

Ottershaw sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
263	Ottershaw East	Deliverable	149
438	Land at Fair Oaks, Ottershaw	Deliverable	SANG
418	Plot 2000, Hillswood Business Campus, Ottershaw	Employment site	8,400sqm office floorspace
46	Land at Great Grove Farm (Ottershaw Place), Ottershaw	Undeliverable	0
273	Land south of Great Grove Farm, Ottershaw	Undeliverable	0
284	Christmas Tree Farm, Ottershaw	Undeliverable	0
323	Cacti Nursery, Bousley Rise, Ottershaw	Undeliverable	0
355	Land west of Guildford Road, Ottershaw	Undeliverable	0
474	Geesemere, Guildford Road, Ottershaw	Undeliverable	0
488	Ash Farm, Bousley Rise, Ottershaw	Undeliverable	0
494	Land between Willow Farm and North Lodge, Ottershaw	Undeliverable	0

SLAA 2025 officer site assessments

Site information

Site ID	46
Site Name	Land at Great Grove Farm (Ottershaw Place)
Address	Land at Great Grove Farm (Ottershaw Place)
	Murray Road
	Chertsey
Postcode	KT16 0GB
Grid references	X: 503178 Y:164432
Site area (ha)	94.16
How site was identified	Submitted through the 2013 SLAA
Ownership type	Private
Existing use(s)	Agriculture and woodland
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site abuts the A320 to the north and west, with the urban area of Chertsey south beyond this northern boundary. The M25 lies to the east and the built-up areas of Ottershaw and of Addlestone are to the south.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	✓
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	✓
Flood zone 3b		TPO	✓ (97)
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 / 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)	Is surrounded by the Geesemere, Barn at Church Farm, Church Farm House, Workhouse Chapel and 2 and 4 Murray Road Locally Listed Buildings. Adjacent to the M25 Air Quality Management Area and the M25.		

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is partially ALC Grade 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 surrounding Nationally Listed Buildings (Murray House, 2 Chobham Road, Wheelers Green) would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on TPO 97 would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the Spinney Wood SNCI 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.
Ancient Woodland	This triangular area which matches that of the Spinney Wood SNCI would need to be retained and taken account of part of any proposed development.
Locally Listed Building	The potential impact of any development on the Locally Listed Buildings would need to be taken into account as part of any development proposals.
AQMA	Development adjacent to the AQMA will need to consider the impact of this designation as part of the design of any proposals.
Noise and vibration from adjacent motorway	A noise and vibration study would be required to support any application in connection with the adjoining motorway.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.10/0109 Erection of single storey 3-bedroom dwelling following demolition of existing dwelling, raised timber walkway, sound barrier fencing, refuse and recycling store and new access gates. Minor amendments, variation of conditions and conditions discharged through applications RU.10/0542, RU.10/0619, RU.11/0614, RU.11/0833 and RU.11/1011.

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>RU.07/0919 Retrospective application for the continued use of the land for a mixed use of horticultural nursery with a garden centre (refuse).</p> <p>RU.96/0891 Erection of one shade tunnel and one plastic tunnel for the purpose of plant protection (grant).</p> <p>RU.96/0041 Retention of existing use of land as riding school and livery purposes including office and hay store (grant).</p> <p>RU.95/0931 Erection of glasshouse for horticultural use (grant).</p> <p>RU.94/0836 Application for planning consent for 3 no. polytunnels for use by nursery following determination under part 6 schedule 2 General Development Order 1988 that planning consent required (grant).</p> <p>RU.87/1497 Detailed app. for erection of 3 poly tunnels total cover 1,080sqm approx. not exceeding 3m in height, extension of existing concrete farm track between growing beds for purpose of wholesale nursery unit in conjunction with horticultural business (grant).</p> <p>RU.87/1259 Erection of barn building of approximately 3,972sq.ft requisite for the use of land for agriculture; revised plans to consent RU.87/0061 showing repositioning of building (grant).</p> <p>RU.87/0061 Erection of barn building of approx. 3,972 sq.ft. (369sqm), access track and hardstanding (grant).</p> <p>RU.85/0792 Formation of new vehicular access off Murray Road, together with field gate and hardstanding for vehicle turning free of highway, following closure of existing access to Guildford Road, to be used in connection with horticultural purposes at Bousley Farm and Rodwell Farm (grant).</p> <p>CHE.11654 Residential Development (refuse).</p> <p>CHE.10924 Residential Development (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.	✓	564	35dph (net) as suggested by the site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG	✓		
Biodiversity Net Gain (BNG)			

Suggested phasing

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

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

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

Site achievability

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

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

At the current time, given that the site is located in the designated Green Belt (and is also not considered to be previously developed), the use of this site for residential development would represent inappropriate development which would be unacceptable unless very special circumstances were found to exist which would outweigh the significant harm that the residential redevelopment of the site would cause to the Green Belt. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero.

Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given that the land is a Green Belt site that is not considered to be previously developed, it is not considered that other uses identified through the SLAA site submission would be suitable on the land.

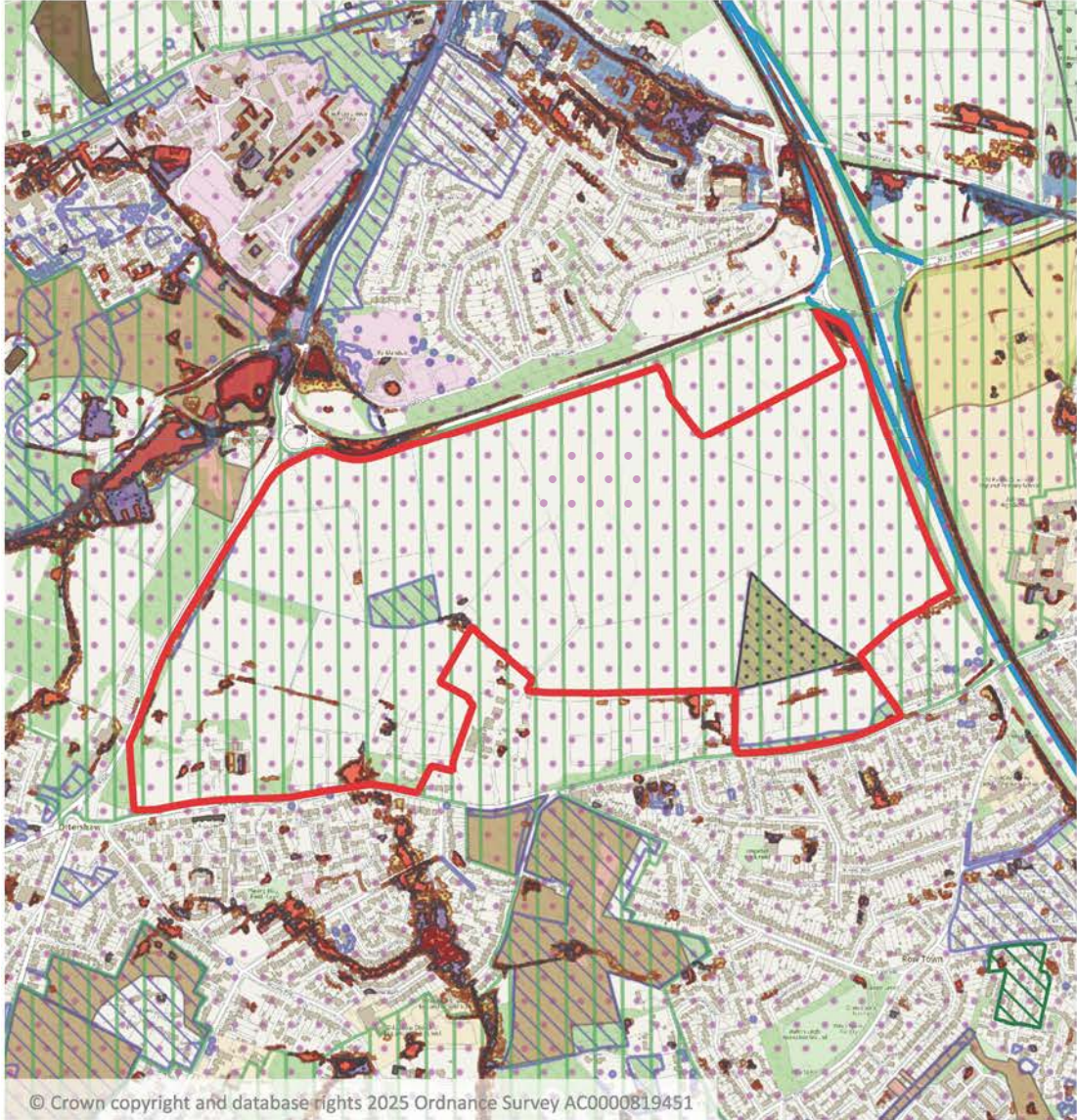
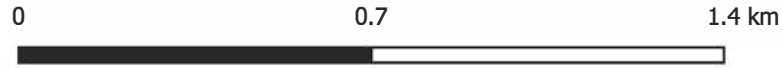


Site: 46

Date: 22/12/2025

Name: Land at Great Grove Farm (Charter Park), Ottershaw

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



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Scale: 1:15,000

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



SLAA 2025 officer site assessments

Site information

Site ID	263
Site Name	Ottershaw East allocation
Address	
Postcode	KT16 0LQ
Grid references	X: 502658, Y: 163189
Site area (ha)	6.6
How site was identified	Allocated in the Runnymede 2030 Local Plan
Ownership type	Private
Existing use(s)	Agricultural for the majority of the site. Part of the site (the barn and area surrounding it on the eastern side of the site) is used for industrial purposes. Residential property associated with the Field Nursery.
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.21ha – 3.2% PDL)
Surrounding uses	To the north are residential properties on Bousley Rise, characterised by detached and semi-detached properties and open fields. Meath School, a specialist speech and language school for primary aged children is also located to the north. To the east of the site is Ash Farm. The southern boundary is largely formed by open fields. To the south west are residential properties at Southwood Avenue characterised by detached and semi-detached properties. The western site boundary abuts detached and semi-detached properties on Brox Road.

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	

Site constraints (tick (✓) where relevant)	
SANGS	Access
Other (please specify)	

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

Constraint type	Action to be taken
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development
TPO	The potential impact of any development on TPO 50 would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.23/0544 Construction of 13no. houses and 6no. apartments with associated parking, garages, landscaping, and open space, following the demolition of the existing buildings on site. (grant). Minor amendment application granted under RU.24/0582. Deed of variation for s.106 agreement granted under RU.24/0642. Discharge of conditions granted under RU.24/0330, RU.24/0543, RU.24/0560, RU.24/0811, RU.24/0702, RU.24/0888, RU.24/0804 and RU.24/1362.</p> <p>RU.22/0454 Hybrid planning application comprising: (a) Phased full planning application for the demolition of existing buildings, provision of 2 x replacement garages for 155 and 157 Brox Road and delivery of a residential development (Use Class C3) comprising 186 dwellings (including 35% affordable housing) and 2 Gypsy and Traveller Pitches, informal and formal open space, footpaths, cycleways and internal roads, landscaping, planting and drainage infrastructure. Creation of new vehicular and pedestrian access into the site from Brox Road; and (b) Outline planning permission for: The use of 0.1 ha of land for the provision of a GP Surgery of up to 800sqm (Use Class E) with associated parking and landscaping (amended plans received 10.11.2022) (grant). Minor amendments granted under RU.23/0940, RU.23/1670</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>Discharge of conditions approved under RU.23/1091, RU.23/1655, RU.24/0163, RU.24/0865, RU.24/1017, RU.24/1012, RU.25/0034 and RU.25/0748. Deed of variation granted under RU.25/0011.</p> <p>RU.22/0460 EIA Screening Opinion in respect of the proposed development of the site for new residential development, a GP Surgery, Gypsy Traveller Pitches and the provision of a SANG (Suitable Alternative Natural Green Space) (screening opinion).</p> <p>RU.21/0672 Outline planning application for residential development (Use Class C3); serviced gypsy/traveller pitches (Sui Generis); GP Surgery (Use Class E); associated landscaping, utilities and drainage infrastructure; and associated infrastructure and enabling works including the demolition of all existing nursery buildings and glasshouses. All matters are reserved for future consideration except for access to the site, to be taken from Brox Road (withdrawn).</p> <p>RU.21/0633 EIA Screening Opinion in respect of the proposed development of the site for new residential development, a GP Surgery, Gypsy Traveller Pitches and the provision of a SANG (Suitable Alternative Natural Green Space) (not EIA development).</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.	✓	149 (net)	As per applications RU.22/0454 (amended down from 186 to 184 net dwellings through amendments to the original submitted proposals as per the officer's report) and RU.23/0544 for 17 net dwellings. This has been further reduced by the 52 units which have been completed based on the Council's monitoring records.
Elderly people's housing, student halls			
Traveller accommodation	✓	2	As per application RU.22/0454.
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	✓	800sqm	As per application RU.22/0454.
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	For RU.22/0454 the site developer has completed 52 units so it is expected that the remaining 132 units will be delivered at a rate of 33dpa for the next four years. For RU.23/0544 a commencement notice has been received for this dated 03/04/2024 (AI/24/0162) and a demolition notice dated 30/10/2023 (DM/23/0024). This means that the net 17 units under this permission should be delivered in the 2025/26 year. As there are two sites within this wider allocation, a higher number of 50 completions is expected to come forward in 2025/26.
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Site suitability

Suitability information:	This site is in the urban area and has been allocated in the Runnymede 2030 Local Plan for residential, traveller and healthcare development. Therefore, (for the purposes of this assessment) it is considered suitable for the development outlined above.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	Landowners within the site have confirmed that the site is available, and the approved planning applications confirms this.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As this site has been through whole plan viability testing as part of the Local Plan examination process, it is considered achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

There is a permitted application for 184 (net) dwellings, 2 traveller pitches and a Health Facility in line with Policy SL12 of the adopted Runnymede 2030 Local Plan under RU.22/0454, and the Section 106 Agreement. In addition, there is a further 17 (net) residential units permitted under RU.23/0544 which takes the site total to 201 net additional dwellings. As set out above, there are 149 (net) units remaining to be delivered on this site which are expected to come forward over the next four years. These figures should therefore be added into the trajectory.

Residential units provided to the assessment of supply: 149 dwellings (net) and 2 traveller pitches.

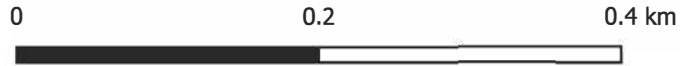
Other uses provided to the assessment of supply: 800sqm of Use Class E floorspace.



Date: 22/12/2025

Site: 263 Name: Ottershaw East

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



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	273
Site Name	Land south of Great Grove Farm, Ottershaw
Address	Land south of Great Grove Farm Ottershaw
Postcode	KT15 1BB
Grid references	X: 503333 Y: 164133
Site area (ha)	6.43
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Agricultural, equestrian and some commercial
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north and east the site adjoins open land, and to the west it adjoins Great Grove Farm. To the south (on the other side of Spinney Hill (B3121) lies the urban area of Row Town and some open land that separates Row Town and Ottershaw.

Policy, environmental and heritage constraints

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

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.21/0580 Certificate of proposed lawfulness for the provision of a mobile home (not operational development) within the garden of the lawful dwelling house for use as additional accommodation by a family member as part of one household (not a material change of use) (grant).</p> <p>RU.11/0397 Change of use of land from agricultural to mixed agricultural / equestrian use and erection of 6 stables and tack room (grant).</p> <p>RU.11/0486 Retention and completion of vehicular access (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.	✓	Circa 125	At 14dph and mix expected to be policy compliant (taken from 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			

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

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

Site achievability

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

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

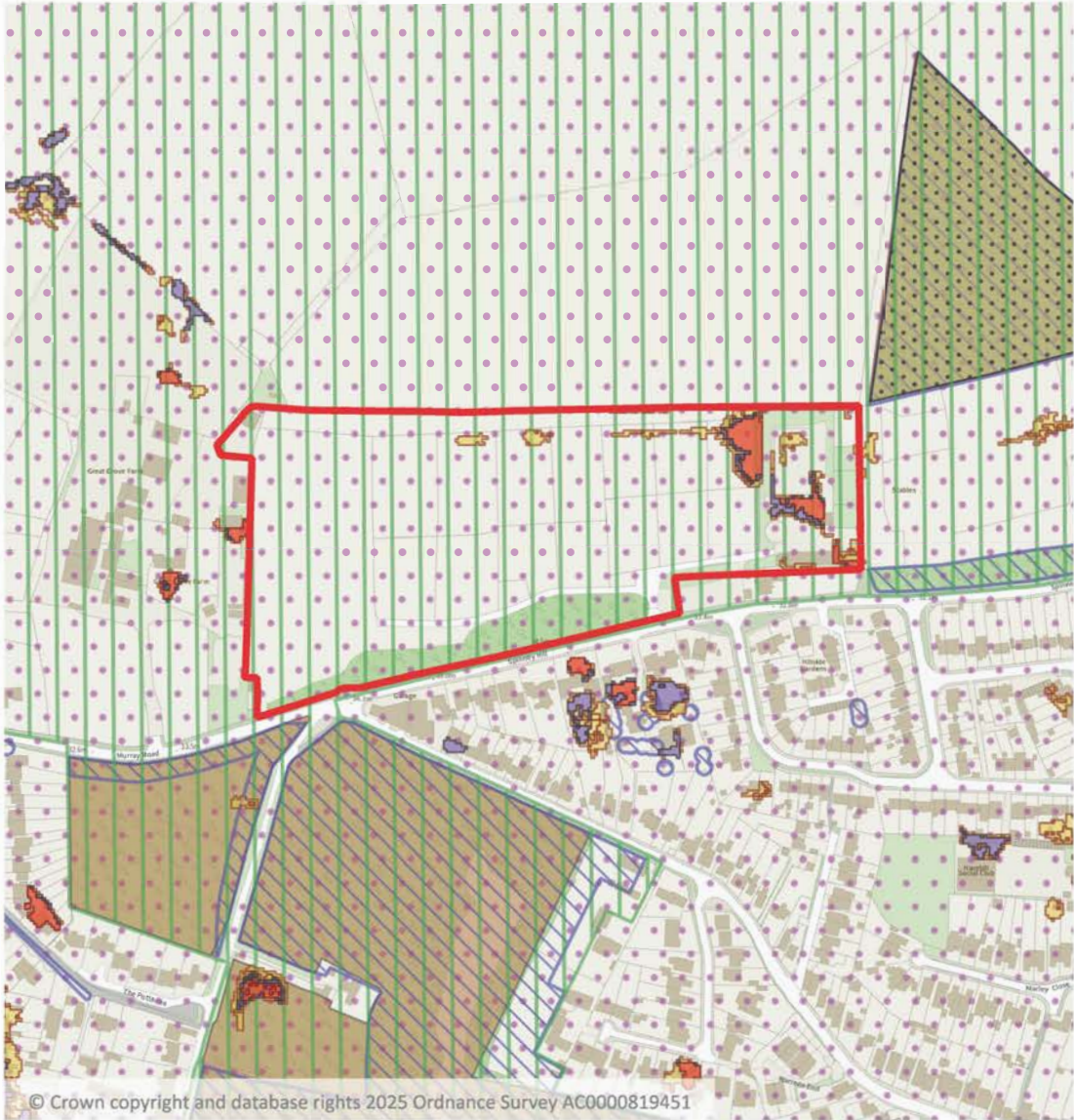
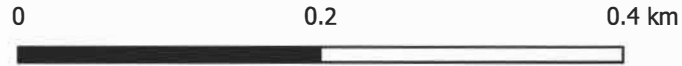
Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.



Site: 273

Date: 22/12/2025

Name: Land South of Great Grove Farm, Ottershaw



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



SLAA 2025 officer site assessments

Site information

Site ID	284
Site Name	Christmas Tree Farm, Ottershaw
Address	Christmas Tree Farm Guildford Road Ottershaw
Postcode	KT16 0ES
Grid references	X: 501986 Y: 164425
Site area (ha)	52.6
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Private
Existing use(s)	Horticulture / forestry
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site adjoins residential development in the Ottershaw Urban Area (in part) along the south western site boundary with the remainder of this boundary adjoining Fox Hills Road. The site is bounded by Stonehill Road to the north west, Guildford Road to the south east and the Hillswood Business Park to the north east (office development in a parkland setting). Most of the surrounding uses are of an agriculture / undeveloped / open nature.

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	
Flood zone 3b		TPO	✓ (38, 138, 284)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	✓ (adjacent)
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Grade 4 / Non-agricultural	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS	✓ (adjacent)	Access	
Other (please specify)	Adjacent to the Hillswood Business Park Strategic Employment Area. Adjacent to the Cobham South Heaths Biodiversity Opportunity Area. Surrounded by a number of Locally Listed Buildings.		

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
SANG	The potential impact of any development on the adjacent SANGs (Homewood Park and Ether Hill) would need to be taken into account as part of any development proposals.
Nationally Listed Buildings	The potential impact of any development on the surrounding Nationally Listed Buildings (Botleys Park Hospital, Lodge of Botleys Park and No.2 Chobham Road, Ottershaw) would need to be taken into account as part of any development proposals.
TPOs	The potential impact of any development on the TPOs (38, 138 and 284) would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the adjacent Queenwood Golf Course SNCI 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.
Strategic Employment Area	The potential impact of any development on the adjacent Hillswood Business Park Strategic Employment Area would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the adjacent Chobham South Heaths Biodiversity Opportunity Area would need to be taken into account as part of any development proposals.
Locally Listed Buildings	The potential impact of any development on the Locally Listed Buildings (2 & 4 Murray Road, Ottershaw, Workhouse Chapel, Murray Road, Ottershaw, Geesemere, Ottershaw, Barn at Church Farm, Guildford Road, Ottershaw and Church Farm House, Guildford Road, Ottershaw) 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)	RU.21/2018

number(s), development description, approved / refused etc.)	<p>Proposed development on land at the junction of A320 Guildford Road with A319 Chobham Road, Foxhills Road, Murrey Road and Brox Road, Ottershaw. Planning application to carry out improvements to the existing highway including a new roundabout, junctions, access, pedestrian/cycle connections and crossings, public car park, landscaping and associated infrastructure and engineering works (no objection). Numerous County Matter applications subsequent to this have been approved.</p> <p>RU.21/0629 County Matter EIA Screening Opinion for the proposed A320 HIF Scheme which would affect the A320 corridor between Ottershaw and Chertsey (not EIA development).</p>
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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.	✓	300-400	35-40dph. Suggested by agent.
Elderly people's housing, student halls	✓		Suggested by agent.
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG	✓	33ha	As suggested by site promoter.
Biodiversity Net Gain (BNG)			

Suggested phasing

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

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

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	Although the agent states the site is viable, the site is considered to not be achievable given its Green Belt status 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 (net).

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.

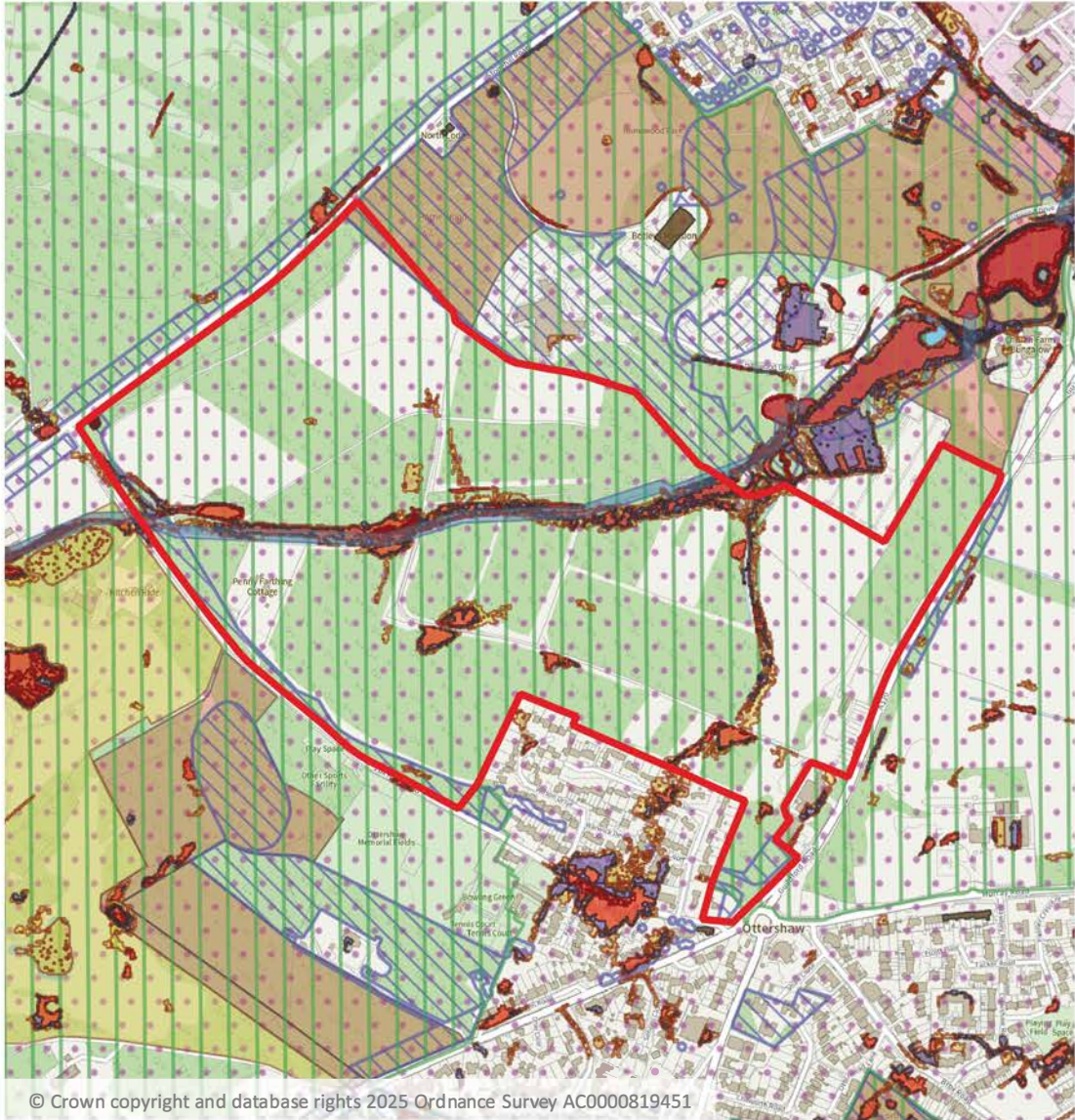
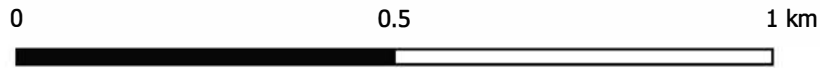


Date: 22/12/2025

Site: 284

Name: Christmas Tree Farm, Otterhsaw

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



Scale: 1:10,000

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | 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	323
Site Name	Residential properties to the
Address	Cacti nursery Bousley Rise Ottershaw
Postcode	KT16 0LB
Grid references	X: 502827 Y:163302
Site area (ha)	1.48 / 0.93 / 0.66
How site was identified	Submitted through the 2018 SLAA
Ownership type	Private
Existing use(s)	Plant nursery
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.23ha – 15.5% PDL)
Surrounding uses	To the east, south and north of the site lies residential properties along Bousley Rise that are located within the Green Belt. To the west there is some open land associated with the Meath School.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		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)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.03/1226 Demolition of existing dwelling house and outbuildings and erection of a detached replacement dwelling (refused). RU.90/0801 Erection of two glasshouses (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.	✓	25 (net) or 15 (net) or 13 (net)	20dph or more. 20dph or less. 20dph or less.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			

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

Suggested phasing

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

Suitability information:	<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> <p>The site promoter has suggested three options for the site: one for the development of the whole site in one development, or for the development of the site into two separate parts. Regardless of which approach is taken, the above assessment of the site suitability would remain the same as the option developing the site in two separate parts still involves significant development on non-PDL parts of the site for this to be completed.</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
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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 comprehensive redevelopment.
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Site deliverability

Can identified constraints be overcome (Y/N)?	No As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify its comprehensive redevelopment.
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 (either in one or multiple phases) 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 (overall and its two sub-divisions) 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

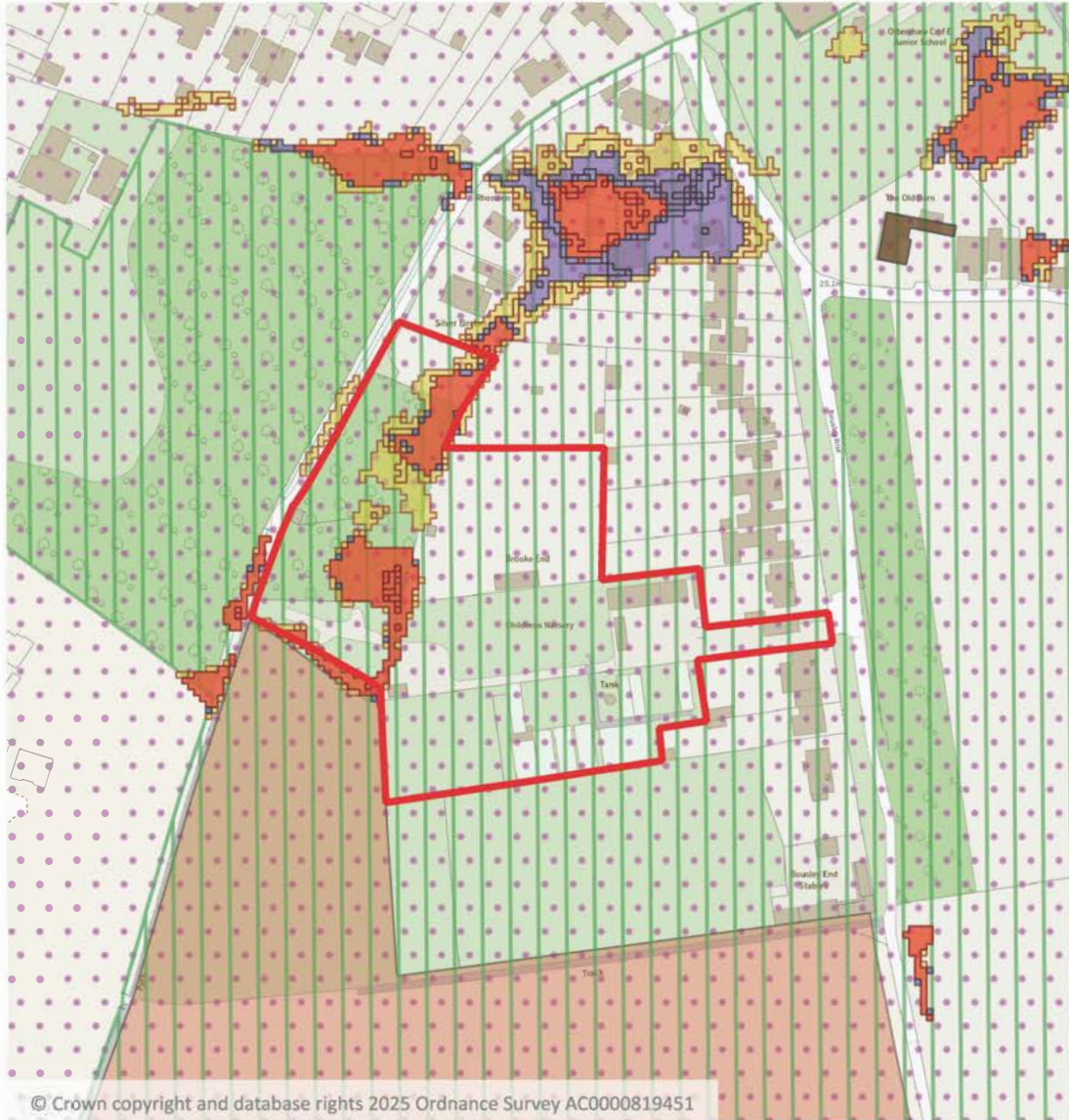
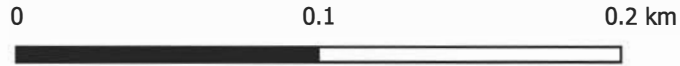
Other uses provided to the assessment of supply: given the Green Belt constraints, the suitability of the site for other uses has not been considered.



Date: 22/12/2025

Site: 323

Name: Cacti Nursery, Bousley Rise, Ottershaw



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Scale: 1:2,500

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



SLAA 2025 officer site assessments

Site information

Site ID	355
Site Name	Land west of Guildford Road, Ottershaw
Address	Land west of Guildford Road, Ottershaw
Postcode	KT16 0QN
Grid references	X: 501900 Y: 163063
Site area (ha)	8.16
How site was identified	Submitted as part of the 2021 SLAA
Ownership type	Private
Existing use(s)	Open and wooded land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The eastern boundary is marked by the A320, beyond which lies a short gap of open space before reaching the urban edge of Ottershaw. To the north south and east lies wooded / open land interspersed with small quantities of residential / agricultural properties.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	✓ (5 and 242)
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)			

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 and meet NPPF criteria 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.
TPO	The potential impact of any development on TPO 5 would need to be taken into account as part of any development proposals.

Site planning history

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

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	500	Range of 200-500 set out by site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail	✓		Retail store depending on the size of the scheme.
Food and drink			
Leisure			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Community uses	✓		Doctor's surgery depending on the size of the scheme.
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	<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 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

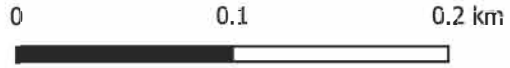
Other uses provided to the assessment of supply: given the Green Belt constraints, the suitability of the site for other uses has not been considered.



Date: 22/12/2025

Site: 355

Name: Land west of Guildford Road, Ottershaw



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Scale: 1:3,500

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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	418
Site Name	Plot 2000, Hillswood Business Campus, Ottershaw
Address	Plot 2000 Hillswood Business Campus, Ottershaw
Postcode	KT16 0RS
Grid references	X: 502143 Y: 164668
Site area (ha)	5.4
How site was identified	Through application RU.21/0713
Ownership type	Private
Existing use(s)	Offices
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north east lies the Church Farm residential home, with the other offices in the Hillswood Business Park to the north and west. To the south lies a mixture of wooded and open land.

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		TPO	✓ (244)
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	✓ (adjacent)	Access	
Other (please specify)	Within the Hillswood Business Park Strategic Employment Area. In proximity to the Geesemere, Barn at Church Farm and Church Farmhouse Locally Listed Buildings.		

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

Constraint type	Action to be taken
Green Belt	As the site has planning permission for the promoted development, it has been demonstrated that the Green Belt constraints have been overcome.
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	Although this development lies with the 5km zone, as it is proposed additional employment generating development and not residential, there would be no need for mitigation to be provided.
SANG	The potential impact of any development on the Homewood Park SANG would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on trees covered by TPO 244 would need to be taken into account as part of any development proposals.
Nationally Listed Building	The potential impact of any development on the Nationally Listed Building (Botleys Park Hospital) would need to be taken into account as part of any development proposals.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.98/0341 Two phase development of office accommodation providing 17,968sqm of gross floor area. (Approval of reserved matters RU.93/0782 and RU.97/0884) (grant). Discharge of conditions under RU.98/0757, RU.98/0591, RU.98/0844 and RU.98/0341. Non-material amendment granted under RU.21/0713. Variation of conditions pending under application RU.22/1885.

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			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Traveller accommodation			
Commercial (E use classes)	✓	8,400sqm (NIA)	As per application RU.21/0713 and RU.22/1885.
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	This site is considered to be suitable (for the purposes of this assessment) for the commercial development outlined above as per RU.21/0713.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is considered to be available for the commercial development outlined above as per RU.21/0713 and RU.22/1885.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is considered to be achievable for the commercial development outlined above as per RU.21/0713.

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

As this site has an extant planning permission for the level of office development outlined above (8,400sqm), it is considered that this proposal should be included in the SLAA. This is due to the recent interest shown in developing phase two of the original permissions from 1998 through the 2021 NMA which was granted planning permission. Therefore, this floorspace should be added into the trajectory. This intention to develop this permission is further demonstrated by the currently pending application under RU.22/1885.

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

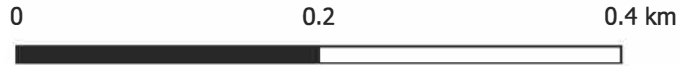
Other uses provided to the assessment of supply: 8,400sqm office floorspace (E) as per RU.21/0713.



Date: 22/12/2025

Site: 418

Name: Plot 2000, Hillswood Business Campus, Ottershaw



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Scale: 1:5,000

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCTs | Within 5-7 km of TBH SPA | Watercourse buffer | 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	438
Site Name	Land at Fair Oaks, Ottershaw
Address	Land at Fair Oaks, Fair Oaks Airfield Ottershaw
Postcode	GU24 8HU
Grid references	X: 501296 Y: 162522
Site area (ha)	52
How site was identified	Submitted as part of the 2022 SLAA process
Ownership type	Private
Existing use(s)	Agricultural, dwelling and residential curtilage
Is it Previously Developed Land (PDL) (Y/N)?	No (as the PDL definition does not apply to any of the land within this larger site that lies within Runnymede Borough)
Surrounding uses	The land is bound by the A319 to the north, the A320 and Wey Farm to the east, and the River Bourn and McLaren Technology Park to the south. To the west of the site is Fair Oaks Airport which lies within the Surrey Heath Borough Council (SHBC) Local Authority area.

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	✓ (437 and 69)
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 / 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)	Partially covered by the River Wey (plus tributaries) Biodiversity Opportunity Area (BOA) at the southern end.		

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 risk / risk	The southern edge of the site is covered by Flood Zones, 2 and 3, but as the proposals for this area include SANG, public open space and paddocks, these uses are considered compatible with areas of 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), which may not merit consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Building	The potential impact of any development on the nearby Nationally Listed Mansion at Ottershaw Park would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on TPO 437 and 69 would need to be taken into account as part of any development proposals.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.18/1615 Hybrid application comprising: a) Full application for means of site accesses (including alterations to existing accesses and a new road junction onto the A320); (b) Outline application (all matters reserved) for the phased development of the site for up to 1,000 residential units (C3) and elderly care (C2); and, a total of 65,004sqm* of non-residential floorspace, comprising employment (B1, B2, B8), education (D1), retail (A1-A5), leisure and community (D1/D2) and a hotel (C1); and a strategic parkland and Suitable Alternative Natural Greenspace (SANG) with associated car park. The change of use of Blister Hanger (aviation to SANG maintenance store*), The Pillbox (aviation to SANG maintenance store*), Gamekeeper's Cottage (agricultural to equestrian), the retention of Woking Lodge (C3) and the retention of the Kennels (Sui Generis) and the phased demolition of all other existing buildings. Provision of supporting infrastructure, helipad and associated facilities, re-provision of existing equestrian buildings, open space and landscaping, visitor centre, associated vehicular and other access routes and related highway works. (Amended description). (Withdrawn).</p> <p>RU.18/0667 EIA Scoping Opinion for proposed development at Fairaoks Airport. (Scoping Opinion).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)	✓		Suitable Alternative Natural Greenspace (SANG), public open space, paddocks as per submitted information.

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 use / change of use of land for Suitable Alternative Natural Greenspace (SANG), public open space, paddocks is compatible with Green Belt policy, at both the local and national level, subject to meeting policy criteria. This would support the development of Fairoaks Airport, with the built development taking place in neighbouring Surrey Heath Borough.
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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:	As the proposed uses for this site are compatible with the Green Belt, subject to policy criteria being met, the use of the land for these purposes is considered to be achievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	1-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

As the land that lies within Runnymede Borough is being promoted for Suitable Alternative Natural Greenspace (SANG), public open space and paddocks, and these uses are compatible with local and national Green Belt policy (subject to a number of policy criteria being met), this area of land is considered to be deliverable for the proposed uses. This would enable the development of Fair Oaks Airport in neighbouring Surrey Heath Borough.

These proposals, however, would not deliver any dwellings or floorspace in Runnymede Borough, and thus although this proposal will be recorded for completeness as it was promoted as part of the SLAA process, there will not be any dwellings recorded in the trajectory.

Residential units provided to the assessment of supply: 0

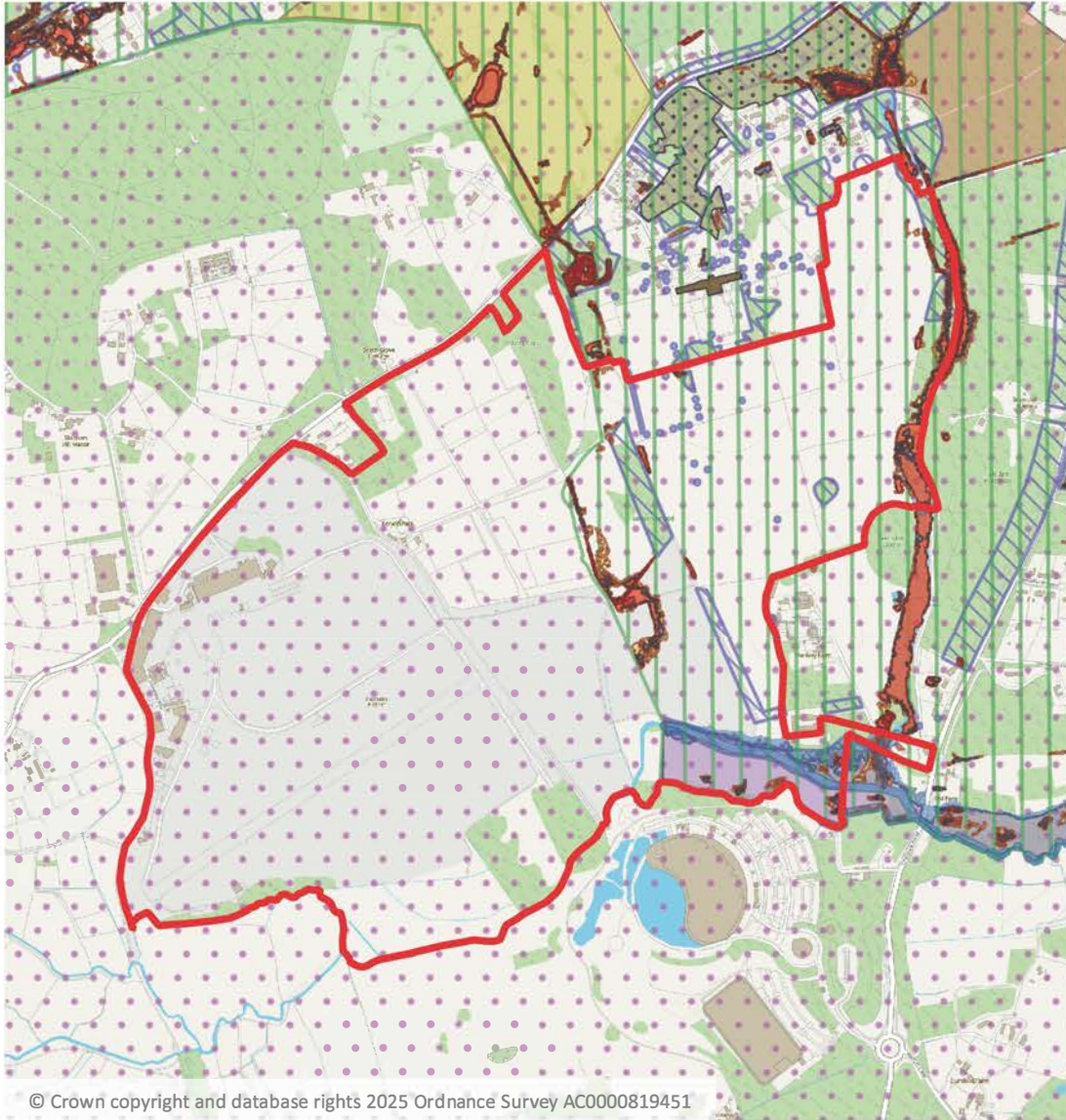
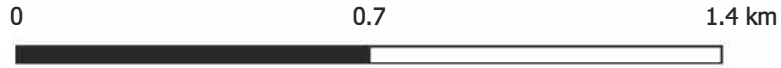
Other uses provided to the assessment of supply: as this site has only been promoted for Suitable Alternative Natural Greenspace (SANG), public open space, paddocks, other uses have not been considered.



Date: 22/12/2025

Site: 438
Name: Land at Fair Oaks, Ottershaw

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



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Scale: 1:15,000

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



SLAA 2025 officer site assessments

Site information

Site ID	474
Site Name	Geesemere, Guildford Road, Ottershaw
Address	Geesemere, Guildford Road Ottershaw
Postcode	KT16 0PL
Grid references	X: 502590 Y: 164702
Site area (ha)	0.35
How site was identified	Though the 2024 SLAA process.
Ownership type	Public – NHS
Existing use(s)	NHS Trust mental health services.
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded by woodland and lakes to the north and west. To the east, the site is bordered by Guildford Road and St Peter's Way roundabout.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	✓ (nearby)
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	✓ (244 - adjacent)
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	✓ (adjacent)	Access	
Other (please specify)	Contains the Barn at Geesemere and is adjacent to the Lake View, Guildford Road, Ottershaw Locally Listed Buildings. Retention of community infrastructure in accordance with Policy SD6 of the 2030 Local Plan.		

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA Zones	Although this development lies with the 5km zone, as it is proposed additional employment generating development and not residential, there would be no need for mitigation to be provided.
SANG	The potential impact of any development on the Homewood Park SANG would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on trees covered by the adjacent TPO 244 would need to be taken into account as part of any development proposals.
Locally Listed Buildings	The potential impact of any development on the Locally Listed Barn at Geesemere and is adjacent to the Lake View, Guildford Road, Ottershaw would need to be taken into account as part of any development proposals.
Retention of community infrastructure	The site is currently used for NHS Trust mental health services and is therefore a community facility. Policy SD6 of the 2030 Local Plan seeks to retain social and community infrastructure unless a number of policy requirements are met.

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.	✓	10	29dph
Elderly people's housing, student halls			

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

Suggested phasing

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

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>This site is previously developed land in the Green Belt, however, it is uncertain if this could be re-developed into the ten units proposed due to the presence of a Locally Listed Building on site, as well as the need for any re-development not to have any greater impact on the openness of the Green Belt, with the current buildings on site all being single storey. In addition to this, the community use would need to be retained in line with Policy SD6 of the 2030 Local Plan which seeks to retain social and community infrastructure unless a number of policy requirements are met. Until it can be demonstrated that this community can be retained / relocated, and there still be sufficient capacity on site to accommodate 10 residential units, taking account of the on-site Locally Listed Building, it is assumed that this site does not have the capacity to accommodate the level of development proposed.</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:	This site has been promoted and thus is deemed to be available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	Although this site is previously developed land in the Green Belt, it is uncertain if this could be re-developed into the ten units proposed due to the presence of a Locally Listed Building and lack of information about retaining the community infrastructure on site, as well as the need for any re-development not to have any greater impact on the openness of the Green Belt, with the current buildings on site all being single storey. A lower number of units may be possible, but this may fall into the windfall category (e.g. less than five net additional units).

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

Although this site is previously developed land in the Green Belt, it is uncertain if this could be re-developed into the ten units proposed due to the presence of a Locally Listed Building on site, as well as the need for any re-development not to have any greater impact on the openness of the Green Belt, with the current buildings on site all being single storey. A lower number of units may be possible, but this may fall into the windfall category (e.g. less than five net additional units). It will be recorded for audit purposes but not included in the trajectory.

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

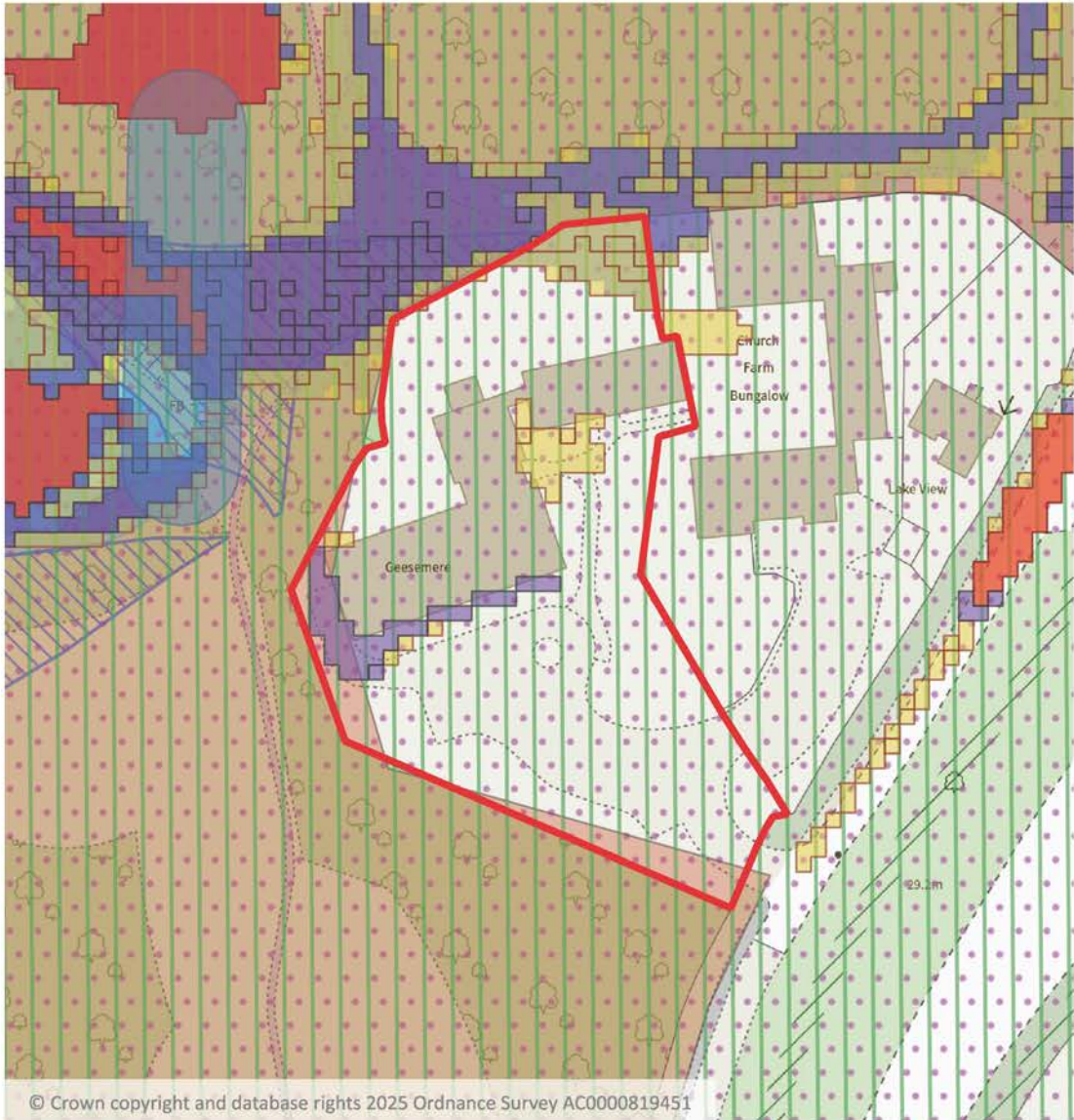
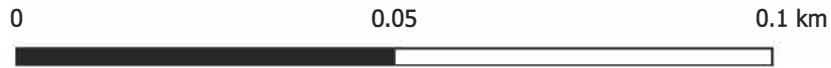
Other uses provided to the assessment of supply: as this site has only been promoted for residential uses, other forms of development have not been considered.



Site: 474

Date: 22/12/2025

Name: Geesemere, Guildford Road, Ottershaw



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Scale: 1:1,000

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



SLAA 2025 officer site assessments

Site information

Site ID	488
Site Name	Ash Farm, Bousley Rise, Ottershaw
Address	Ash Farm
	Bousley Rise
	Ottershaw
Postcode	KT16 0LA
Grid references	X: 502925 Y: 163353
Site area (ha)	0.5
How site was identified	Submitted through the 2025 SLAA process
Ownership type	Private
Existing use(s)	Grazing land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the east lies residential properties and a plant nursery along the eastern side of Bousley Rise. To the north there is a small number of homes and then the junior and infant schools. To the west and south there is further grazing land.

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		SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Grade 4 / 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	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.
Nationally Listed buildings	Any impact on the adjacent (to the north) Barn at Bousley Farm, Bousley Lane, Ottershaw (grade II) would need to be considered as part of any potential development proposals.

Site planning history

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

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	9	3-, 4- & 5-bedroom homes as suggested by site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

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

Suggested phasing

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

Suitability information:	<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 comprehensive redevelopment.

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
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	NPPF criteria / have Very Special Circumstances proved to justify its comprehensive redevelopment.
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.

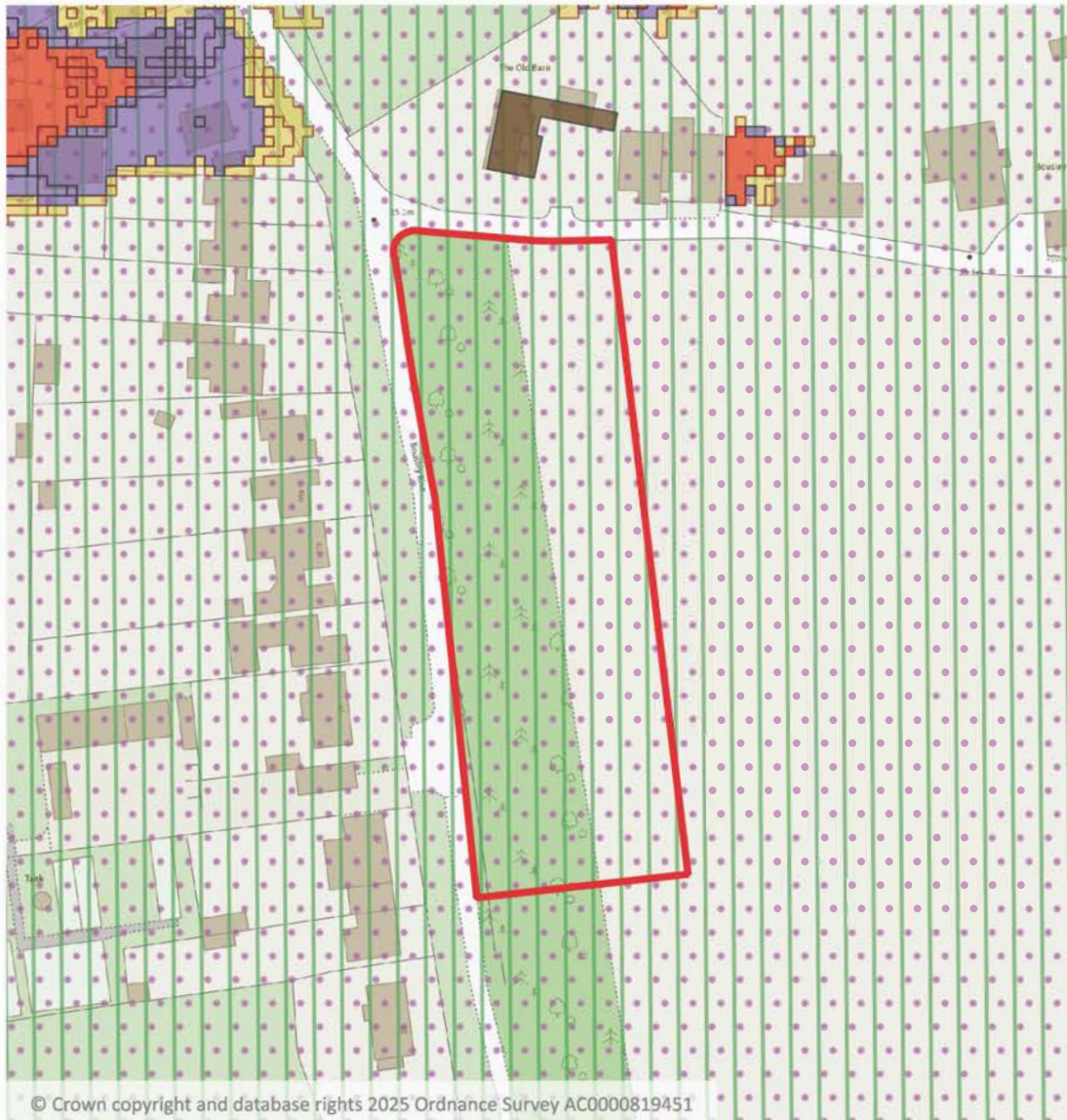
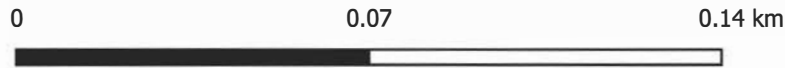
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt constraints, and the fact that it has only been promoted for residential development, the suitability of the site for other uses has not been considered.



Date: 22/12/2025

Site: 488 Name: Ash Farm, Bousley Rise, Ottershaw



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Scale: 1:1,500

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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 | SNCS | 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	494
Site Name	Land between Willow Farm and North Lodge, Ottershaw
Address	Land between Willow Farm and North Lodge Chobham Road Ottershaw
Postcode	KT16 0QE
Grid references	X: 501426 Y: 163571
Site area (ha)	0.78
How site was identified	Submitted as part of the 2025 SLAA
Ownership type	Private
Existing use(s)	Woodland
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is surrounded on all sides by woodland with the southern bound bound by Chobham Road.

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	✓ (opposite)
Flood zone 3b		TPO	✓ (7)
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 covered by a Deciduous woodland Priority Habitat designation.		

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.
Ancient woodland	As this designation covers a significant area on land on the other side of Chobham Road to the site, any development that may impact this area would need to be taken into account as part of any proposals.
TPO	The potential impact of any development on TPO 7 which runs along the front of the site would need to be taken into account as part of any development proposals.
Priority Habitat	The potential impact of any development on the priority habitat would need to be taken into account as part of any development proposals.

Site planning history

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

Potential site use

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	✓	?	Number of pitches not specified by the promoter.
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			

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

Suggested phasing

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

Suitability information:	<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

As this site is not previously developed land in the Green Belt, it is considered to be unsuitable for the proposed development for Gypsy and Traveller use. It will be recorded for audit purposes but not included in the trajectory.

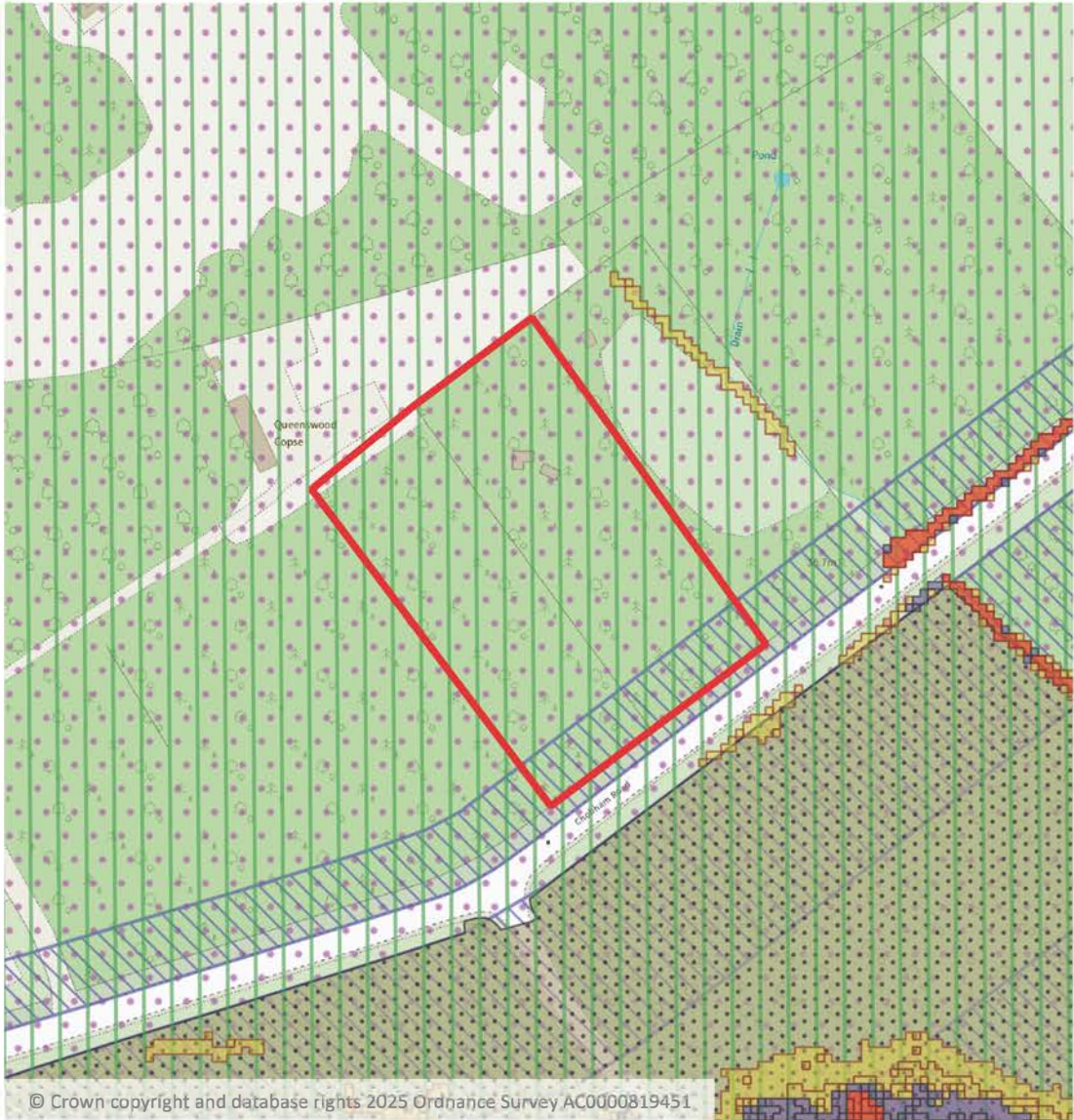
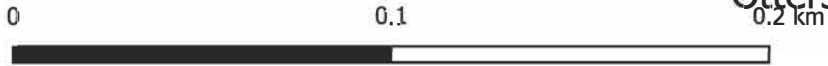
Residential units provided to the assessment of supply: 0 (net).

Other uses provided to the assessment of supply: the site's Green Belt location and the fact that it was only submitted for traveller accommodation means it has not been considered for other uses.



Date: 22/12/2025

Site: 494 Name: Land between Willow Farm and North Lodge, Ottershaw



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Scale: 1:2,000

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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 | SNCI | 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 | |

