

Thorpe sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
2	Woodcock Hall Farm, Thorpe	Deliverable	10
32	Coltscroft, Rosemary Lane, Thorpe	Deliverable	24
38	Thorpe Park Farm, Coldharbour Lane, Thorpe	Developable	20
44	CEMEX Thorpe 3, Then Acre Lane, Thorpe	Developable	40
123	Cemex House, Coldharbour Lane, Thorpe	Residential intuition (79 units)	42
454	Thorpe Park Resort, Thorpe	Deliverable	Employment uses
42	Cemex Thorpe 1 Ten Acre Lane, Thorpe	Undeliverable	0
301	Laleham Golf Club, Thorpe	Undeliverable	0
430	Norlands Lane Landfill Site, Thorpe - Parcel A	Undeliverable	0
431	Norlands Lane Landfill Site, Thorpe - Parcel B	Undeliverable	0
432	Norlands Lane Landfill Site, Thorpe - Parcel C	Undeliverable	0
433	Norlands Lane Landfill Site, Thorpe - Parcel D	Undeliverable	0
434	Norlands Lane Landfill Site, Thorpe - Parcel E	Undeliverable	0
442	Oak Tree Farm, Thorpe	Undeliverable	0
447	Land West of Muckhatch Lane & Woodlands, Thorpe	Undeliverable	0
448	Land South of Muckhatch Lane, Thorpe	Undeliverable	0
449	Spring Farm, Muckhatch Lane, Thorpe	Undeliverable	0
450	Land North of Rosemary Lane, Thorpe	Undeliverable	0
455	Land to the east of Staines Road, Thorpe	Undeliverable	0
481	Stuart Cottage, Rosemary Lane, Thorpe	Undeliverable	0

SLAA 2025 officer site assessments

Site information

Site ID	2
Site Name	Woodcock Hall Farm, Thorpe
Address	Woodcock Hall Farm Green Road Thorpe
Postcode	TW20 8QT
Grid references	X: 501963 Y: 168426
Site area (ha)	0.29
How site was identified	Submitted through the 2011 SHLAA
Ownership type	Private
Existing use(s)	Agricultural and residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial
Surrounding uses	To the north, east and west there are residential properties all within the urban area of Thorpe, but open fields to the south.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk		SSSI	
Medium surface water flood risk		SNCI	✓ (adjacent)
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 Thorpe and Shepperton Biodiversity Opportunity Area. Designated Site Allocation in the Thorpe Neighbourhood Plan (TH2 ii). Opposite the Forge Cottage, Locally Listed Building. Policy TH6 of the Thorpe Neighbourhood Plan also identifies the frontage building on this site as a non-designated heritage asset.		

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

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
SNCI	The potential impact of any development on The Moat, Woodcock Farm SNCI would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on the Locally Listed Building would need to be taken into account as part of any development proposals.
Non-designated heritage asset	Policy TH6 of the Thorpe Neighbourhood Plan confirms that development proposals that will result in the loss or substantial harm to a non-designated heritage asset will not be supported, unless it can be demonstrated that the benefits of the development outweigh the significance of the asset.

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.91/0624 Rebuilding of existing bungalow & redevelopment of former farmyard & buildings to provide 3 two bedroom & 6 three-bedroom dwellings with improved access, parking & landscaping & position of bird sanctuary and nature reserve (withdrawn).</p> <p>RU.91/0165 Rebuilding of existing bungalow and redevelopment of former farmyard and buildings to provide 3 no. 2-bedroom and 6 no. 3-bedroom dwellings with improved access, parking, and landscaping (withdrawn).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	5-10	Numbers suggested in the Thorpe Neighbourhood Plan designation (Policy TH2 ii).
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)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	This site is in the Village Boundary of Thorpe and the urban area. The site is allocated in the adopted Thorpe Neighbourhood Plan for residential use. It is therefore (for the purposes of this assessment) considered suitable for development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site's designation in the adopted Thorpe Neighbourhood Plan suggests that the site is available for development.

Site achievability

Is the site achievable (Y/N)?	Yes.
Achievability information:	The site is designated in the adopted Thorpe Neighbourhood Plan which has been informed by a detailed evidence base. This gives confidence that development on the 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

As this site is in the urban area inside the village boundary, and is designated in the adopted Thorpe Neighbourhood Plan, it is (for the purposes of this assessment) considered suitable for the quantum of development proposed.

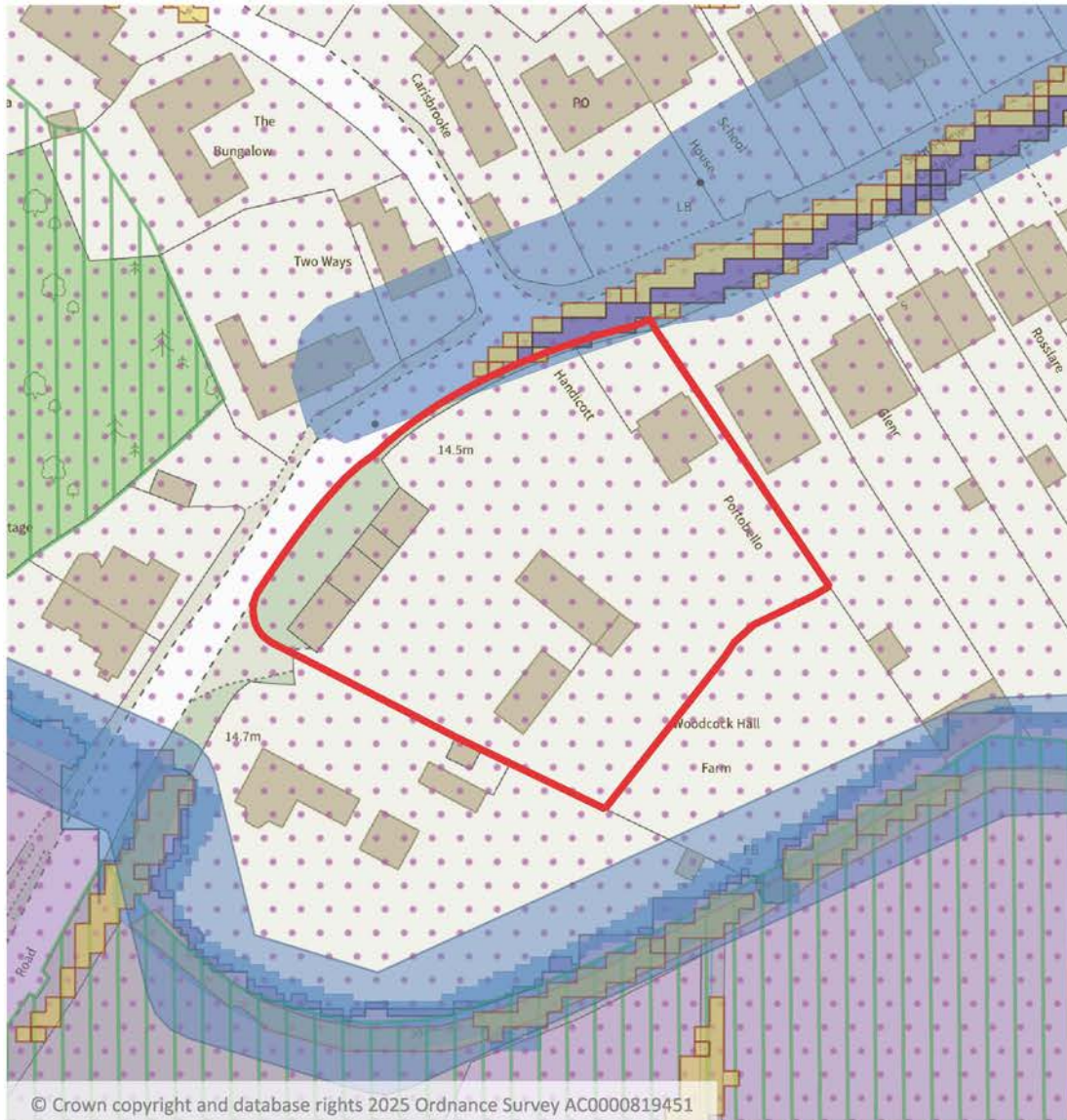
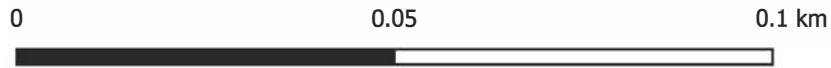
Residential units provided to the assessment of supply: 10 (net).

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



Date: 22/12/2025

Site: 2 Name: Woodcock Hall Farm, Thorpe



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



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SLAA 2025 officer site assessments

Site information

Site ID	32
Site Name	Coltscroft, Rosemary Lane, Thorpe
Address	Coltscroft Rosemary Lane Thorpe
Postcode	TW20 8QF
Grid references	X: 501690 Y: 168723
Site area (ha)	1.63
How site was identified	Designated as part of the Thorpe Neighbourhood Plan
Ownership type	Private
Existing use(s)	Residential and builder's yard
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.19ha – 11.5% PDL)
Surrounding uses	Residential properties on Rosemary Lane abut the site to the north and east. To the south of the site is the Frank Muir Memorial Field and to the west the Thorpe Bypass and the elevated M25 motorway.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	✓ (opposite)
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	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)	<p>Allocated in the Thorpe Neighbourhood Plan (under Policy TH2(i)) for approximately 24 dwellings.</p> <p>Thorpe Neighbourhood Plan states in policy TH2(i) that the remaining un-developed land of about 0.75 Ha adjacent to the Thorpe Bypass/M25 should be set out as publicly accessible green amenity space with new evergreen and deciduous tree planting.</p> <p>Within Thorpe Neighbourhood Plan Character Area B (Policy TH5). Western edge of the site within the M25 AQMA.</p>		

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

Constraint type	Action to be taken
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
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.
Nationally Listed Buildings	The potential impact of any development on the opposite West End Farm and Chimneys Nationally Listed Buildings would need to be taken into account as part of any development proposals.
Thorpe Neighbourhood Plan	The aspiration for an area of open space in the western part of the site (in line with Policy TH5) will need to be considered as a material consideration when designing the scheme for the site.
AQMA	The impact of the AQMA will have to be taken account of as part of the design of any proposed development on the site.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.22/0682 Full Planning Permission for the comprehensive redevelopment to provide residential use (Class C3) for 24 units (8 Affordable), with landscaping, car parking and associated works (grant). Discharge of conditions approved under RU.24/0983, RU.24/1108, RU.24/1202, RU.24/1340, RU.25/0426, RU.25/0868, RU.25/1245, RU.25/1047, RU.25/1163, RU.25/1220 and RU.25/1324. Variation of conditions approved under RU.24/1167.</p> <p>RU.20/1706 Outline application for the erection of up to 36 dwellings and associated highway works (details of access for approval) (appeal refused).</p> <p>RU.18/1838 Outline application for the erection of up to 83 dwellings and associated access (refuse).</p> <p>RU.18/1326 Town and Country Planning (Environmental Impact Assessment Regulations 2017 - screening opinion as to</p>

	whether the proposed residential development of 83 dwellings, associated infrastructure, including access, public open space, landscaping and pedestrian and highway network improvements (not EIA development).
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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.	✓	24	Thorpe NP allocates the site for approximately 24 dwellings (see Policy TH2(i)), which is mirrored by the granted application RU.22/0682.
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:	As the site is in the urban area and the village boundary set out in the adopted Thorpe Neighbourhood Plan, as well as being allocated for development under Policy TH2(i) of said Neighbourhood Plan, it is considered (for the purposes of this assessment) suitable for development. This has been confirmed by the granting and implementation of the planning application under RU.22/0682.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The granting and implementation of RU.22/0682 shows that the site is available. The developer of the site has also confirmed that they expect delivery and completion of all the units in the 2025/26 year.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The granting and implementation of RU.22/0682 shows that the site is achievable, and the developer of the site has also confirmed that they expect delivery and completion of all the units in the 2025/26 year.

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 granting and implementation of RU.22/0682 for 24 units shows that this site is going to come forward. The developer of the site has stated that they expect the sale of the units one a one-per month basis starting April 2025, based on the site getting permission by the end of March 2024. As permission was granted at the end of May 2024 and has been implemented, the units have been included in the 2025/26 and 2026/27 years of the trajectory.

Residential units provided to the assessment of supply: 24 (net).

Other uses provided to the assessment of supply: as this site has only been allocated (and had applications submitted for) residential development, other uses have not been considered.

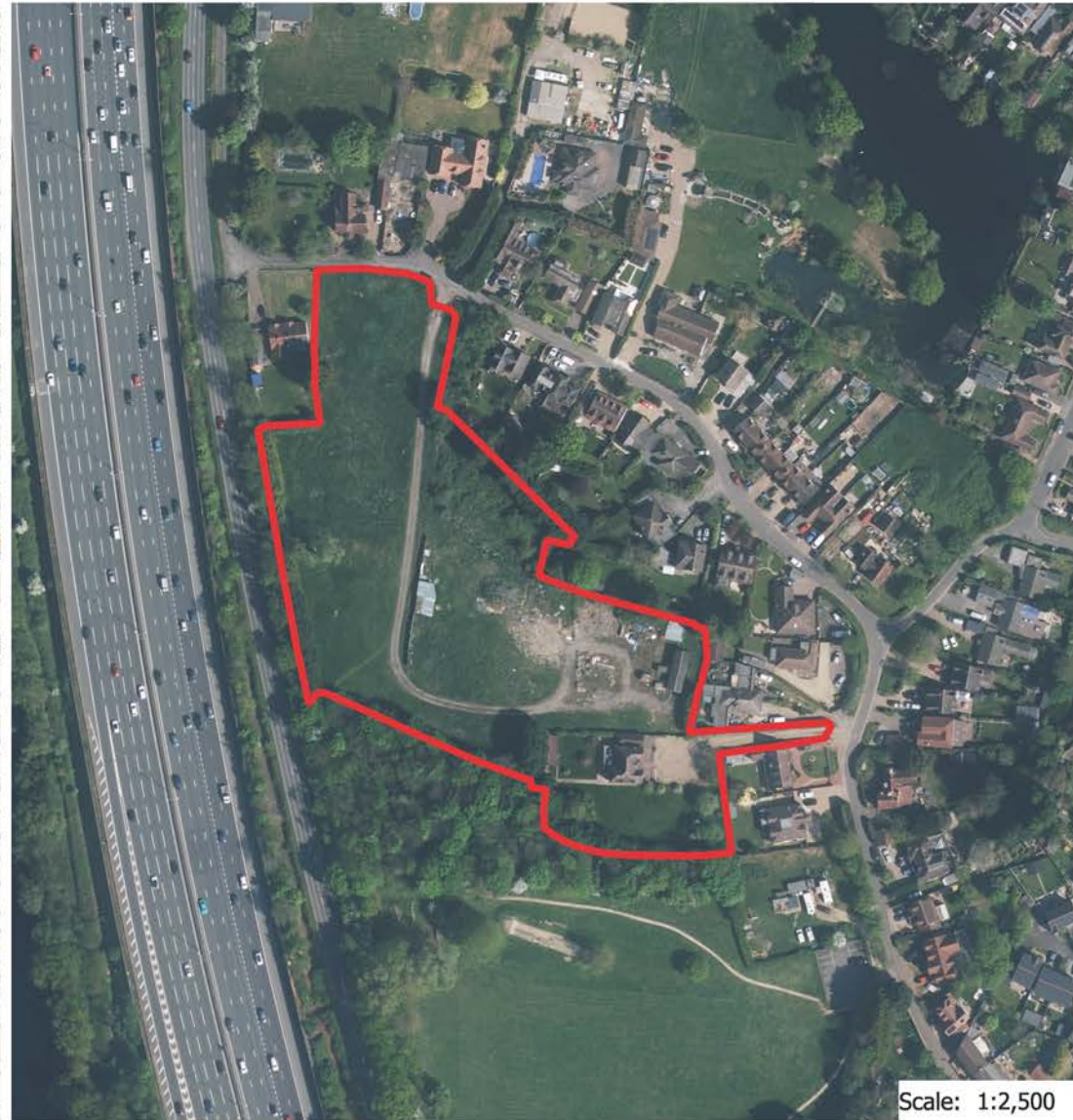
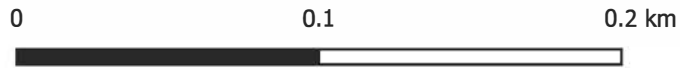


Date: 22/12/2025

Site: 32

Name: Coltscroft, Rosemary Lane, Thorpe

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



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 | |



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SLAA 2025 officer site assessments

Site information

Site ID	38
Site Name	Thorpe Park Farm, Coldharbour Lane, Thorpe
Address	Thorpe Park Farm Coldharbour Lane Thorpe
Postcode	TW20 8TE
Grid references	X: 502549 Y: 168780
Site area (ha)	1.46
How site was identified	Submitted as part of the 2015 SHLAA
Ownership type	Private
Existing use(s)	Storage ancillary to theme park
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the south east of the site lies Thorpe Park and to the north and west of the site are predominantly residential properties and the TESIS school, also within the urban area. To the north of the site is former mineral workings site which is now restored open land, and to the east is further open land interspersed with some residential properties.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	✓
Flood zone 2	✓ (partial)	Conservation Area	✓
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	✓ (139 and 423)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Grade 2	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Within the Thorpe Historic Core and St Mary's 12th Century Church Area of High Archaeological Potential. Contains Manor Farm Pond (Blue infrastructure identified in the Thorpe Neighbourhood Plan). Contains a Key view (Thorpe Neighbourhood Plan).		

Site constraints (tick (✓) where relevant)	
	<p>Within the Thorpe Village Boundary (Policy TH1 of the Thorpe Neighbourhood Plan).</p> <p>Within Character Area A (Policy TH5 of the Thorpe Neighbourhood Plan).</p> <p>Contains the Locally Listed Old Pound Enclosure.</p>

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

Constraint type	Action to be taken
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
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.
Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Buildings (including those within the site boundaries; Manorhouse Farm Barn, Thorpe Park Farm and Manorhouse Farm house, or is part of the setting of; Wall on north side of Coldharbour Lane, Village Hall, Blackhouse Farm Cottages, Wall and Stile, Church Approach and a number of other Nationally Listed buildings to the west) would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Thorpe Conservation Area (which the site is within) would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on TPOs 139 and 423 would need to be taken into account as part of any development proposals.
Area of High Archaeological Potential	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.
Locally Listed Building/non designated heritage assets	The potential impact of any development on the Old Pound Enclosure Locally Listed Building would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development	RU.16/0135 Reserved matters application for the installation of containers to form a new small-scale attraction and associated back of

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
description, approved / refused etc.)	house facilities pursuant to Outline planning permission ref RU.10/0579 (grant). RU.10/0579 Outline for Medium Term Development Plan 2010-2016 (grant). RU.09/0678 Change of Use of Manor Farmhouse to day nursery (grant).

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	20-30	13-20dph (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	✓		Uses in connection with Thorpe Park as an alternative to residential use.
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	As the site is in the urban area, it is therefore (for the purposes of this assessment) suitable for development in principle. However, in addition to the comments made elsewhere in this write up regarding constraints and actions required, a large part of the site is also included within Flood Zone 3 and residential development in this area would need to pass both the sequential and exception test to be considered acceptable for such a use. A safe means of escape would also need to be demonstrated.
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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 in years 6-10.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	There is no information to show that the site would not be viable, but the need for the sensitive conversion / development within the setting of listed buildings (and within the Conservation Area), combined with mitigation to overcome flood risk may reduce site viability.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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Recommendation

As the site is in the urban area, it is (for the purposes of this assessment) considered to be suitable for development in principle, however due to it containing and being near a number of Nationally Listed Buildings, the development of this site would have to be done in a sympathetic way, in accordance with policy requirements. In addition, the flood risk at the site would need to be addressed which may make the site more challenging to deliver. Therefore, the site should be expected to come forward over a medium-term timeframe (e.g., 6-10 years), so can form a latter part of the trajectory of sites.

Residential units provided to the assessment of supply: 20 (the lower end of the range suggested by the site promoter to account for the on-site constraints) in years 6-10 of the trajectory.

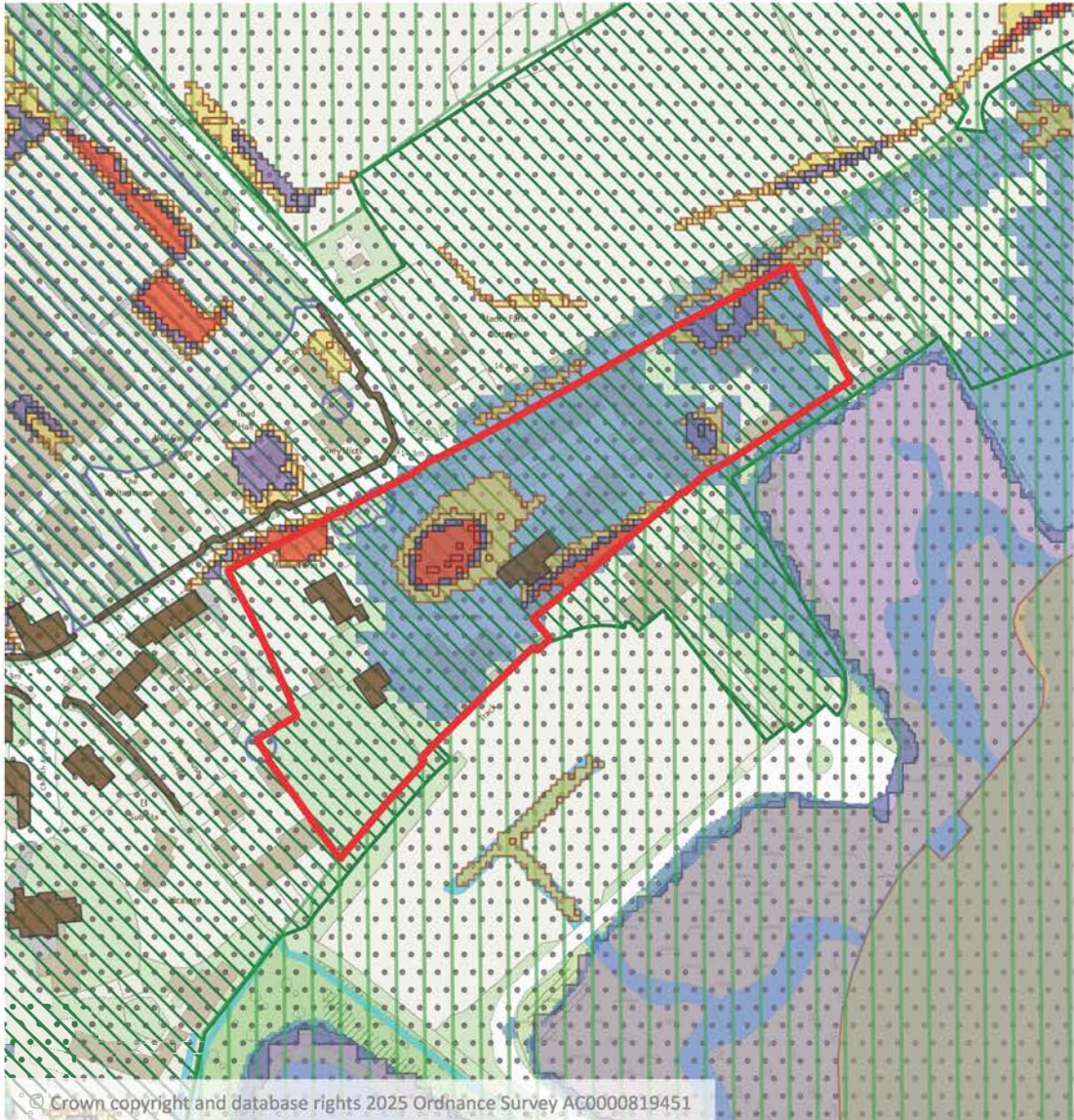
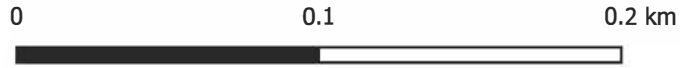
Other uses provided to the assessment of supply: although the alternative use for this site suggested by the land promoter was in connection with Thorpe Park, as there were no details in relation to this, no figures for alternative uses will be added into the trajectory.



Date: 22/12/2025

Site: 38 Name: Thorpe Park Farm, Coldharbour Lane, Thorpe

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



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	42
Site Name	Cemex Thorpe, 1 Ten Acre Lane, Thorpe
Address	Cemex Thorpe 1 Ten Acre Lane Thorpe
Postcode	
Grid references	X: 502662 Y: 168995
Site area (ha)	12.76
How site was identified	Submitted through the 2013 SHLAA
Ownership type	Private
Existing use(s)	Agricultural
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is located between the built-up areas of Thorpe and the southern edge of the Thorpe Industrial Estate, both of which lie within the urban area. To the west lies the Thorpe bypass and then the M25, and to the east there is the Thorpe Industrial Estate, residential dwellings (in the Green Belt) and open land.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	✓ (adjacent)
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	✓ (55)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Grade 2	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Opposite the Thorpe Industrial Estate Strategic Employment Area. Within the Thorpe and Shepperton Biodiversity Opportunity Area. South-eastern boundary partially covered by green corridor designation in the Thorpe Neighbourhood Plan. Eastern corner of site is at a key viewpoint in the Thorpe Neighbourhood Plan.		

Site constraints (tick (✓) where relevant)

	Is part of the setting for the Lych Gate, Thorpe Cemetery Locally Listed Building. The site is in a Minerals Safeguarding Area.
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If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is 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.
Conservation Area	The potential impact of any development on the adjacent Thorpe Conservation Area would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on TPO 55 would need to be taken into account as part of any development proposals.
Thorpe Industrial Estate Strategic Employment Area	Any proposed development that may have a negative impact upon the functioning of this existing employment area would need to be taken into consideration as part of the determination of any application.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on the Lych Gate, Thorpe Cemetery Locally Listed Building 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.)	RU.25/0503 Certificate of Existing Lawful Development for Mixed-use keeping of horses/caravan site and stationing of seven mobile homes (grant).

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>RU.24/0203 Change of use of site to function as a mixed use (sui generis) including; residential dwelling house, stationing of a park home, the recreation keeping and stabling of horses, six gypsy and traveller pitches, and the retention of hardstanding & toilet block (refuse).</p> <p>RU.17/1929 Demolition of existing barn and construction of single storey bungalow (grant). Non-material amendment granted under RU.18/1228. Discharge of conditions granted under RU.18/1664.</p> <p>RU.14/0997 Change of use of the land from agriculture and use for the keeping of horses for recreational use, to a mixed use for the keeping of horses for recreational use and residential use, including the conversion of part of the existing barn building to residential accommodation and alterations to fenestration (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.	✓	300	23dph according to the site submission from the agent.
Elderly people's housing, student halls	✓		Small proportion of the site.
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			

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

Suggested phasing

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

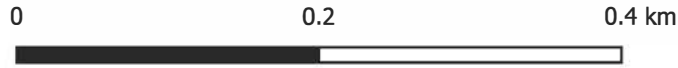
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt (and greenfield) nature of the site, the site being developed for other uses is deemed inappropriate.



Date: 22/12/2025

Site: 42 Name: CEMEX Thorpe 1, Ten Acre Lane, Thorpe



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	44
Site Name	CEMEX Thorpe 3, Then Acre Lane, Thorpe
Address	CEMEX Thorpe 3
	Ten Acre Lane
	Thorpe
Postcode	TW20 8TD
Grid references	X: 502630 Y: 168988
Site area (ha)	13.23
How site was identified	Allocated in the Thorpe Neighbourhood Plan
Ownership type	Private
Existing use(s)	Grassland
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	This site is located immediately adjacent to Thorpe Cemetery (north western side). To the north of the site is open land. Thorpe Village is located to the south west of the site with Thorpe Park to the south east.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓ (partial)	Nationally listed buildings	✓ (surrounding)
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 / Non-agricultural	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Within the Thorpe and Shepperton Biodiversity Opportunity Area. Opposite the Old Pound enclosure Locally Listed Building. Allocated in the Thorpe Neighbourhood Plan (Policy TH2 (iii)) and within Character Area A. The site is within a Minerals Safeguarding Area.		

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

Constraint type	Action to be taken
Green Belt	The element of the site that is proposed for housing in the Thorpe Neighbourhood Plan is in the Urban Area where the principle of residential development is acceptable. However, should the extent of the land within this site to be proposed for housing increase beyond the Urban Area boundary, this land 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, this part of 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 Cemex House, Fleetmere and Wall on the north side of Coldharbour Lane Nationally Listed Buildings would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Thorpe Conservation 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 Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on the Old Pound Enclosure Locally Listed Building 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.)	RU.21/0874 EIA Screening Opinion in respect of the proposed development of the site for new residential development, a multi-use community area, and a country park (not EIA development).

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.	✓	40	40 is the minimum number set out in the Thorpe Neighbourhood Plan under Policy TH2(iii). Site promoter has suggested 120 dwellings at 25dph.
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	✓	Up to 11.81ha	As set out in the Thorpe Neighbourhood Plan under Policy TH2(iii).
Biodiversity Net Gain (BNG)	✓	Up to 11.81ha	As set out in the Thorpe Neighbourhood Plan under Policy TH2(iii).

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>1.76 hectares of land from this wider site has now been removed from the Green Belt and included in the Urban Area within the village boundary on adoption of the Thorpe Neighbourhood Plan. The principle of development on this part of the site (for the purposes of this assessment) is therefore acceptable. The remainder of the site remains in the Green Belt where there would be a presumption against inappropriate development, which an additional 80 units proposed by the site promoter would potentially constitute.</p> <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>
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	<p>The Green Belt part of the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, until evidenced to the contrary, it is considered that the proposed development of a further 80 dwellings on this site (beyond what it is allocated for) would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the whole site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p> <p>Alongside the residential development, circa 11.81ha of the site has been allocated in the Thorpe Neighbourhood Plan under Policy TH2(iii) for a parkland scheme which would constitute appropriate development in the Green Belt.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The recent EIA Screening Opinion indicates that the site is available for development.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is allocated for development in the Thorpe Neighbourhood Plan which has been informed by a detailed evidence base. This gives confidence that development on the site is achievable. However, the promoter has indicated that the delivery of the site for 40 residential units in accordance with the site allocation would be unviable, particularly if affordable housing requirements were to be met.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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Recommendation

This site is considered to be (for the purposes of this assessment) developable for at least 40 residential units, in accordance with the site allocation in the Thorpe Neighbourhood Plan over the longer term. Making conservative assumptions as to the determination period for the outline application, timeframes for the preparation, submission and approval of reserved matters and construction mobilisation, it is thought that this site might be able to come forward over the medium term.

Residential units provided to the assessment of supply: 40 (net) in years 6-10 of the trajectory.

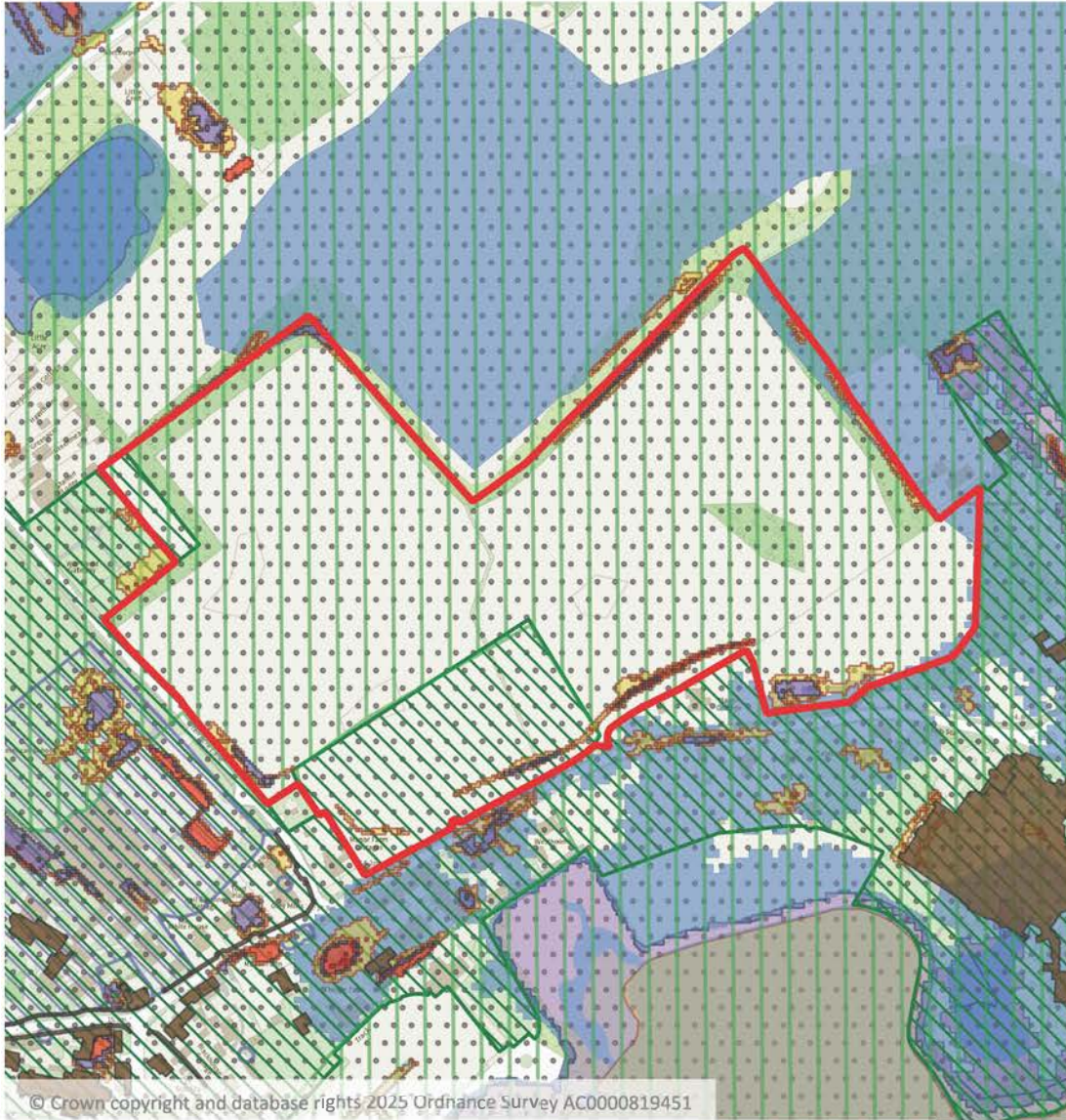
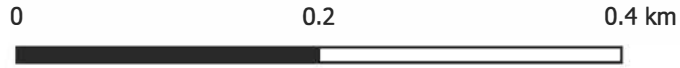
Other uses provided to the assessment of supply: 11.81ha for a parkland scheme as per Policy TH2(iii) Thorpe Neighbourhood Plan.



Date: 22/12/2025

Site: 44 Name: CEMEX Thorpe 3, Ten Acre Lane, Thorpe

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



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Scale: 1:5,000

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | 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	123
Site Name	Cemex House, Coldharbour Lane, Thorpe
Address	Cemex House
	Coldharbour Lane
	Thorpe
Postcode	TW20 8TD
Grid references	X: 503005 Y: 168838
Site area (ha)	7.2
How site was identified	Submitted through the 2014 SHLAA
Ownership type	Private
Existing use(s)	Offices and ancillary parking
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Site is bounded to the south by Manor Lake and to the north by Coldharbour Lane, beyond which lies some dispersed residential properties and open land. To the east the land is open, with a small number of residential properties lying to the west before reaching the urban area of Thorpe.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	✓
Flood zone 2	✓ (partial)	Conservation Area	✓ (partial)
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	✓ (adjacent)
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)	Within the Thorpe and Shepperton Biodiversity Opportunity Area. Partially within the Thorpe Neighbourhood Plan Character Area A.		

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, this part of 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 Cemex House Nationally Listed Building would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Thorpe Conservation Area would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the Abbey Lake Complex SNCI would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.

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.22/1364 (Listed Building Consent) Alterations and change of use of offices to form 53 extra care apartments and communal facilities, and erection of 23 extra care apartments (76 in total) together with access and parking provisions to form a continuing care retirement community (Class C2) (Amendments to RU.18/0704) (pending).</p> <p>RU.18/0704 (Listed Building Consent) Alterations and change of use of offices to form 56 Extra Care apartments and communal facilities, and erection of 23 Extra Care apartments (79 in total) together with access and parking provisions to form a Continuing Care Retirement Community (Class C2) (grant).</p> <p>RU.18/0703 Alterations and change of use of offices to form 56 Extra Care apartments and communal facilities, and erection of 23 Extra Care apartments (79 in total) together with access and parking provisions to form a Continuing Care Retirement Community (Class C2) (grant). Details, non-material amendments, minor amendment and discharge of conditions applications under RU.20/0476,</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>RU.21/0114, RU.21/0842, RU.21/1496, RU.21/1475, RU.20/1788, RU.22/0342, RU.23/0374, RU.23/1734, RU.23/1464, RU.23/1706, RU.24/0943, RU.24/0956, RU.24/1498 and RU.24/1532.</p> <p>RU.17/1964 Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 2017 - Request for EIA Screening Opinion for proposed alterations and change of use of offices to form 54 Extra Care Apartments and communal facilities, and erection of 25 extra care apartments (79 in total) together with access and parking provisions to form continuing care retirement community (Class C2) (Not EIA development).</p> <p>RU.13/1375 Hybrid planning application for the demolition of modern extension to Eastley End House and ancillary buildings and redevelopment of site comprising outline planning application for the construction of up to 68no. Class C3 dwellings, with all matters reserved for subsequent approval except for access and full planning permission for the conversion of Eastley End House (to 7no. 2 bed apartments), Meadlake House (to 4no. 2 bed two storey dwellings), The Grange (to 1no. 2 bed two storey units; 3no. 2 bed apartments and 1no. 1 bed apartment) and Annexe (to 3no. 2 bed two storey units) to provide a total of 19no. Class C3 dwellings (withdrawn).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's housing, student halls	✓	79	As set out by application RU.18/0703.
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:	Site is considered (for the purposes of this assessment) to be suitable for development in line with the scheme granted planning permission under RU.18/0703.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The extant planning permission (and its subsequent applications) show that the site is available.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The extant planning permission (and its subsequent applications) show that the site is achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

As the site has an extant planning permission (with subsequent applications / conditions etc. being discharged) this shows that this site is capable for being developed for 79 C2 units. These should be added into the trajectory.

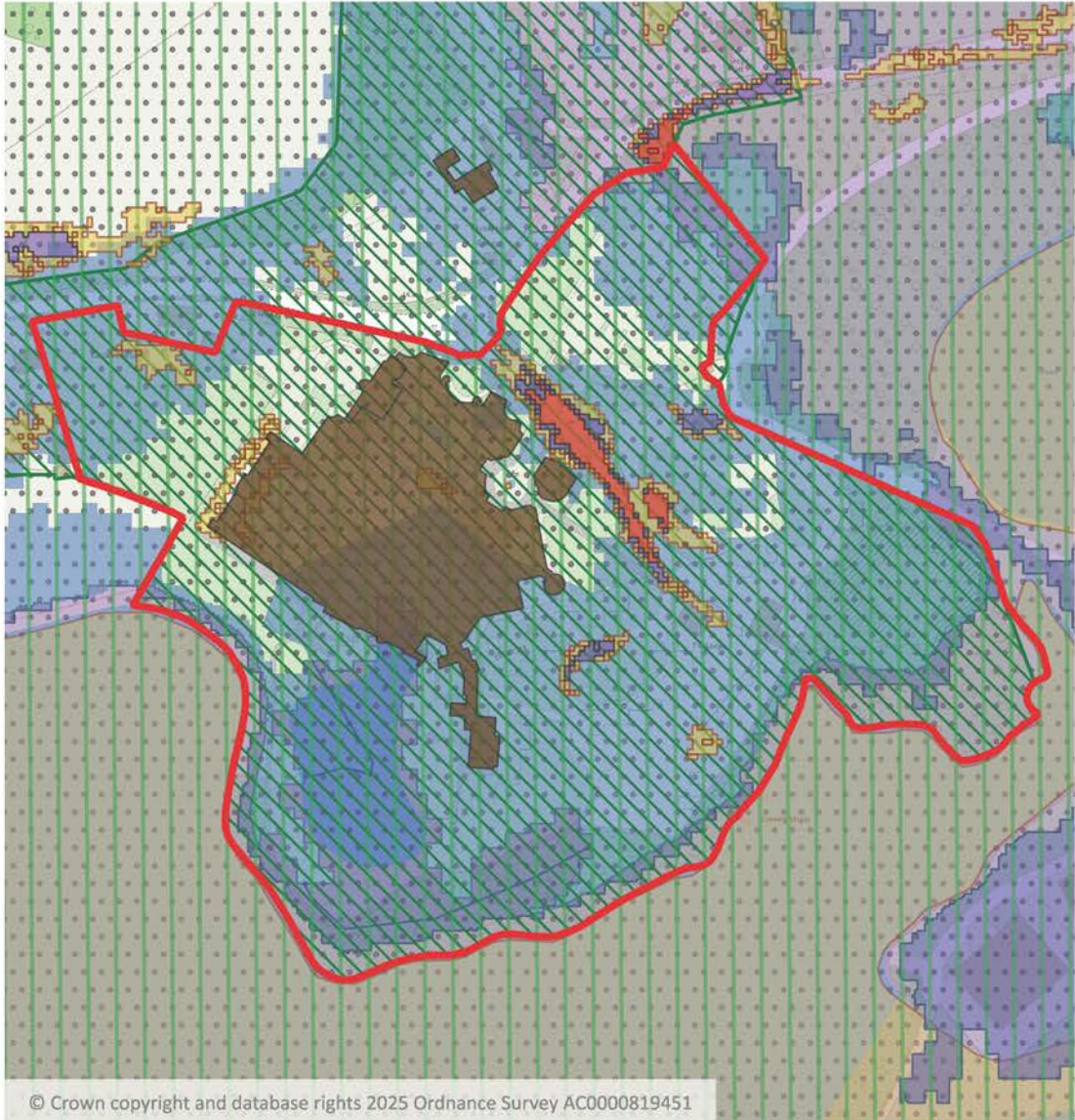
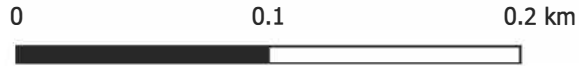
Residential units provided to the assessment of supply: 79 C2 units.

Other uses provided to the assessment of supply: as this site only has permission for a C2 development, other uses have not been considered.



Date: 22/12/2025

Site: 123 Name: CEMEX House, Coldharbour Lane, Thorpe



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Scale: 1:3,000

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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	301
Site Name	Laleham Golf Club, Thorpe
Address	Laleham Golf Club
	Laleham Reach
	Thorpe
Postcode	KT16 8RW
Grid references	X: 504595 Y: 168245
Site area (ha)	39.57 (13.7ha for consideration)
How site was identified	Submitted through the 2018 SLAA
Ownership type	Private
Existing use(s)	Vacant golf course
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north of the site is open land associated with Penton Hook Marina, as well as residential properties located at the Penton Park caravan site (located to the north and west). Directly to the west of the site is Burway Ditch and immediately beyond is open land and Abbey River. To the south of the site are two tree-lined ponds and to the east of the site is Chertsey water treatment works, which includes a reservoir.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2	✓	Conservation Area	
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b	✓ (partial)	TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	✓
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	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)	Contains the Earthworks on Laleham Burway, Chertsey County Site of Archaeological Importance and Scheduled Ancient Monument. Within the Thorpe and Shepperton Biodiversity Opportunity Area. 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	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
SNCI	The potential impact of any development on the Laleham Burway 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.
County Site of Archaeological Importance	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.
Scheduled Ancient Monument	The potential impact of any development on the Chertsey Abbey Scheduled Monument would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	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.24/1453 Erection of a 3 x bedroom dwelling following the demolition of existing buildings on site, including existing bungalow and former golf club house (refuse).</p> <p>RU.22/1485 Outline application for 4no. 2 storey 3-bedroom detached houses with associated amenity and parking following the demolition of existing dwelling, clubhouse and associated buildings. (all matters reserved for future consideration) (refused).</p>

	RU.19/0447 Change of use of two existing golf course greenkeepers buildings to a mixed Class B2 and B8 use (to enable use for car repairs and car storage) (pending).
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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.	✓	3 gross, 2 net	As suggested by the most recent application RU.24/1453.
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</p>
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	<p>permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p> <p>In addition to the above-mentioned Green Belt issues, there are significant flooding constraints (as the majority of the site in the functional floodplain) that are likely to make the site unsuitable for residential 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:	Due to the site's location in the Green Belt and functional floodplain, it 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

As the site is located both in the Green Belt and is largely in the functional floodplain, it is not considered to be suitable for development for the purposes of this assessment. Also, the level of development proposed / applied for would be considered a windfall development.

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

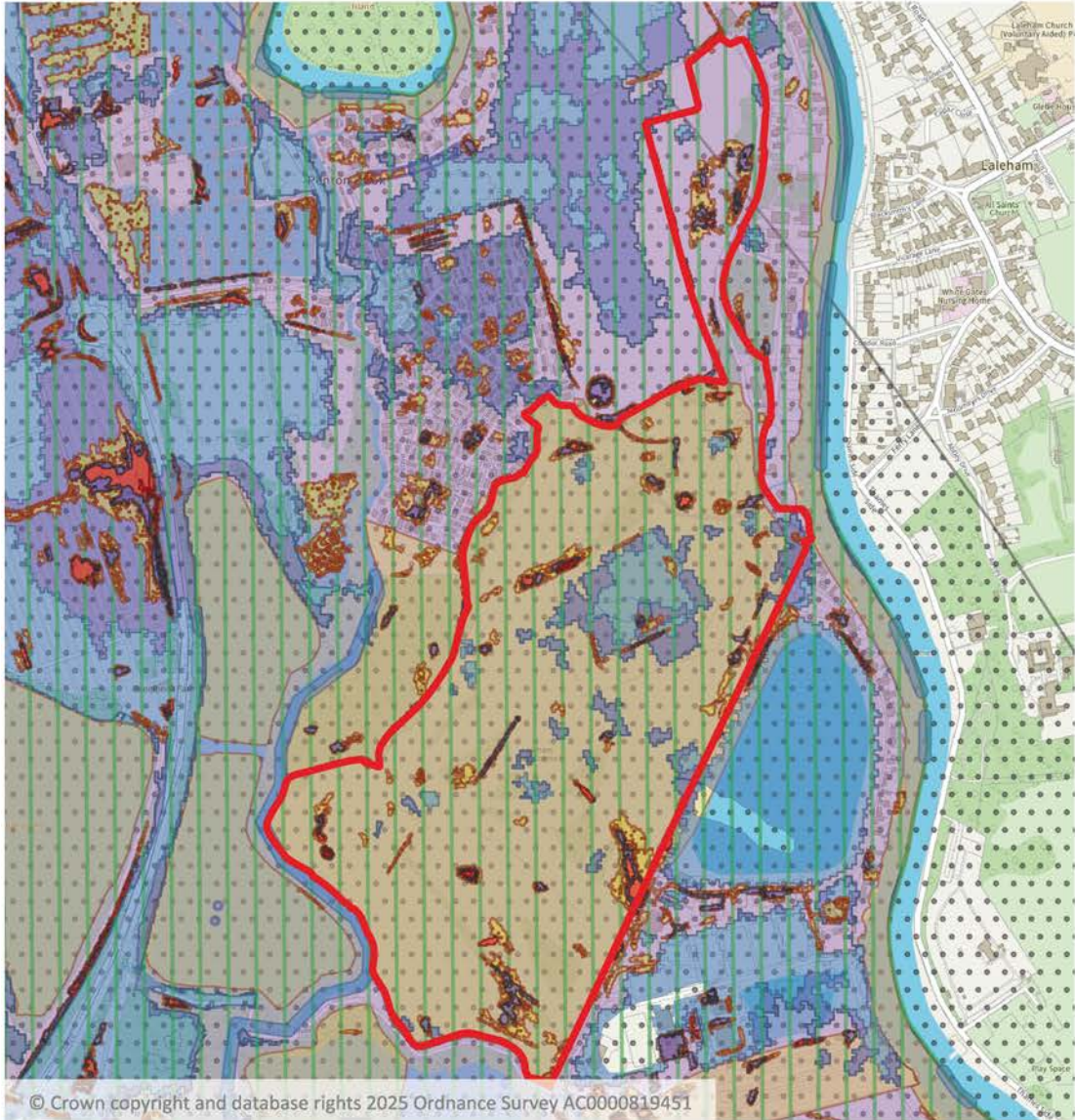
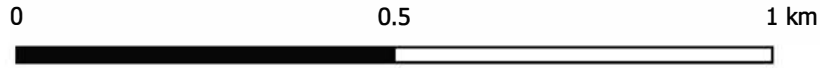
Other uses provided to the assessment of supply: as the site is located both in the Green Belt and the functional floodplain, it is not considered suitable for development.



Date: 22/12/2025

Site: 301
Name: Laleham Golf Club, Thorpe

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



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Scale: 1:10,000

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNCIs | Within 5-7 km of TBH SPA | Watercourse buffer | 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	430
Site Name	Norlands Lane Landfill Site, Thorpe – Parcel A
Address	Norlands Lane Landfill Site
	Norlands Lane
	Thorpe
Postcode	TW20 8SS
Grid references	X: 502376 Y: 169340
Site area (ha)	2.92
How site was identified	Submitted through the 2021 SLAA
Ownership type	Private
Existing use(s)	Former landfill now restored to agriculture, woodland and three existing residential dwellings.
Is it Previously Developed Land (PDL) (Y/N)?	Partially as only the residential dwellings which total 0.31ha which is 10.6% of the total site area.
Surrounding uses	The Thorpe Industrial Estate lies to the north, with a mixture of residential and agricultural use, alongside a lake lying to the south. To the east is a waste management station and open agricultural 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	✓ (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)	Adjacent to the Thorpe Industrial Estate Strategic Employment Area. Within the Thorpe and Shepperton Biodiversity Opportunity Area. Adjacent to the Thorpe Neighbourhood Plan Blue Infrastructure Asset: Fishing Lake, Ten Acre Lane. Majority of this parcel 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.
Thorpe Industrial Estate Strategic Employment Area	Any proposed development that may have a negative impact upon the functioning of this existing employment area would need to be taken into consideration as part of the determination of any application.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.24/0689 The importation and deposit of soils on 27.12 hectares of land to allow for surcharging and reprofiling of the former landfill site to an amended pre-settlement restoration profile with the upgrade of the existing gas management system and surface water drainage scheme improvements, and the siting of a temporary compound area including a car park, wheel wash, office and weighbridge, with restoration to grassland including enhancements to biodiversity (county matter – pending).</p> <p>Various consents for site restoration from landfill and gas monitoring. 64/9362, 90/1018, 93/0032, 03/1270, 15/1368, 16/0280</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	✓	10+	There are 3 residential units which currently exist on the site. These units could be lost,

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

Suggested phasing

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

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>From a search of the planning history of the site, it appears to have been previously used for mineral extraction and landfill but has been fully restored to agricultural use. Three residential dwellings sit within the site boundary.</p> <p>The site proponent considers that the area in the northwest corner of the site which covers approx. 5.47ha has now been the subject of mineral extraction / landfill and restoration and is therefore previously developed. However, the applications to which they refer to (RU.93/0032 and RU.03/1270) cover all the sites submitted (SLAA ID refs: 430-434).</p> <p>The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction or waste disposal by landfill purposes where provision for restoration has been made. The planning history of the site would suggest that, aside from four existing residential</p>
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	<p>properties, the whole of the site has been the subject of mineral / landfill operations which have been restored and now in use for agriculture. As such, based on the information before the Council at the current time, aside from the three residential dwellings, the site is not considered to fall within the definition of previously developed land. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through 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 terms of the three residential dwellings which lie within the suggested site boundary, given the size of the existing residential plots, their redevelopment is unlikely to yield net additional dwellings which would not have a greater impact on the openness of the Green Belt than the existing dwellings.</p>
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site is not considered to be suitable for residential / commercial development and as such is not considered to be achievable. The site could be achievable for the use as a parkland or green space, but this would depend on whether the landowner would be willing to manage the site as parkland / publicly accessible space or sell / lease the land for site management and whether the landowner's aspiration is greater than an agricultural land value (circa £20,000/ha).

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

At the current time, the use of the site for residential / employment development would represent inappropriate development in the Green Belt that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, 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

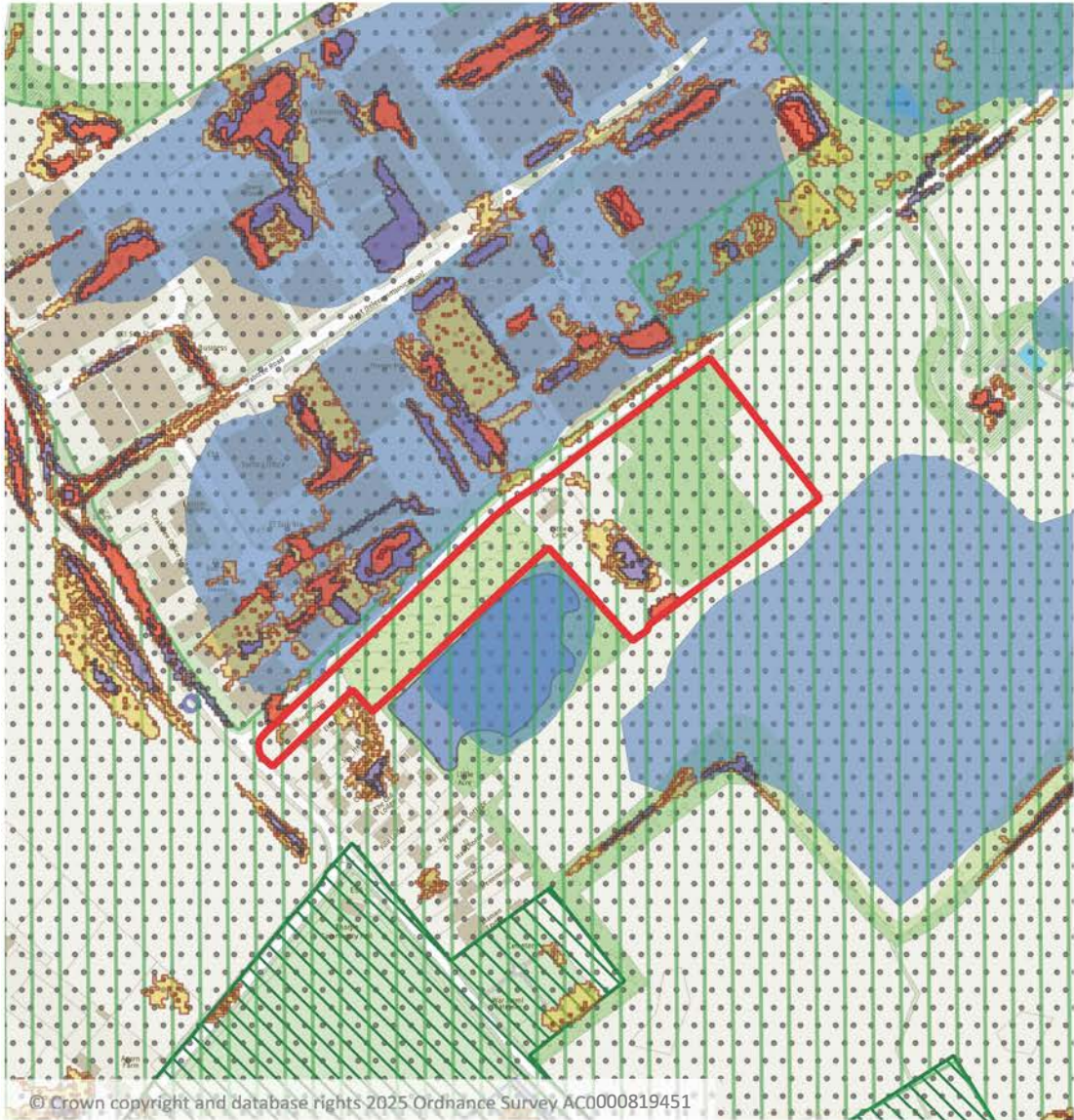
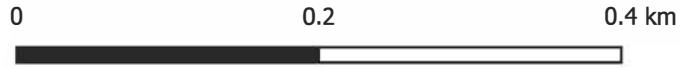
Other uses provided to the assessment of supply: given the Green Belt, greenfield nature of the site, the suitability of the site for employment has not been considered, but its use as publicly accessible green space is likely to be acceptable subject to paragraph 154 of the NPPF.



Date: 22/12/2025

Site: 430

Name: Norlands Lane Landfill Site, Thorpe - Parcel A



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Scale: 1:5,000

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



SLAA 2025 officer site assessments

Site information

Site ID	431
Site Name	Norlands Lane Landfill Site, Thorpe – Parcel B
Address	Norlands Lane Landfill Site
	Norlands Lane
	Thorpe
Postcode	TW20 8SS
Grid references	X: 502618 Y: 169299
Site area (ha)	10.14
How site was identified	Submitted through the 2021 SLAA
Ownership type	Private
Existing use(s)	Former landfill now restored to agricultural land.
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	Thorpe Industrial Estate lies to the north with residential dwellings to the west. To the south lies the allocated (in the Thorpe Neighbourhood Plan) Cemex site and to the east is agricultural land.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development
Conservation Area	The potential impact of any development on the adjacent Thorpe Conservation Area would need to be taken into account as part of any development proposals.
Thorpe Industrial Estate Strategic Employment Area	Any proposed development that may have a negative impact upon the functioning of this existing employment area would need to be taken into consideration as part of the determination of any application.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.24/0689 The importation and deposit of soils on 27.12 hectares of land to allow for surcharging and reprofiling of the former landfill site to an amended pre-settlement restoration profile with the upgrade of the existing gas management system and surface water drainage scheme improvements, and the siting of a temporary compound area including a car park, wheel wash, office and weighbridge, with restoration to grassland including enhancements to biodiversity (county matter – pending).</p> <p>Various consents for site restoration from landfill and gas monitoring. 75/0529, 85/0612, 90/1018, 93/0032, 97/0303, 99/0735, 03/1270, 15/1368, 16/0280</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	✓	10+	As suggested by the site promoter.

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

Suggested phasing

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

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>From a search of the planning history of the site, it appears to have been previously used for mineral extraction and landfill but has been fully restored.</p> <p>The site proponent considers that the area in the northwest corner of the site which covers approx. 5.47ha has not been the subject of mineral extraction / landfill and restoration and is therefore previously developed. However, the applications they refer to (RU.93/0032 and RU.03/1270) cover all the sites submitted (SLAA IDs 430-434).</p> <p>The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction or waste disposal by landfill purposes where provision for restoration has been made. The planning history of the site would suggest that the whole of the site has been the subject of mineral/landfill operations which have been restored and now in</p>
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	<p>use for agriculture. As such, based on the information before the Council at the current time, the site is not considered to fall within the definition of previously developed land. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p>
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site is not considered to be suitable for residential / commercial development and as such is not considered to be achievable. The site could be achievable for the use as a parkland or green space, but this would depend on whether the landowner would be willing to manage the site as parkland / publicly accessible space or sell / lease the land for site management and whether the landowner's aspiration is greater than an agricultural land value (circa £20,000/ha).

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

At the current time, the use of the site for residential / employment development would represent inappropriate development in the Green Belt that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such 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 greenfield nature of the site, the suitability of the site for employment has not been considered, but its use as publicly accessible green space is likely to be acceptable subject to paragraph 154 of the NPPF.

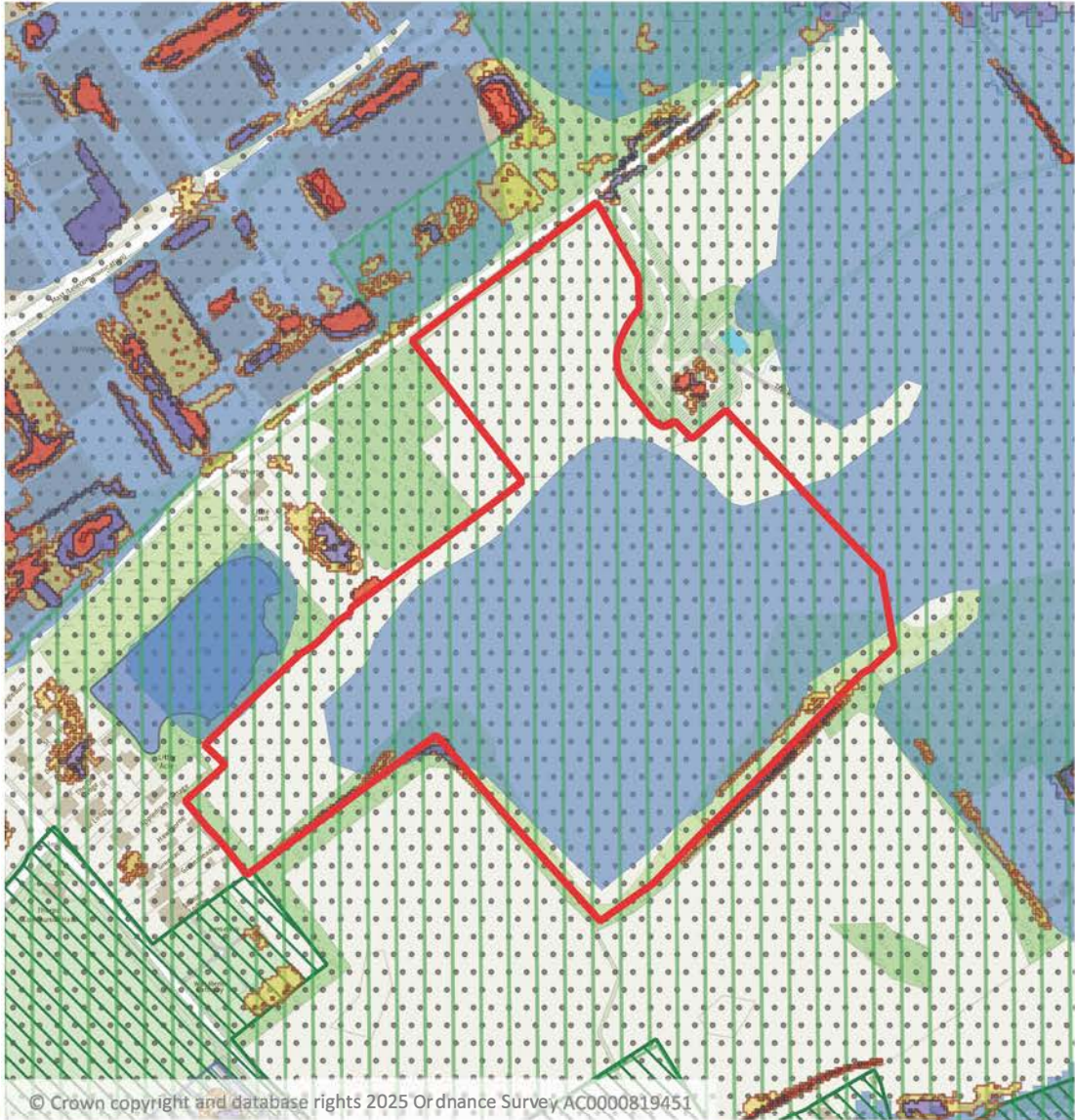
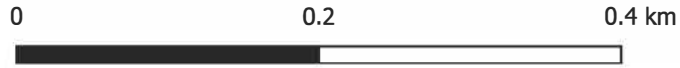


Site: 431

Date: 22/12/2025

Name: Norlands Lane Landfill Site, Thorpe - Parcel B

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



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Scale: 1:5,000

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | 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	432
Site Name	Norlands Lane Landfill Site, Thorpe – Parcel C
Address	Norlands Lane Landfill Site
	Norlands Lane
	Thorpe
Postcode	TW20 8SS
Grid references	X: 502772 Y: 169591
Site area (ha)	3.22
How site was identified	Submitted through the 2021 SLAA
Ownership type	Private
Existing use(s)	Former landfill now restored to agricultural use.
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north lies woodland, and the south agricultural land. To the west is a gas monitoring station, and the east is a dwelling, a stables and further agricultural land.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2	✓ (partial)	Conservation Area	
Flood zone 3a		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	Non-agricultural	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Within the Thorpe and Shepperton Biodiversity Opportunity Area. Contains a Thorpe Neighbourhood Plan aspirational amenity corridor (eastern boundary). Site is in a Minerals Safeguarding Area.		

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.24/0689 The importation and deposit of soils on 27.12 hectares of land to allow for surcharging and reprofiling of the former landfill site to an amended pre-settlement restoration profile with the upgrade of the existing gas management system and surface water drainage scheme improvements, and the siting of a temporary compound area including a car park, wheel wash, office and weighbridge, with restoration to grassland including enhancements to biodiversity (County matter – pending).</p> <p>Various consents for site restoration from landfill and gas monitoring. 64/9362, 85/0612, 93/0032, 03/1270, 15/1368, 16/0280</p>

Potential site use

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

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

Suggested phasing

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

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>From a search of the planning history of the site, it appears to have been previously used for mineral extraction and landfill but has been fully restored with gas monitoring now on site in a small compound.</p> <p>The site proponent considers that the area in the northwest corner of the site which covers approx. 5.47ha has not been the subject of mineral extraction / landfill and restoration and is therefore previously developed.</p> <p>The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction or waste disposal by landfill purposes where provision for restoration has been made. The planning history of the site would suggest that the whole of the site including the 5.47ha in the northwest corner has been the subject of mineral / landfill operations which have been restored and now in use for agriculture. As such, based on the information before the Council at the current time, the site is not considered to fall within the definition of previously developed land. Therefore, the use of this site for leisure development is likely to 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. This is unless the proposal would be for the provision of appropriate facilities (in connection with a change of use) for outdoor sport or outdoor recreation, as long as the facilities preserved the openness of the Green</p>
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	<p>Belt and could be shown to not conflict with the purposes of including land within it, in line with paragraph 154 and 155 of the NPPF.</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 only proposed use of the site that could potentially be acceptable is for use as a SANG, as this is an acceptable use in line with paragraph 154 of the NPPF.</p>
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site is not considered to be suitable for leisure development and as such is not considered to be achievable. The site could be achievable for the use as a SANG, but this would depend on whether the landowner would be willing to manage the site as SANG or sell/lease the land for site management and whether the landowner's aspiration is greater than an agricultural land value (circa £20,000/ha).

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 for built leisure use.
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Recommendation

At the current time, the use of the site for built leisure 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 there has been no leisure floorspace put into the trajectory for the SLAA. 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

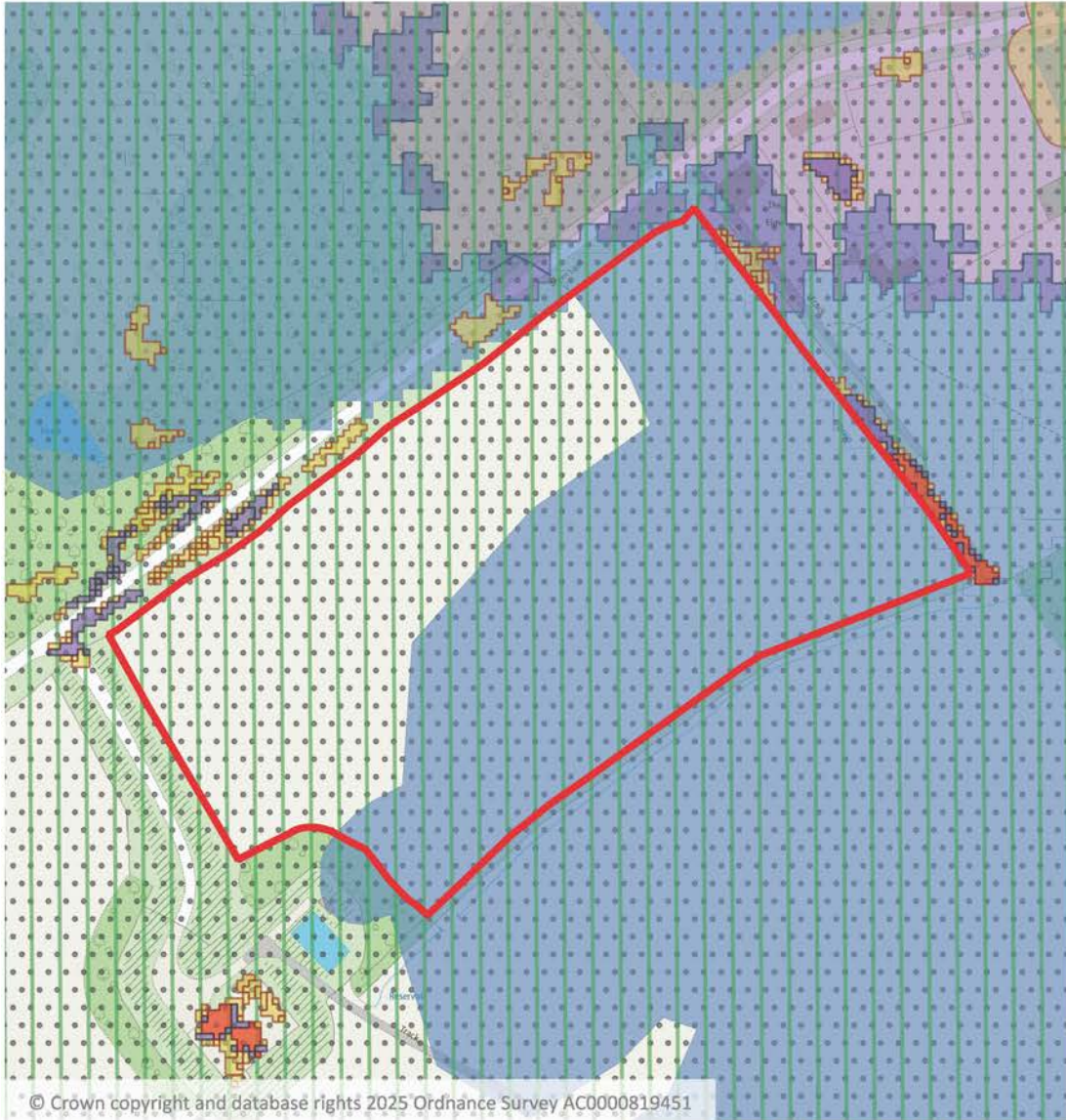
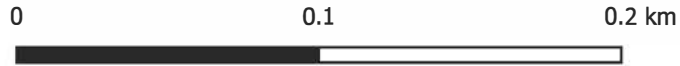
Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the suitability of the site for other uses not been considered, but its use as a SANG is likely to be acceptable subject to paragraph 154 of the NPPF.



Site: 432

Date: 22/12/2025

Name: Norlands Lane Landfill Site, Thorpe - Parcel C



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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	433
Site Name	Norlands Lane Landfill Site, Thorpe – Parcel D
Address	Norlands Lane Landfill Site
	Norlands Lane
	Thorpe
Postcode	TW20 8SS
Grid references	X: 502940 Y: 169658
Site area (ha)	0.77
How site was identified	Submitted through the 2021 SLAA
Ownership type	Private
Existing use(s)	Former landfill now restored to agricultural use.
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north is a residential dwelling and a stable, with agricultural land to the south and west. To the east is a wooded area and a small lake.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2	✓	Conservation Area	
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b	✓ (partial)	TPO	
Low surface water flood risk		SSSI	
Medium surface water flood risk		SNCI	✓ (adjacent)
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)	<p>Within the Thorpe and Shepperton Biodiversity Opportunity Area. Adjacent to the Thorpe NP Blue Infrastructure Asset; Lake adjoining 4 Aymer Drive / Mead Lake Ditch.</p> <p>Has Thorpe Neighbourhood Plan aspiration footpaths going through and around the site.</p> <p>Contains a Thorpe Neighbourhood Plan aspirational amenity corridor (eastern boundary).</p> <p>The site is in a Minerals Safeguarding Area.</p>		

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

Constraint type	Action to be taken
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.
SNCI	The potential impact of any development on the adjacent Chertsey Bourne at Abbey Lake Complex SNCI would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	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.24/0689 The importation and deposit of soils on 27.12 hectares of land to allow for surcharging and reprofiling of the former landfill site to an amended pre-settlement restoration profile with the upgrade of the existing gas management system and surface water drainage scheme improvements, and the siting of a temporary compound area including a car park, wheel wash, office and weighbridge, with restoration to grassland including enhancements to biodiversity (County matter – pending).</p> <p>Various consents for site restoration from landfill and gas monitoring. 93/0032, 03/1270, 15/1368, 16/0280</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			

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

Suggested phasing

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

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>From a search of the planning history of the site, it appears to have been previously used for mineral extraction and landfill but has been fully restored with gas monitoring now on site in a small compound.</p> <p>The site proponent considers that the area in the northwest corner of the site which covers approx. 5.47ha has not been the subject of mineral extraction / landfill and restoration and is therefore previously developed.</p> <p>The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction or waste disposal by landfill purposes where provision for restoration has been made. The planning history of the site would suggest that the whole of the site including the 5.47ha in the northwest corner has been the subject of mineral/landfill operations which have been restored and now in use for agriculture. As such, based on the information before the Council at the current time, the</p>
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	<p>site is not considered to fall within the definition of previously developed land. Therefore, the use of this site for leisure 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. This is unless the proposal would be for the provision of appropriate facilities (in connection with a change of use) for outdoor sport or outdoor recreation, as long as the facilities preserved the openness of the Green Belt and could be shown to not conflict with the purposes of including land within it, in line with paragraph 154 or 155 of the NPPF.</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 only proposed use of the site that could potentially be acceptable is for use as a SANG, as this is an acceptable use in line with paragraph 154 of the NPPF.</p>
--	--

Site availability

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site is not considered to be suitable for leisure development and as such is not considered to be achievable. The site could be achievable for the use as a SANG, but this would depend on whether the landowner would be willing to manage the site as SANG or sell/lease the land for site management and whether the landowner's aspiration is greater than an agricultural land value (circa £20,000/ha).

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 for built leisure development.
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Recommendation

At the current time, the use of the site for built leisure 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 there has been no leisure floorspace put into the trajectory for the SLAA. 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 leisure has not been considered, but its use as a SANG is likely to be acceptable subject to paragraph 154 of the NPPF.

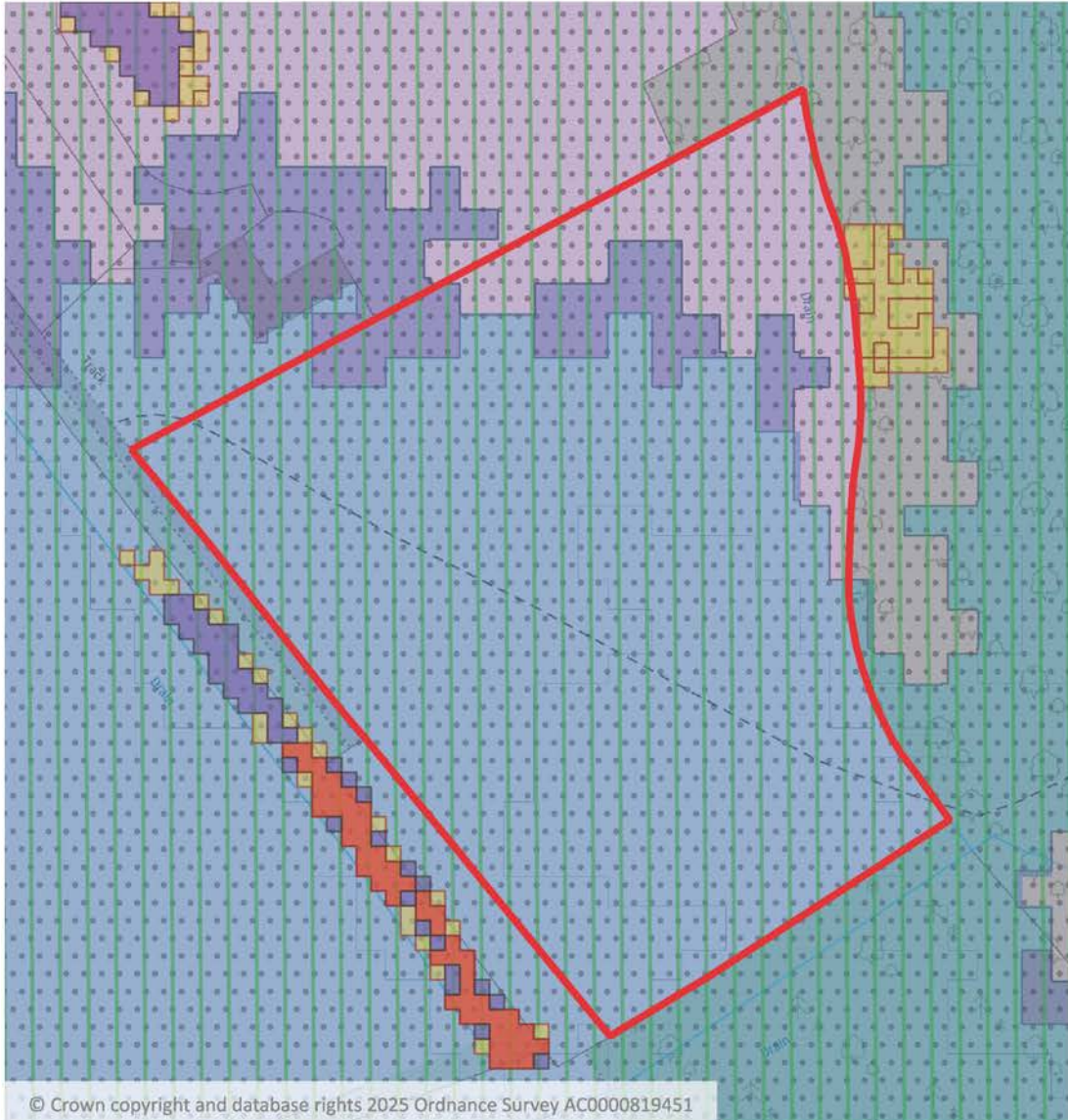
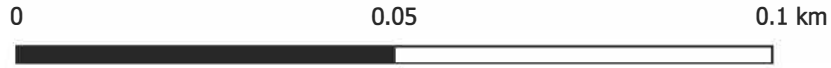


Site: 433

Date: 22/12/2025

Name: Norlands Lane Landfill Site, Thorpe - Parcel D

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



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Scale: 1:1,000

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



SLAA 2025 officer site assessments

Site information

Site ID	434
Site Name	Norlands Lane Landfill Site, Thorpe – Parcel E
Address	Norlands Lane Landfill Site
	Norlands Lane
	Thorpe
Postcode	TW20 8SS
Grid references	X: 502937 Y: 169377
Site area (ha)	13.45
How site was identified	Submitted through the 2021 SLAA
Ownership type	Private
Existing use(s)	Former landfill now restored to agricultural use.
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is surrounded by agricultural land, with a gas monitoring station to the north west, a series of farm buildings to the south west and a lake to the north east.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
SNCI	The potential impact of any development on the adjacent Chertsey Bourne at Abbey Lake Complex SNCI would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	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.24/0689 The importation and deposit of soils on 27.12 hectares of land to allow for surcharging and reprofiling of the former landfill site to an amended pre-settlement restoration profile with the upgrade of the existing gas management system and surface water drainage scheme improvements, and the siting of a temporary compound area including a car park, wheel wash, office and weighbridge, with restoration to grassland including enhancements to biodiversity (County matter – pending).</p> <p>Various consents for site restoration from landfill and gas monitoring. 85/0612, 93/0032, 03/1270, 12/0872, 15/1368, 16/0280</p>

Potential site use

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

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	✓		As suggested by site promoter
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>From a search of the planning history of the site, it appears to have been previously used for mineral extraction and landfill but has been fully restored with gas monitoring now on site in a small compound.</p> <p>The site proponent considers that the area in the northwest corner of the site which covers approx. 5.47ha has not been the subject of mineral extraction / landfill and restoration and is therefore previously developed.</p> <p>The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction or waste disposal by landfill purposes where provision for restoration has been made. The planning history of the site would suggest that the whole of the site including the 5.47ha in the northwest corner has been the subject of mineral/landfill operations which have been restored and now in use for agriculture. As such, based on the information before the Council at the current time, the site is not considered to fall within the definition of previously developed land. Therefore, the use of this site for leisure development is likely to 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>
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	<p>This is unless the proposal would be for the provision of appropriate facilities (in connection with a change of use) for outdoor sport or outdoor recreation, as long as the facilities preserved the openness of the Green Belt and could be shown to not conflict with the purposes of including land within it, in line with paragraph 154 or 155 of the NPPF.</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 only proposed use of the site that could potentially be acceptable is for use as a SANG, as this is an acceptable use in line with paragraph 154 of the NPPF.</p>
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site is not considered to be suitable for leisure development and as such is not considered to be achievable. The site could be achievable for the use as a SANG, but this would depend on whether the landowner would be willing to manage the site as SANG or sell/lease the land for site management and whether the landowner's aspiration is greater than an agricultural land value (circa £20,000/ha).

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 for built leisure development.
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Recommendation

At the current time, the use of the site for built leisure 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 there has been no leisure floorspace put into the trajectory for the SLAA. 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

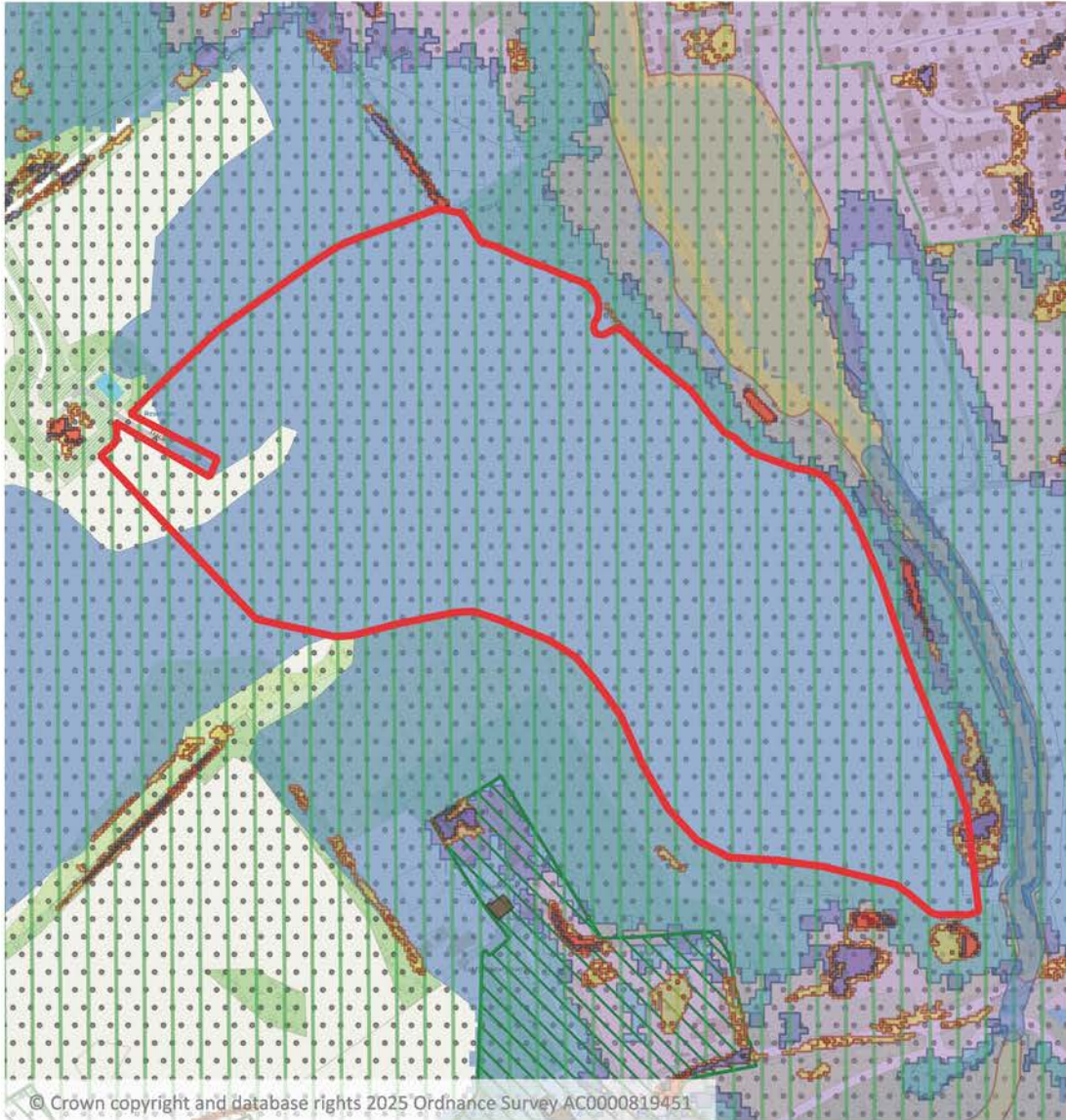
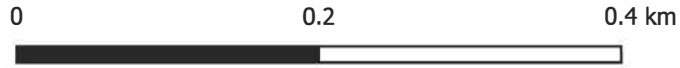
Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the suitability of the site for leisure has not been considered, but its use as a SANG is likely to be acceptable subject to paragraph 154 of the NPPF.



Site: 434

Date: 22/12/2025

Name: Norlands Lane Landfill Site, Thorpe - Parcel E



Scale: 1:5,000

- 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	442
Site Name	Oak Tree Farm, Thorpe
Address	Oak Tree Farm
	Thorpe
	Lyne Lane
Postcode	KT16 0BE
Grid references	X: 501533 Y: 167982
Site area (ha)	2.5
How site was identified	Submitted through the 2022 SLAA process.
Ownership type	Private
Existing use(s)	Small commercial building (class E) surrounded by flat open land.
Is it Previously Developed Land (PDL) (Y/N)?	Partial (0.15ha PDL – 6% PDL)
Surrounding uses	To the north there is a mix of residential, light industrial and allotment uses. To the east and south there is the junction of the M3/M25 and open land beyond this, and to the west there is open land with residential uses beyond.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2	✓	Conservation Area	
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (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)	Adjacent to junction 12 of 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	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.
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 motorway	A noise and vibration study would be required to support any application in connection with the adjoining motorway.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.23/1544 The Change of Use of existing buildings and land to dog day care (Sui Generis), including the provision of hardstanding (grant).</p> <p>RU.13/0991 Retrospective application for use of barn as commercial premises and retention of lean-to extension and fences (grant). Discharge of conditions granted under RU.14/0097.</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.	✓	100	As set out in the submission form. This would be up to 40dph.
Elderly people's housing, student halls	✓		
Traveller accommodation			
Commercial	✓		

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
(E use classes)			
Employment (B2 and B8 use classes)	✓		Includes renewable energy uses as proposed in the submission form.
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. Therefore, the use of this site for the proposed 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>There is a small area of PDL (circa 0.15ha) which has a circa 250sqm of extant commercial building on it, but due to the small scale of this, and the fact that redevelopment on PDL in the Green Belt is required not to have a great impact on the openness of the area than what is already there, it is unlikely that redevelopment would result in a significant amount of additional development that would be above a windfall level without causing harm to the openness of the Green Belt.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through 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.
--	----------------

Recommendation

At the current time, the use of the site for a 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 suggested 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

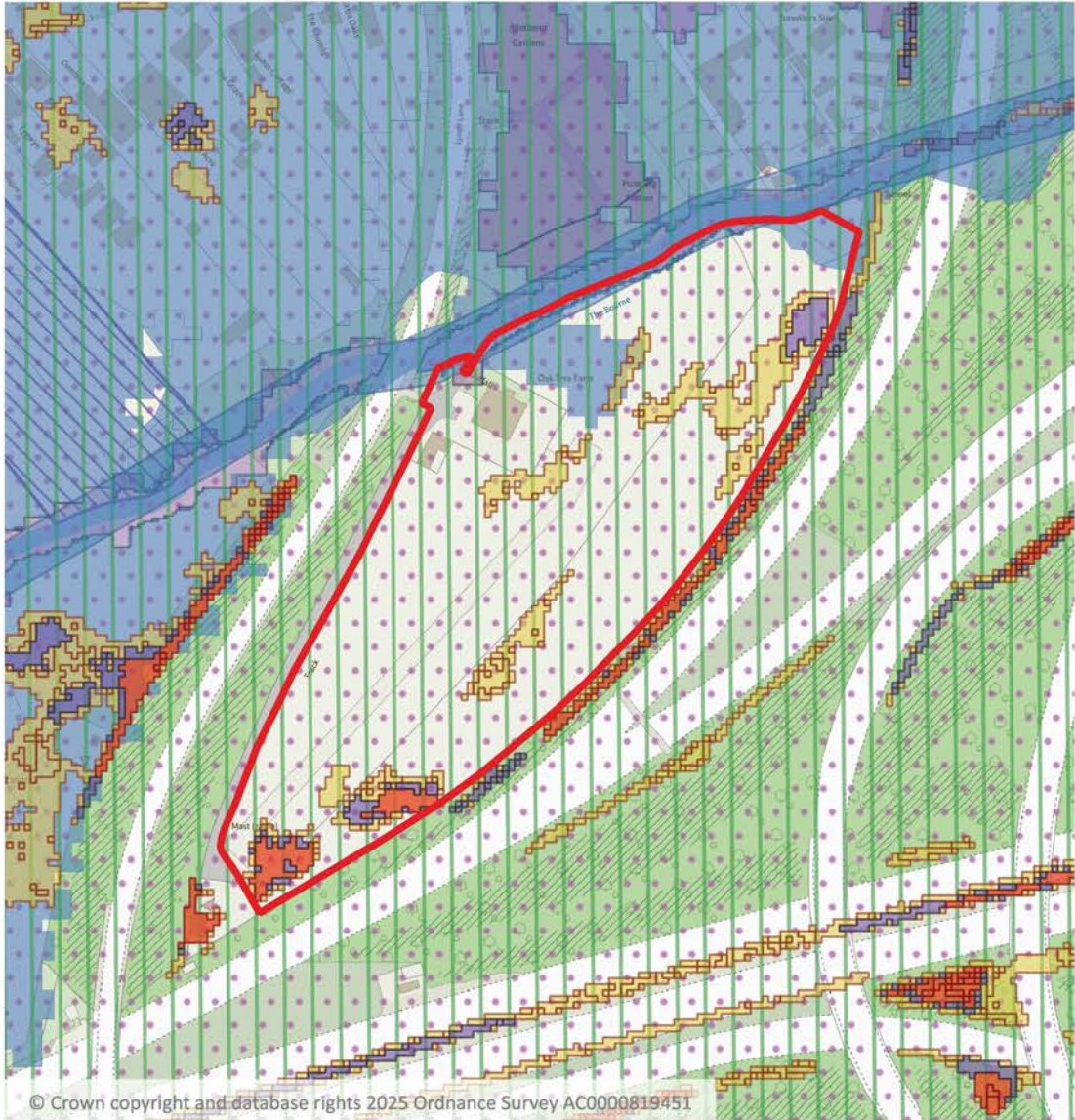
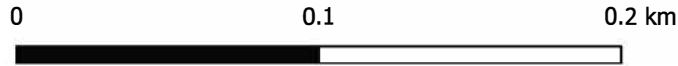
Other uses provided to the assessment of supply: given the Green Belt (and greenfield) nature of the site, the site being developed for other uses is deemed inappropriate.



Date: 22/12/2025

Site: 442 Name: Oak Tree Farm, Thorpe

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 | 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	447
Site Name	Land West of Muckhatch Lane & Woodlands, Thorpe
Address	Land West of Muckhatch Lane & Woodlands
	Thorpe
Postcode	TW20 8PQ
Grid references	X: 501745 Y: 169101
Site area (ha)	2.1
How site was identified	Submitted through the 2022 SLAA process
Ownership type	Private
Existing use(s)	Open / agricultural land and residential and light industrial use.
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 720sqm – 3%)
Surrounding uses	To the north is the B388 Thorpe Bypass with open land beyond, including Longside Lake and agricultural land on the east side of the B388. To the east there is open land and a commercial yard, and pockets of residential development. To the south there is open land, commercial/open storage yard and residential homes and to the west lies the B388 Thorpe Bypass, open land and the M25.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		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	✓ (partial – southern tip)	Public open space	
Within 5-7 km of TBH SPA	✓ (partial – majority of site)	Physical	
SANGS		Access	
Other (please specify)	Adjacent to the Thorpe and Shepperton Biodiversity Opportunity Area. The site is in a Minerals Safeguarding Area.		

Site constraints (tick (✓) where relevant)

	Green Infrastructure footpaths / cycle route under Policy TH7 of the Thorpe Neighbourhood Plan runs between the two areas of land that form this site.
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If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
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 Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.
Thorpe Neighbourhood Plan	Any potential development of this site would need to take account of Policy TH7 of the Thorpe Neighbourhood Plan.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.20/1706 Outline application for the erection of up to 36 dwellings and associated highway works (details of access for approval) (appeal dismissed)

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.	✓	Up to 85	Would require the loss of one dwelling and would be developed at up to 40dph according to the submission form.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity 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>Only a small part of site is considered to be previously developed, and for the purposes of this assessment, it is considered that redevelopment is unlikely to generate more than a net increase of five dwellings without causing harm to the openness of the Green Belt and thus would mean the site would only be a windfall development. Therefore, it is considered that the level of 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</p>
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	<p>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 comprehensive residential 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 comprehensive residential 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

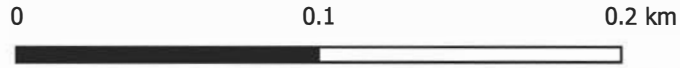
Other uses provided to the assessment of supply: given the Green Belt (and greenfield) nature of the site, the site being developed for other uses is deemed inappropriate.



Site: 447

Date: 22/12/2025

Name: Land West of Muckhatch Lane & Woodlands, Thorpe



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



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SLAA 2025 officer site assessments

Site information

Site ID	448
Site Name	Land South of Muckhatch Lane, Thorpe
Address	Land South of Muckhatch Lane
	Thorpe
Postcode	TW20 8PQ
Grid references	X: 501706 Y: 168984
Site area (ha)	0.64
How site was identified	Submitted through the 2022 SLAA process
Ownership type	Private
Existing use(s)	Open land with a stable and hay barn
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north there is a sliver of private land that forms the northern boundary of the site, and beyond this to the north is 'Woodlands' (a residential house surrounded by a large garden). To the east is open land and a commercial / open storage yard and buildings. To the south the boundary abuts 'Spring Farm' which comprises a detached house set within a large garden. Muckhatch Lane forms the western boundary of the site with open land and the B388 Thorpe Bypass 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	✓ (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	✓ (partial)	Public open space	
Within 5-7 km of TBH SPA	✓ (partial)	Physical	
SANGS		Access	
Other (please specify)	The site is in a Minerals Safeguarding Area.		

Site constraints (tick (✓) where relevant)

	Green Infrastructure footpaths / cycle route under Policy TH7 of the Thorpe Neighbourhood Plan runs along the western boundary of the site.
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If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is 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.
Thorpe Neighbourhood Plan	Any potential development of this site would need to take account of Policy TH7 of the Thorpe Neighbourhood Plan.

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.10/1174 Erection of two stables and hay barn with associated concrete hardstanding and access. Revised plans received 1/3/11 (minor re-siting and reduction in hardstanding) (grant). Discharge of conditions approved under RU.13/1367.

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.	✓	Up to 25	Would be developed at up to 40dph according to the submission form.
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)	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 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 development.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

At the current time, the use of the site for residential development would represent inappropriate development in the Green Belt that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, 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

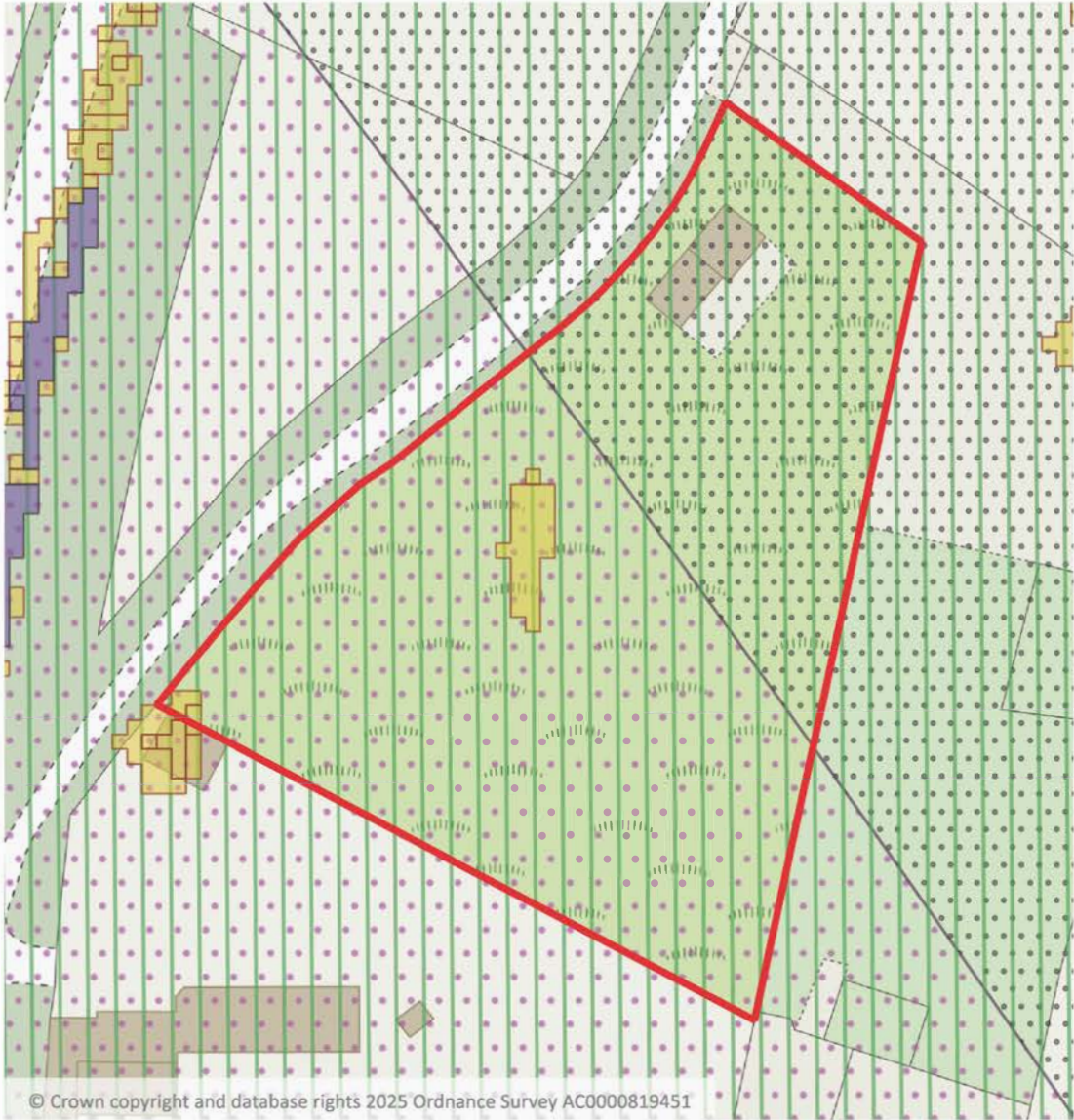
Other uses provided to the assessment of supply: given the Green Belt (and greenfield) nature of the site, the site being developed for other uses is deemed inappropriate.



Site: 448

Date: 22/12/2025

Name: Land South of Muckhatch Lane, Thorpe



Scale: 1:1,000

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



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SLAA 2025 officer site assessments

Site information

Site ID	449
Site Name	Spring Farm, Muckhatch Lane, Thorpe
Address	Spring Farm
	Muckhatch Lane
	Thorpe
Postcode	TW20 8PH
Grid references	X: 501673 Y: 168923
Site area (ha)	0.64
How site was identified	Submitted through the 2022 SLAA process
Ownership type	Private
Existing use(s)	Residential property
Is it Previously Developed Land (PDL) (Y/N)?	Partial – circa 500sqm (8%)
Surrounding uses	There is an open field/greenfield land that abuts the northern boundary of the site. To the east there is open land, commercial / open storage yard and pockets of residential development. To the south the site abuts the gardens of residential properties fronting Rosemary Lane (abutting the urban edge of Thorpe Village). Muckhatch Lane forms the western boundary of the site with the B388 Thorpe Bypass immediately beyond this, and the M25 beyond this.

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		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.		

Site constraints (tick (✓) where relevant)

	<p>Green Infrastructure footpaths / cycle route under Policy TH7 of the Thorpe Neighbourhood Plan runs along the western boundary of the site.</p> <p>The western edge of the site lies within the M25 Air Quality Management Area (AQMA).</p>
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If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
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.
Nationally Listed Buildings	The potential impact of any development on the opposite West End Farm Nationally Listed Building 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.
Thorpe Neighbourhood Plan	Any potential development of this site would need to take account of Policy TH7 of the Thorpe Neighbourhood Plan.
AQMA	As the site is partially within the AQMA, this will need to be addressed as part of the design of any proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.18/1838 Outline application for the erection of up to 83 dwellings and associated access (appeal dismissed). (It should be noted that the area that this application only covered a small part of the south western corner of this SLAA site).

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.	✓	Up to 25	Would be developed at up to 40dph according to the submission form.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity 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>
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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 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 a comprehensive residential 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 a comprehensive residential 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

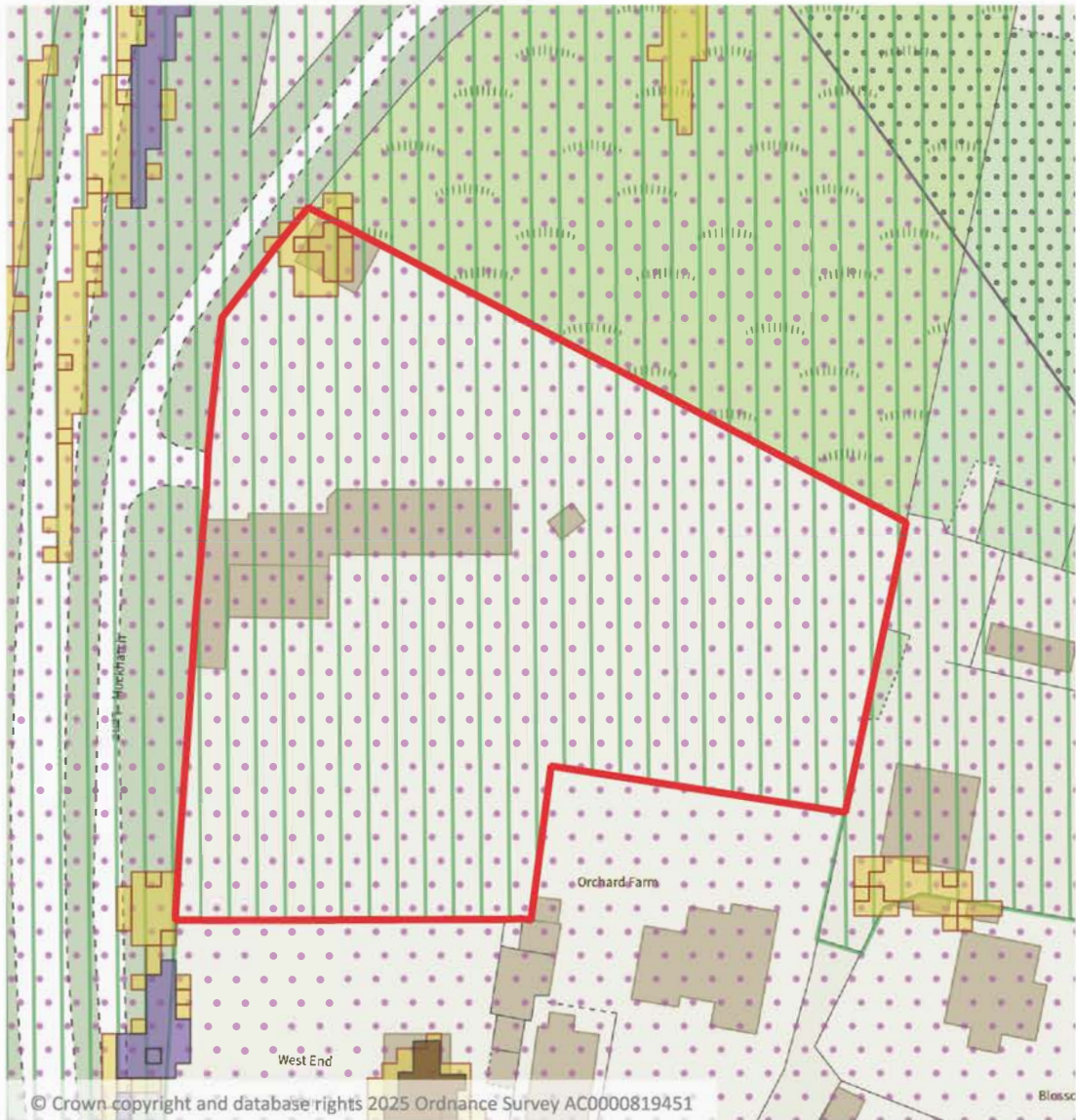
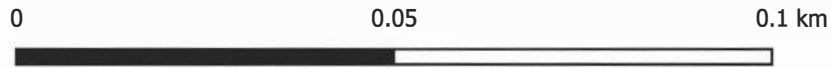
Other uses provided to the assessment of supply: given the Green Belt (and greenfield) nature of the site, the site being developed for other uses is deemed inappropriate.



Site: 449

Date: 22/12/2025

Name: Spring Farm, Muckhatch Lane, Thorpe



Scale: 1:1,000

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



SLAA 2025 officer site assessments

Site information

Site ID	450
Site Name	Land North of Rosemary Lane, Thorpe
Address	Land North of Rosemary Lane
	Thorpe
Postcode	TW20 8PH
Grid references	X: 501760 Y: 168970
Site area (ha)	0.67
How site was identified	Submitted through the 2022 SLAA process
Ownership type	Private
Existing use(s)	Open land in the northern part of the site with a commercial yard / buildings in the southern part of the site.
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 1,875sqm – 28%)
Surrounding uses	To the north there is open / garden land. To the east there is open land, a private lake and residential properties beyond. To the south there are residential properties that lie to the north of Rosemary Lane. To the west there is a residential property and open land with Muckhatch Lane 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	✓ (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	✓ (partial)	Public open space	
Within 5-7 km of TBH SPA	✓ (partial)	Physical	
SANGS		Access	
Other (please specify)	The site is in a Minerals Safeguarding Area.		

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is ALC Grade 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.	✓	Up to 25	Would be developed at up to 40dph according to the submission form.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
(E use classes)			
Employment (B2 and B8 use classes)			
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 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 a comprehensive residential development.
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Site deliverability

Can identified constraints be overcome (Y/N)?	No As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify a comprehensive residential 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

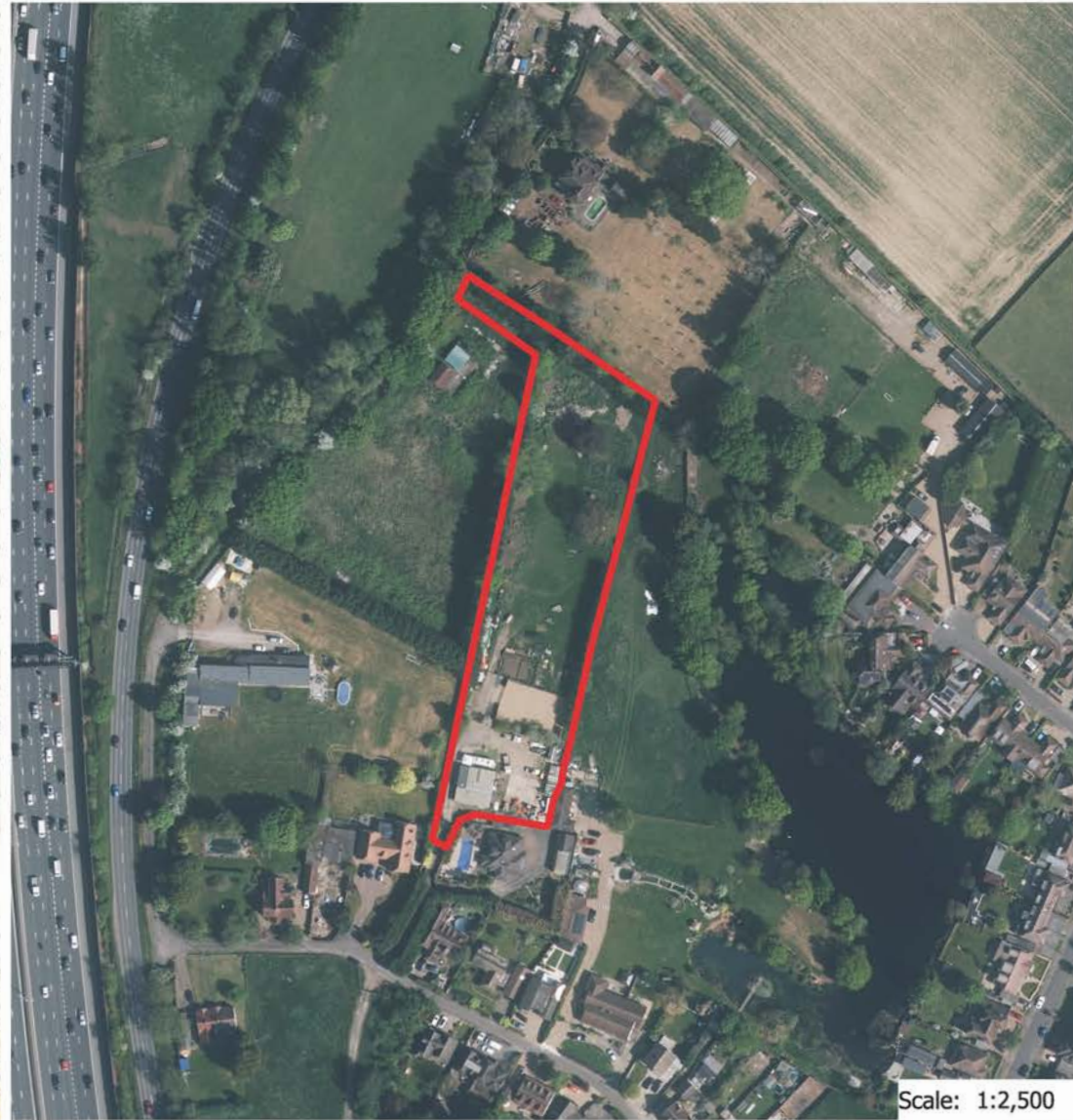
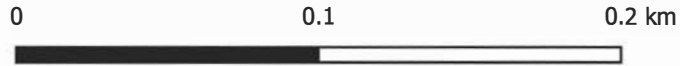
Other uses provided to the assessment of supply: given the Green Belt (and greenfield) nature of the site, the site being developed for other uses is deemed inappropriate.



Date: 22/12/2025

Site: 450

Name: Land North of Rosemary Lane, Thorpe



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 | |



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SLAA 2025 officer site assessments

Site information

Site ID	454
Site Name	Thorpe Park Resort, Thorpe
Address	Thorpe Park Resort Staines Road Thorpe
Postcode	KT16 8PN
Grid references	X: 503460 Y: 168274
Site area (ha)	Circa 109
How site was identified	Submitted through the 2022 SLAA process.
Ownership type	Private
Existing use(s)	Theme Park, hotel and other ancillary operations
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Staines Road to east, the Penton Hook Marina and Penton Park beyond this and low-density residential development along the River Thames. Chertsey to the south beyond the M3. Thorpe village to west beyond which lies the M25. Residential use to the north, including the approved development site on the former Cemex headquarters which has planning permission for retirement accommodation.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	✓
Flood zone 2	✓	Conservation Area	✓ (adjacent)
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b	✓ (partial)	TPO	
Low surface water flood risk	✓ (partial)	SSSI	✓ (adjacent)
Medium surface water flood risk	✓ (partial)	SNCI	✓
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	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)	Partially within the Thorpe Historic Core and St Mary's 12th Century Church Area of High Archaeological Potential. Within the Thorpe and Shepperton Biodiversity Opportunity Area. Adjacent to a RAMSAR site.		

Site constraints (tick (✓) where relevant)

	<p>Adjacent to the South West London Waterbodies Special Protection Area (SPA) and the RMC Headquarters (Manor Lake / Cemex HQ) Special Protection Areas Relevant Site.</p> <p>Close to The Old Pound Enclosure Locally Listed Building.</p> <p>Partially within the Thorpe Neighbourhood Plan Character Area A.</p>
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If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is partially ALC Grade 2, this part of 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 Cemex House, Eastley End House, Manorhouse Farm house, Manorhouse Farm Barn and The Shire Barn at Manorhouse Farm Nationally Listed Buildings would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the adjacent Thorpe Conservation Area would need to be taken into account as part of any development proposals.
SSSI	The potential impact of any development on the Thorpe Park No. 1 Gravel Pit SSSI would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the Abbey Lake Complex 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.
Area of High Archaeological Potential	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
RAMSAR site	The potential impact of any development on the adjacent RAMSAR site would need to be taken into account as part of any development proposals, as well as Policy EE9 of the adopted Runnymede 2030 Local Plan.

Constraint type	Action to be taken
Special Protection Area (SPA)	The potential impact of any development on the adjacent South West London Waterbodies SPA and RMC Headquarters (Manor Lake / Cemex HQ) Special Protection Areas Relevant Site would need to be taken into account as part of any development proposals, as well as Policies EE9 and EE10 of the adopted Runnymede 2030 Local Plan.
Locally Listed Building	The potential impact of any development on The Old Pound Enclosure Locally Listed Building would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.24/1476 Redevelopment of the beach area including demolition of structures, installation of new buildings, a stage, hard and soft landscaping, infrastructure and associated works (grant).</p> <p>RU.24/1517 Prior Approval for demolition of Slammer theme park ride and associated structures (grant).</p> <p>RU.22/0374 Redevelopment of "Old Town" area within theme park, to install a rollercoaster along with associated buildings and structures, ground works infrastructure and infilling of part of lake and landscaping following the demolition of existing buildings and structures (grant). Discharge of conditions granted under RU.22/1811, RU.22/1812, RU.22/1813, RU.22/1814, RU.22/1920, RU.22/1922, RU.23/0032, RU.23/0657, RU.24/0691 Minor amendments granted under RU.23/1459 and RU.23/0511.</p> <p>RU.10/0579 (Thorpe Park Medium Term Development Plan) Outline planning application for Medium Tern Development plan for period 2010 - 2016 for installation of 5 no. round rides (each not to exceed a static height of 25m); up to two roller coasters (one not to exceed a maximum height of 40m and one not to exceed a maximum height of 50m); and buildings (floorspace up to 5,000sqm) and general park improvements including provision of recycling facility, new island bridge links, supplementary car park lighting, upgrade works to the theme park admissions area and re-alignment of developable zone(known as Pink Zone) (grant).</p> <p>Individual planning permissions have also been granted for development at the site such as RU.14/1596 (as amended):</p>

	Application for the erection of a building to fully house an indoor themed attraction to comprise the new '2016 Attraction' at Thorpe Park (grant).
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail	✓		No specific quantum / amount as per the submission form.
Food and drink	✓		No specific quantum / amount as per the submission form.
Leisure	✓		No specific quantum / amount as per the submission form.
Community uses			
Hotel	✓		No specific quantum / amount as per the submission form.
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:	The site is considered suitable (for the purposes of this assessment) for continued Theme Park uses and associated development as per application RU.10/0579 and the ongoing use and history of the site.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The promotion of the site through the SLAA process show that the site is available.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The promotion of the site through the SLAA process and the significant and regular investments in the site show that the site is achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

As the site has been promoted for further Theme Park related development and coupled with its significant planning history and ongoing investment, this shows that the site is generally suitable (for the purposes of this assessment) for further developments related to the function of Thorpe Park Resort. However, each application will continue to be determined on its own merits and in accordance with Green Belt policy requirements.

Residential units provided to the assessment of supply: 0.

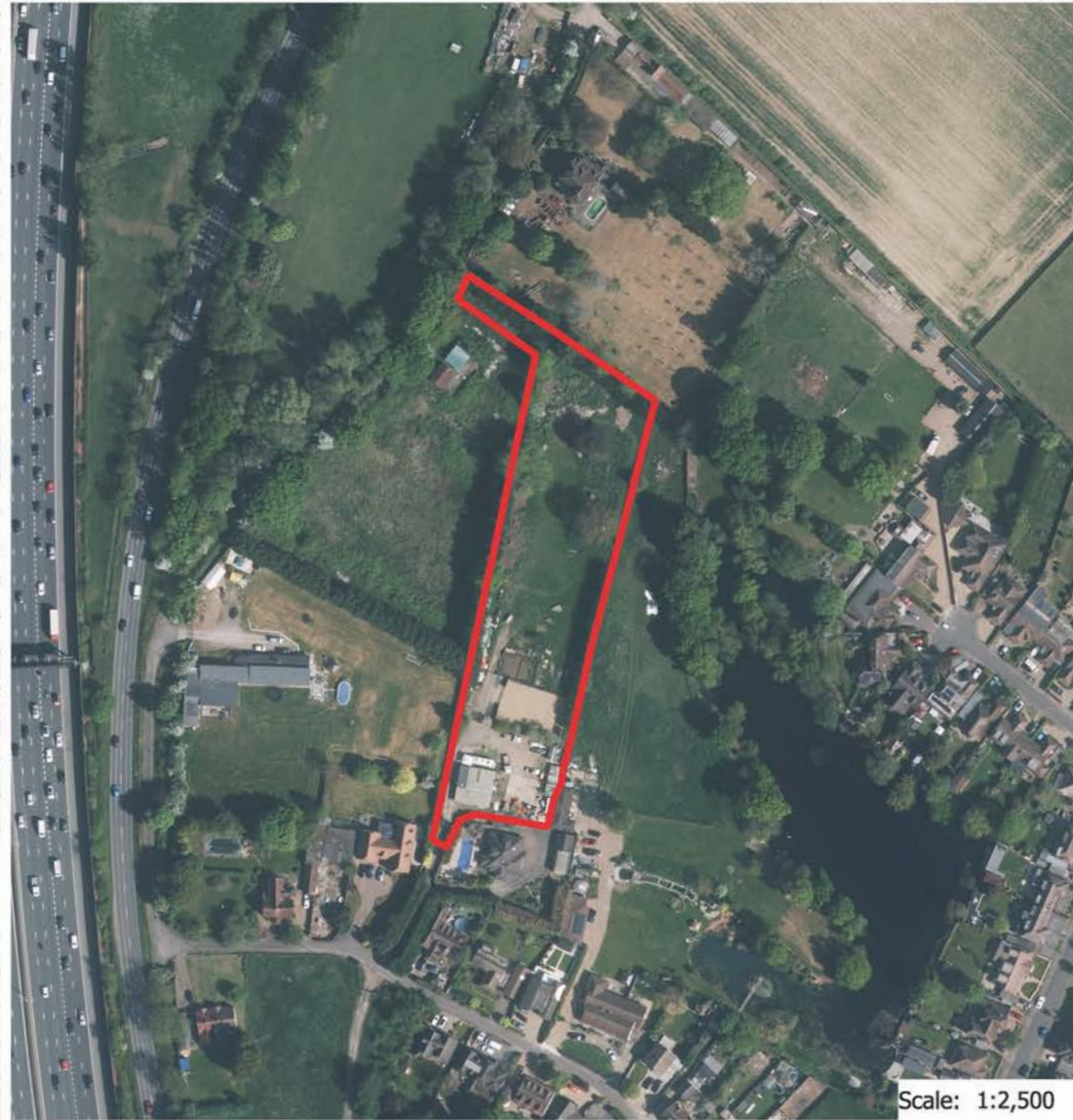
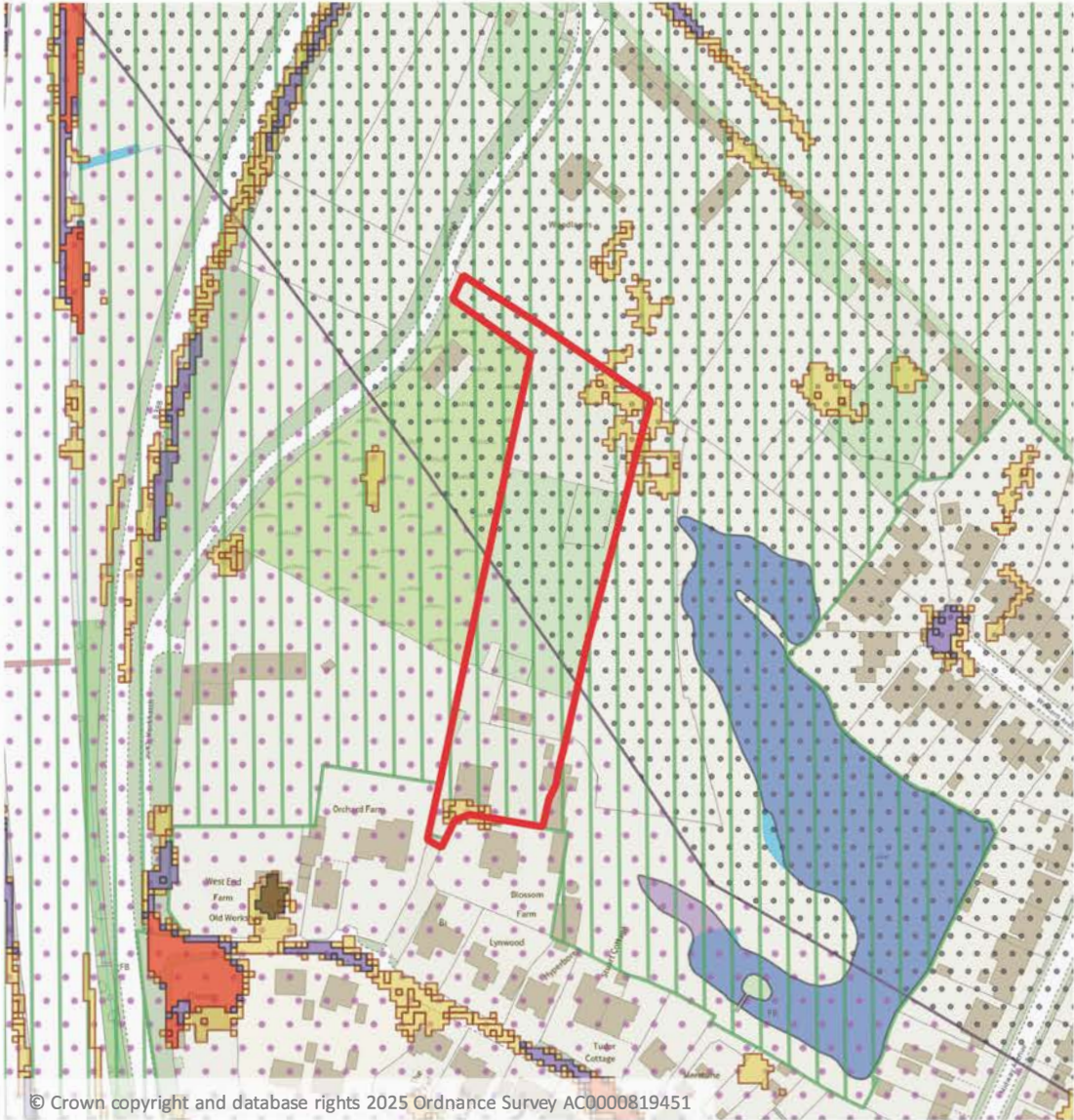
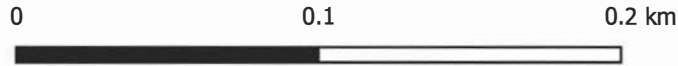
Other uses provided to the assessment of supply: As there have been no specific amounts of development proposed through the SLAA, specific numbers will not be added into the trajectory, however it will be recorded for audit purposes.



Date: 22/12/2025

Site: 450

Name: Land North of Rosemary Lane, Thorpe



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Scale: 1:2,500

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



SLAA 2025 officer site assessments

Site information

Site ID	455
Site Name	Land East of Staines Road, Thorpe
Address	Land East of Staines Road
	Thorpe
Postcode	KT16 8PN
Grid references	X: 504158 Y: 168625
Site area (ha)	Circa 6
How site was identified	Submitted through the 2022 SLAA process.
Ownership type	Private
Existing use(s)	Open and wooded land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the east is the Penton Hook Caravan Park, to the south is part of the Abbey Lake complex of waterbodies, to the west of car parking for Thorpe Park (beyond the A320) and to the north is the Penton Hook Marina.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2	✓	Conservation Area	
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b	✓ (partial)	TPO	
Low surface water flood risk		SSSI	
Medium surface water flood risk		SNCI	✓ (adjacent)
High surface water flood risk		LNR	
Agricultural Land Classification	Non-agricultural	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Within the Thorpe and Shepperton Biodiversity Opportunity Area. Partially within the Multi-period features, Abby Meads gravel pits, Thorpe Area of High Archaeological Potential. Adjacent to the RMC Headquarters (Manor Lake / Cemex HQ) Special Protection Areas Relevant Site. Partially within the Thorpe Neighbourhood Plan Character Area A.		

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.
SNCI	The potential impact of any development on the Abbey Lake Complex SNCI would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
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.
Special Protection Area (SPA)	The potential impact of any development on the adjacent RMC Headquarters (Manor Lake / Cemex HQ) Special Protection Areas Relevant Site would need to be taken into account as part of any development proposals, as well as Policies EE9 and EE10 of the adopted Runnymede 2030 Local Plan.

Site planning history

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

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure	✓		No quantities given in the submission form but promoted for 'leisure and supporting infrastructure' to support future development aspirations of the theme park.
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>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 leisure and associated infrastructure 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
Is the site deliverable (0-5 years) or viably developable (6-15 years)	As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify its development.

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

At the current time, the use of the site for leisure development to support the continued success of the theme park 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 quantum of development 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

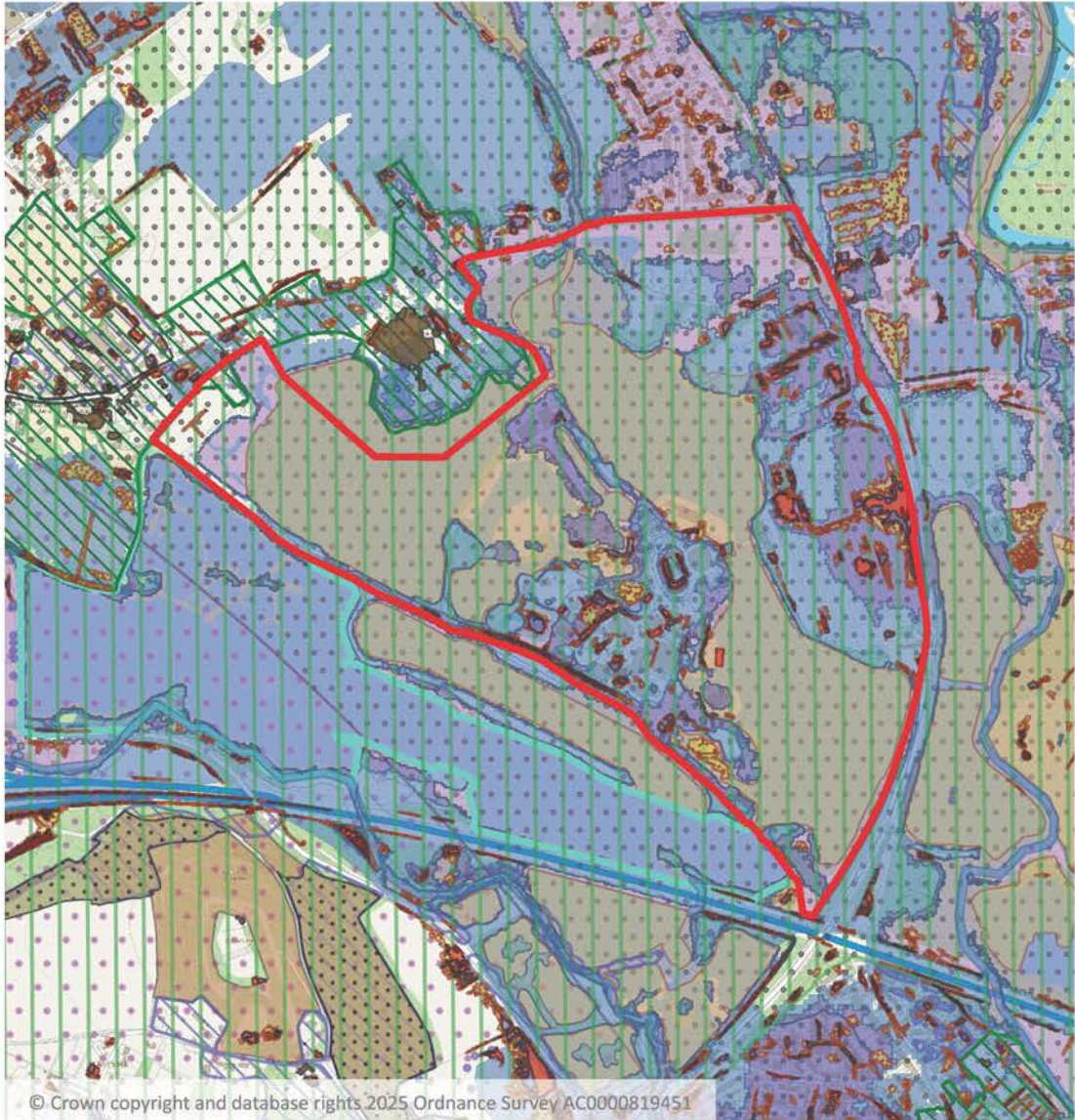
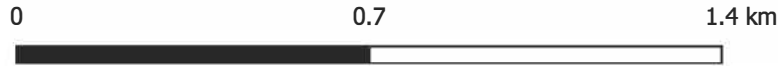
Other uses provided to the assessment of supply: given the Green Belt (and greenfield) nature of the site, the site being developed for other uses is deemed inappropriate.



Date: 22/12/2025

Site: 454
Name: Thorpe Park Resort, Thorpe

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	481
Site Name	Stuart Cottage, Rosemary Lane, Thorpe
Address	Stuart Cottage Rosemary Lane Thorpe
Postcode	TW20 8PS
Grid references	X: 501828 Y: 168879
Site area (ha)	1.89
How site was identified	Submitted in 2025
Ownership type	Private
Existing use(s)	Residential property and large garden
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	Residential to the south and east, agricultural to the north and builder's yard to the west.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b	✓ (partial)	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	✓ (partial)	Public open space	
Within 5-7 km of TBH SPA	✓ (partial)	Physical	
SANGS		Access	
Other (please specify)	The site is in a Minerals Safeguarding Area. Green Infrastructure footpaths / cycle route under Policy TH7 of the Thorpe Neighbourhood Plan runs along the western boundary of the site.		

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

Constraint type	Action to be taken
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.
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.
Thorpe Neighbourhood Plan	Any potential development of this site would need to take account of Policy TH7 of the Thorpe Neighbourhood Plan.

Site planning history

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

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	24	As suggested by the promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
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 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 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 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 development.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

At the current time, the use of the site for residential development would represent inappropriate development in the Green Belt that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, 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

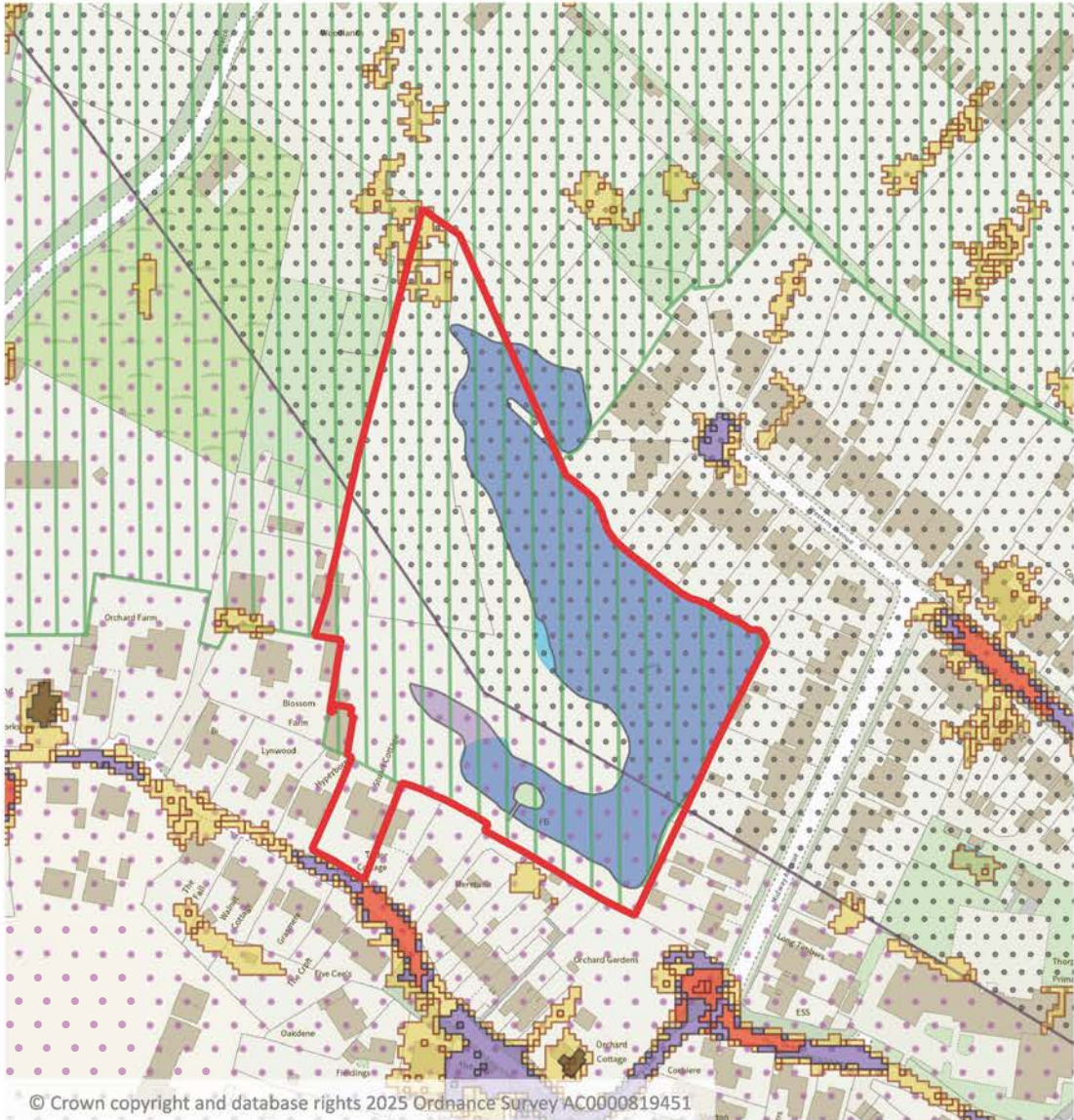
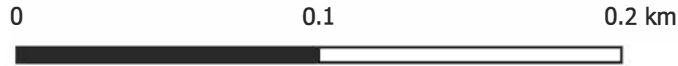
Other uses provided to the assessment of supply: given the Green Belt (and greenfield) nature of the site, the site being developed for other uses is deemed inappropriate.



Date: 22/12/2025

Site: 481

Name: Stuart Cottage, Rosemary Lane, Thorpe



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

Scale: 1:2,500



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