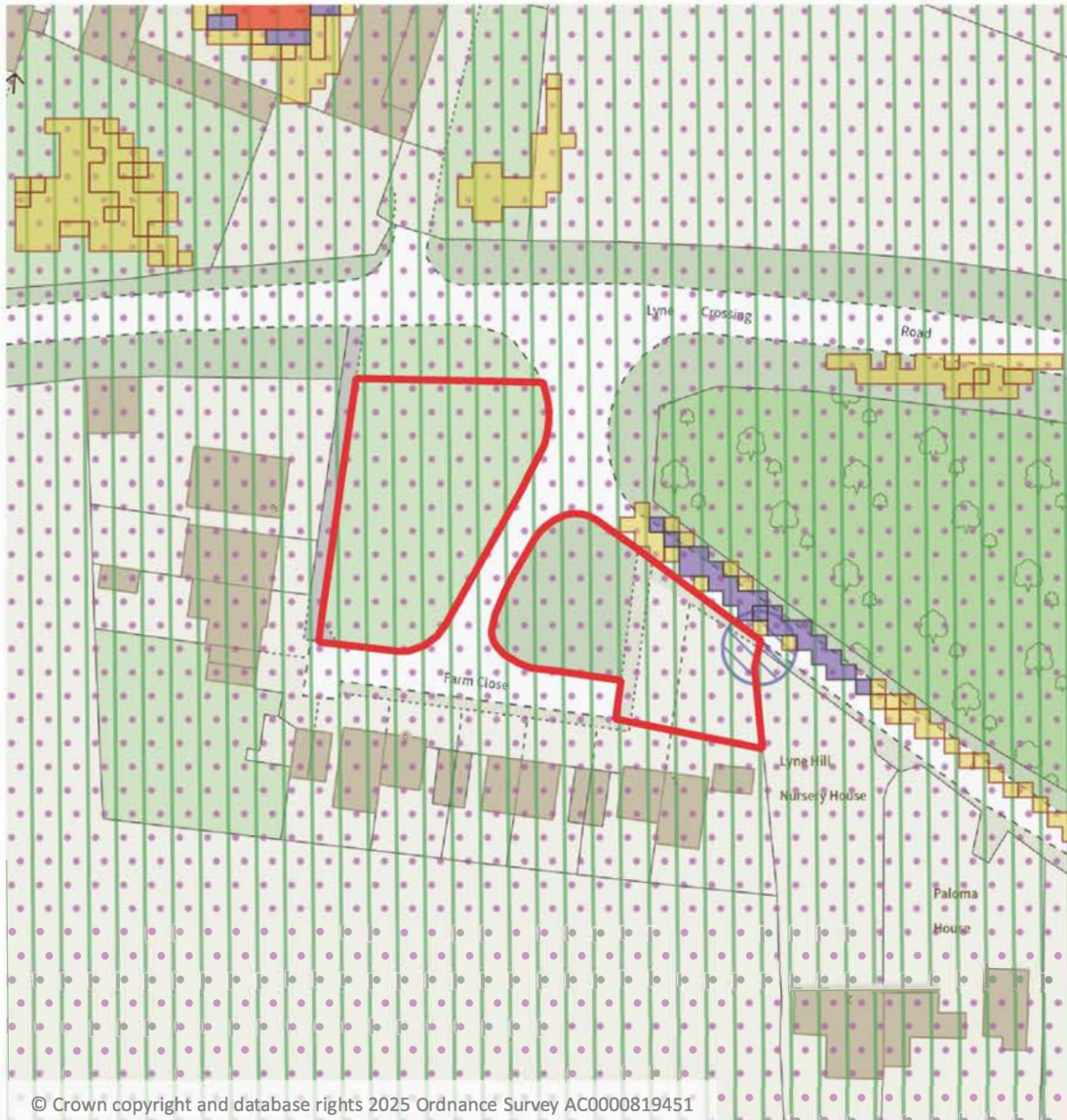
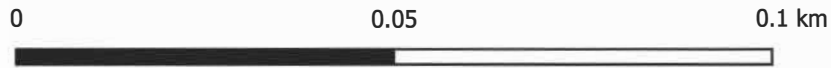
Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.



Site: 441

Date: 22/12/2025

Name: Land south of Lyne Crossing Road, Lyne



Scale: 1:1,000

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



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SLAA 2025 officer site assessments

Site information

Site ID	451
Site Name	Silverlands House, Lyne
Address	Silverlands House Holloway Hill Lyne
Postcode	KT16 0AE
Grid references	X: 502267 Y: 165512
Site area (ha)	2.04
How site was identified	RU.20/1729
Ownership type	Private
Existing use(s)	Vacant building. Last used as nurse training centre circa 2000.
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the south is the B386 and beyond this is St Peter's Hospital. To the east and west there is a mixture of commercial and residential properties and to the north there is agricultural and wooded 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	✓ (TPO 6)
Low surface water flood risk		SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Non-agricultural	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	The site is in a Minerals Safeguarding Area.		

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Building	The potential impact of any development on Silverlands House Nationally Listed Building would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on TPO (6) which is situated at the site's frontage with the B386 would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.20/1729 Proposed conversion and change of use of the vacant Grade II Listed Building previously in C2 use (residential institution) to provide 14 apartments, proposed conversion and extension of the Coach House to provide 6 dwellings and the construction of 5 new two storey dwellings (4 x semi-detached and 1 x detached) (granted on 01/09/2022). Associated Listed Building consent granted under RU.20/1730. Discharge of conditions approved under RU.24/1687, RU.24/1689, RU.25/0223. RU.25/0252, RU.25/0801, RU.25/0965 and RU.25/1062. Minor amendment approved under RU.25/1105.</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.	✓	25	As per application RU.20/1729. The site has, however, been promoted for up to 45 dwellings.
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
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Site suitability

Suitability information:	As this site has planning permission under RU.20/1729 it is considered to be suitable (for the purposes of this assessment) for the 25 dwellings permitted.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The granting of planning permission under RU.20/1729 shows that this site is available. The discharge of conditions demonstrates that the site is being progressed. Construction time (according to the agent) is likely to be 18 to 24 months, and thus the site would be completed in 2027/28.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The granting of planning permission under RU.20/1729 shows that this site is achievable.

Site deliverability

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

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

The granting of planning permission under RU.20/1729 for 25 dwellings shows that this site is suitable, available and achievable (for the purposes of this assessment) and thus should be added into the trajectory. The discharge of conditions demonstrates that the site is being progressed. Construction time (according to the agent) is likely to be 18 to 24 months, and thus the site would be completed in 2027/28. Although the site has more recently been promoted for up to 45 dwellings (including the conversion of the Listed Building), the permitted level of development is what will be recorded for the purposes of the housing trajectory, particularly as the conditions for this application have begun to be discharged.

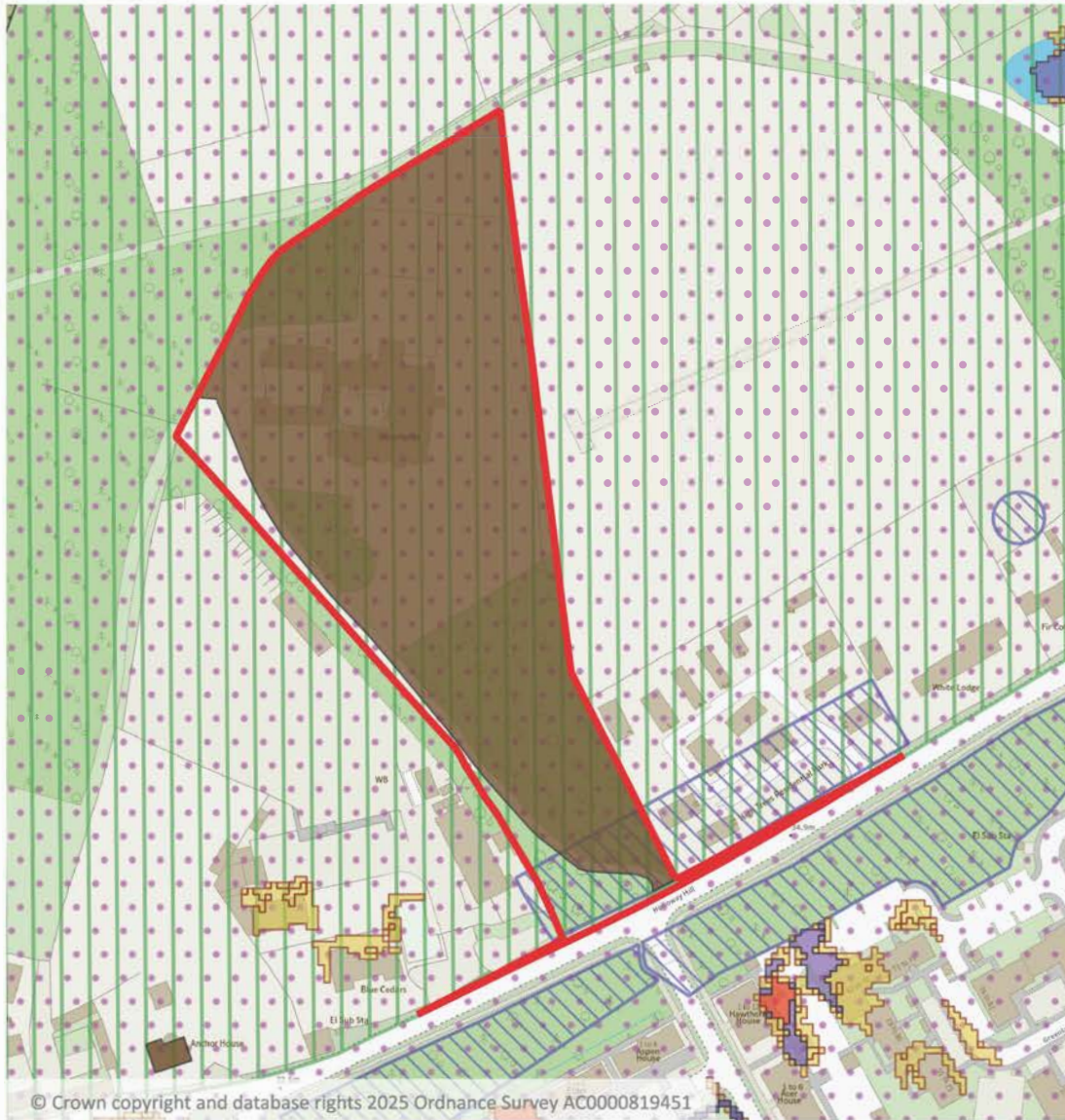
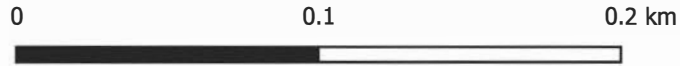
Residential units provided to the assessment of supply: 25 (net).

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



Date: 22/12/2025

Site: 451 Name: Silverlands House, Lyne



Scale: 1:2,500

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



SLAA 2025 officer site assessments

Site information

Site ID	469
Site Name	Green Acres Farm, Hardwick Lane, Lyne
Address	Green Acres Farm
	Hardwick Lane
	Lyne
Postcode	KT16 0AD
Grid references	X: 502579 Y: 165833
Site area (ha)	Circa 2.8
How site was identified	Submitted through the 2024 SLAA process.
Ownership type	Private
Existing use(s)	Industrial with associated car parking facility and static caravan.
Is it Previously Developed Land (PDL) (Y/N)?	Partially (534sqm)
Surrounding uses	The site is surrounded on all sides by agricultural uses with some static caravans to the east.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	✓ (adjacent)
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	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)	The site is in a Minerals Safeguarding Area.		

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
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 Hardwick Court Farm Barn and Farmhouse (located on the opposite side of Hardwick Lane) would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.24/0269 Use of land for the siting of 12 residential Gypsy and Traveller mobile homes with associated outbuildings and hardstanding (retrospective) (grant on 02/02/2026).</p> <p>RU.24/0211 Certificate for existing lawful development to confirm that conditions 14, 15 and 16 of planning permission RU.11/0840 have never been complied with (14) and have been breached continuously (15 and 16) for ten years prior to the making of this application (grant).</p> <p>RU.18/0559 Temporary Planning Permission for change of use of the land to a private gypsy and traveller caravan site consisting of 1 No. pitch (refuse).</p> <p>RU.17/1669 Change of use of land to a private gypsy and traveller caravan site of 1 no. pitch (refuse).</p> <p>RU.11/0840 Retention of buildings for kennels and stables and for workshops and storage, and re-use of buildings for a mix of uses within class B1(c) Light industrial and Class B8 (storage and distribution) with ancillary facilities and to allow the current</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>occupier of Unit 4 to continue to operate a business as a car mechanic; relocation of container from paddock to yard for storage of equestrian items and removal of 2 no. vans; siting of caravan for ancillary residential accommodation for occupation by caretaker (retrospective) and ceasing all other residential uses (Amended proposal deleting car paint spraying operations at the site, removal of small domestic storage container, and confirmation of hours of use restricted to weekdays and Saturday mornings) (grant). Variation of conditions granted under RU.12/0566 and RU.13/1272.</p> <p>RU.03/0688 Erection of detached two storey dwelling replacing mobile homes (refuse).</p> <p>RU.00/0493 Continued use of land to station 3 mobile homes/caravans for residential purposes in connection with the agricultural use of the land; and use of existing building as farm shop. Part granted and part refused on appeal. Variation of conditions under RU.02/0031 refused.</p> <p>RU.94/0510 Erection of a building consisting of a pig breeding shed, feedstore & hay barn together with the retention of a mobile home plus the clearance of all existing buildings & structures (excluding existing barn & farm office) & reinstatement of rest of land (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.	✓	98-112	35-40dph. Indicative mix of: 11 x 1 bed, 35 x 2 bed, 45 x 3 bed and 21 x 4+ bed.
Elderly people's housing, student halls	✓		Park home living of the elderly.
Traveller accommodation	✓	12	As per RU.24/0269.
Commercial (E use classes)			
Employment (B2 and B8)			

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

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>Following a review of the planning history, it appears that part of the site would meet the definition of previously developed land. The officer's report for RU.11/0840 refers to the site having circa 543sqm of buildings that would meet the definition of previously developed land in the Green Belt (other uses were for appropriate uses in the Green Belt including stables, kennels and equestrian storage).</p> <p>It is considered that parts of the site could be considered for redevelopment, however, 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. However, since the recent grant of planning permission for the use of land for the siting of 12 residential Gypsy and Traveller mobile homes under RU.24/0269, the site can also be considered suitable for this use.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site promoter, and recent planning applications, have confirmed that the site is available.

Site achievability

Is the site achievable (Y/N)?	Yes, for a smaller quantity than that promoted
Achievability information:	The site promoter is suggesting a much larger number of units for this site (including on just the PDL portion) that the Council is recommending for this high-level assessment. As such, it is not clear at this time whether the modest number of units that is recommended below could be viably developed, once the value of the existing business at the site has been taken into account.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	Due to the grant of planning permission for the use of land for the siting of 12 residential Gypsy and Traveller mobile homes under RU.24/0269, the site can be considered suitable for this use.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

Based on the amount of retail floorspace which exists on the site (approx. 534sqm) it is considered that a modest windfall redevelopment scheme could potentially be delivered on the PDL element of the site providing that it could be demonstrated that such a scheme would cause no greater harm to the openness of the Green Belt than the existing development. It is not clear however whether this scale of development could be viably delivered.

At the time of writing, there is insufficient evidence to conclude that a larger element of this site meets the definition of PDL; the redevelopment of which (into residential units) would represent inappropriate development which would need to be justified by Very Special Circumstances to be considered acceptable.

However, since the recent grant of planning permission for the use of land for the siting of 12 residential Gypsy and Traveller mobile homes under RU.24/0269, the site can also be considered suitable for this use.

Residential units provided to the assessment of supply: 12 residential Gypsy and Traveller mobile homes under RU.24/0269.

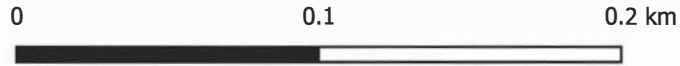
Other uses provided to the assessment of supply: given the Green Belt designation of this site, only the promoted SANG and BNG uses of this site would be appropriate.



Date: 22/12/2025

Site: 469

Name: Green Acres Farm, Hardwick Lane, Lyne



Scale: 1:2,500

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



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SLAA 2025 officer site assessments

Site information

Site ID	470
Site Name	Fangrove Park, Lyne Lane, Lyne
Address	Fangrove Park
	Lyne Lane
	Lyne
Postcode	KT16 0BN
Grid references	X: 502015 Y: 166208
Site area (ha)	Circa 22.77
How site was identified	Submitted through the 2024 SLAA process
Ownership type	Private
Existing use(s)	Woodland
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	There is a park home to the west, bound by housing to the north along Almnors Road and continued woodlands to the south. The site lies close to the M25 to the east.

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	✓ (439)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	✓
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Grade 2 / 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)	The site is in a Minerals Safeguarding Area.		

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

Constraint type	Action to be taken
Green Belt	The site appears to be partially PDL in the Green Belt. Therefore, as long as the proposed development does not have a greater impact on the openness of the development than the existing retail buildings it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is partially ALC Grade 2, the land is considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Hardwick Court Farm Barn and Farmhouse (located on the opposite side of Hardwick Lane) would need to be taken into account as part of any development proposals.
Ancient Woodland	The vast majority of the site (excluding the smaller 0.77ha sub-area and a relatively narrow strip at the north eastern end of the larger area) is covered by an Ancient Woodland designation. This would render the vast majority of the site unsuitable for development.
Tree Preservation Order (TPO)	The entire site is covered by a TPO (439) and thus this is likely to make this site unsuitable for development.
SNCI	The vast majority of the site (excluding the smaller 0.77ha sub-area and a relatively narrow strip at the north eastern end of the larger area) is covered by the Fan Grove SNCI designation. This would render the vast majority of the site unsuitable for 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.

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.22/1120 Appeal against Enforcement notice - 18e00204 (appeal dismissed).</p> <p>RU.20/0723 Certificate of Lawfulness of Existing Use or Development (CLUED) for the use of land in conjunction with Fangrove Park caravan park (refuse).</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	RU.19/1718 Variation of condition 2 of planning permission CHE.15850) use of 13 acres for stationing 150 caravans) to allow 156 caravans to be stationed within the caravan park (refuse).

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.	✓	324-370	35-40dph. Indicative mix of: 35 x 1 bed, 118 x 2 bed, 148 x 3 bed and 68 x 4+ bed.
Elderly people's housing, student halls	✓		Park home living of the elderly.
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG	✓		Suggested by the promoter.
Biodiversity Net Gain (BNG)	✓		Suggested by the promoter.

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. 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 the site is available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	Along with the greenfield Green Belt nature of the site, it is largely covered by an Ancient Woodland and SNCI designation, along with the entire site being covered by a TPO (439). These designations mean that the site is considered to be unsuitable for the development types proposed.

Site deliverability

Can identified constraints be overcome (Y/N)?	No
Is the site deliverable (0-5 years) or viably developable (6-15 years)	Along with the greenfield and Green Belt nature of the site, it is largely covered by an Ancient Woodland and SNCI designation, along with the entire site being covered by a TPO (439). These designations mean that the site is considered to be unsuitable for the development types proposed.

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

Along with the greenfield and Green Belt nature of the site, it is largely covered by an Ancient Woodland and SNCI designation, along with the entire site being covered by a TPO (439). These designations and their policy constraints mean that the site is considered to be unsuitable for the development types proposed.

Residential units provided to the assessment of supply: 0.

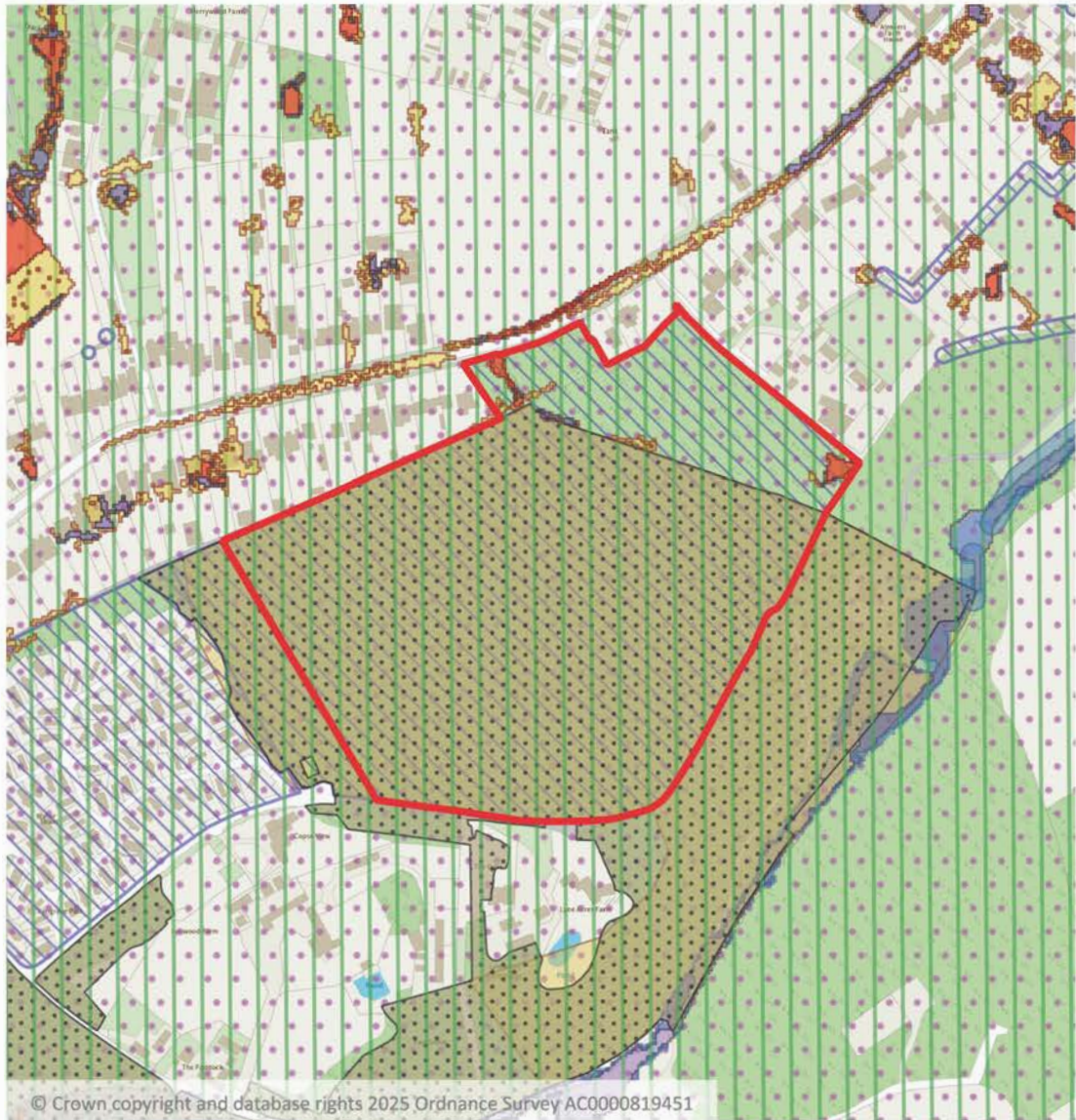
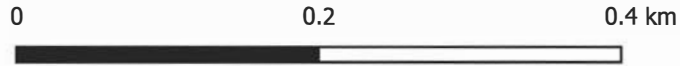
Other uses provided to the assessment of supply: given the Green Belt, Ancient Woodland, SNCI and TPO designations on this site no other uses are deemed to be appropriate.



Date: 22/12/2025

Site: 470

Name: Fangrove Park, Lyne Lane, Lyne



Scale: 1:5,000

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



SLAA 2025 officer site assessments

Site information

Site ID	497
Site Name	Cobbs, Lyne Lane, Lyne
Address	Cobbs Lyne Lane Lyne
Postcode	KT16 0AW
Grid references	X: 501253 Y: 166487
Site area (ha)	0.6
How site was identified	Submitted through the 2025 SLAA Call for Sites
Ownership type	Private
Existing use(s)	Detached bungalow with curtilage and paddock
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 3% as the bungalow is circa 155sqm).
Surrounding uses	To the south lies Lyne Village Hall and recreation ground, to the west and north are commercial units, with residential to the east and part of the northern boundary.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As part of this site is ALC Grade 2, the land is considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.82/0134 Siting of a mobile home for use as day rooms for elderly relative (grant).

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	10	28dph, as suggested by the site promoter.
Elderly people's housing, student halls			
Traveller accommodation	✓		As suggested by the site promoter.
Commercial (E use classes)			
Employment (B2 and B8 use classes)			

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

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	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 majority 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 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 said the site is available for development.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site is considered to not be achievable for the proposed scale of development given its Green Belt status which limits the development potential of the site.

Site deliverability

Can identified constraints be overcome (Y/N)?	No As this site is in the Green Belt, and the majority is not considered to meet PDL definitions, 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.

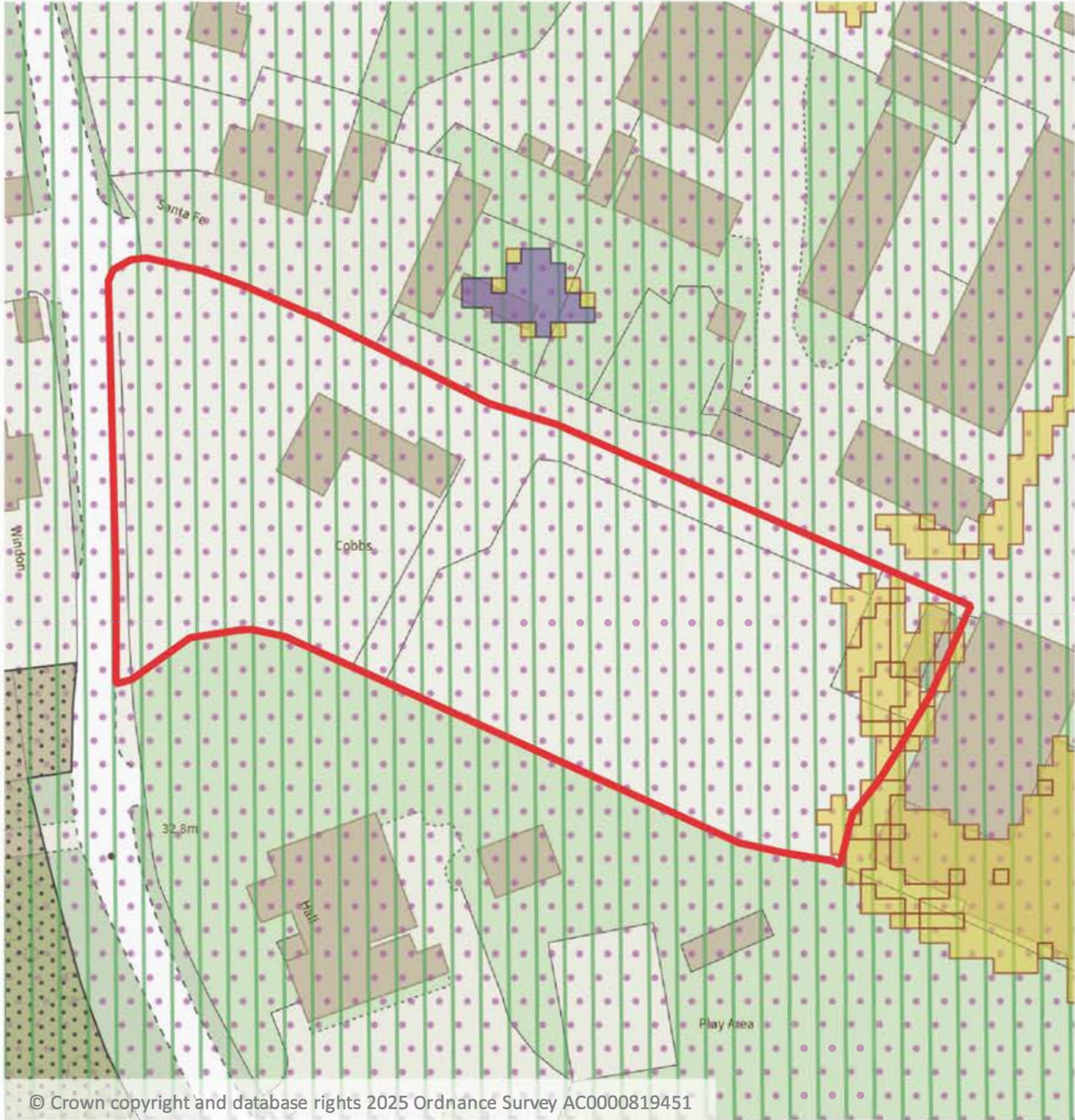
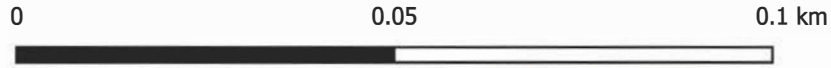
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: 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: 497 Name: Cobbs, Lyne Lane, Lyne



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Scale: 1:1,000

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



SLAA 2025 officer site assessments

Site information

Site ID	504
Site Name	1 and 2 Botleys Cottages, Stonehill Road, Lyne
Address	1 and 2 Botleys Cottages Stonehill Road Lyne
Postcode	KT16 0AG
Grid references	X: 502055 Y: 165240
Site area (ha)	0.3
How site was identified	Submitted through the 2025 SLAA Call for Sites
Ownership type	Private
Existing use(s)	Residential properties
Is it Previously Developed Land (PDL) (Y/N)?	Partially (circa 4%)
Surrounding uses	Residential to the east, and south (including the development at St Peter's Hospital). Foxhills Golf Course is to the west with some open land then one residential dwelling to the north.

Policy, environmental and heritage constraints

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

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.

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.	✓	5	As suggested by the site promoter at 16.6dph.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			

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

Suggested phasing

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

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>Only a minority of the site is previously developed. The majority 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 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 indicated that the site is available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As this site is in the Green Belt, and the majority is not previously developed, 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)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	undeliverable
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Recommendation

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

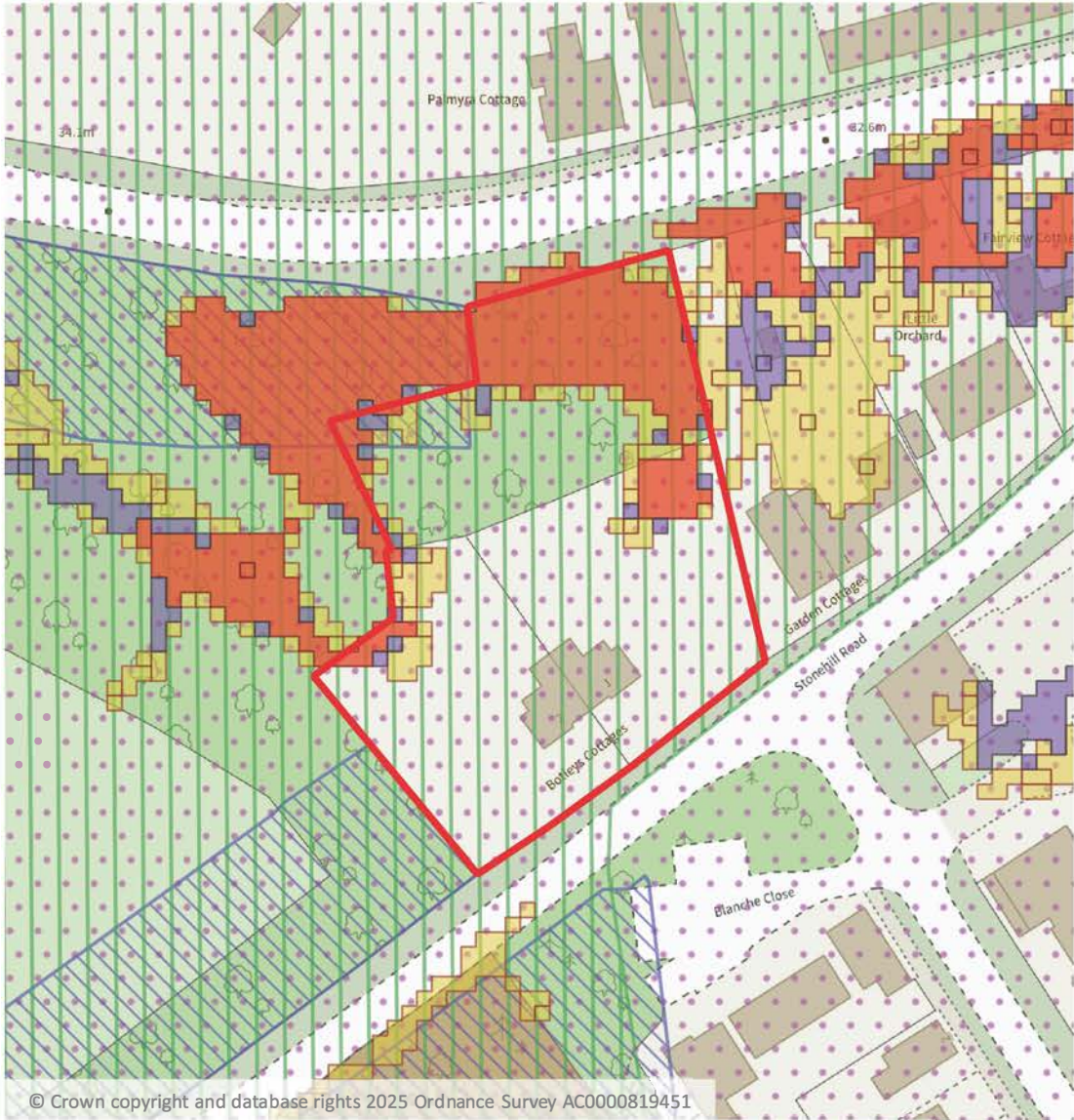
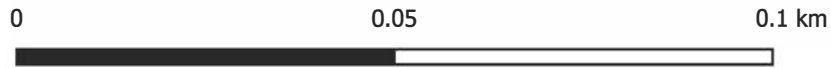
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the constraints of being situated in the Green Belt, the suitability of the site for other uses has not been considered.



Date: 22/12/2025

Site: 504 Name: 1 and 2 Botleys Cottages, Stonehill Road, Lyne



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Scale: 1:1,000

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

