

Virginia Water sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
30	CABI, Bakeham Lane, Virginia Water	Deliverable	28
258	Virginia Water North	Developable	120
261	Virginia Water South	Deliverable	140
312	Home Farm, Stroude Road, Virginia Water	Deliverable	7
346	Clockhouse Nursery, Virginia Water	Deliverable	10 Gypsy and Traveller Pitches
13	Stroude Farm, Stroude Road, Virginia Water	Undeliverable	0
59	Hurst Lane, Virginia Water	Deliverable	100
103	Land at Stroude Road, Virginia Water	Undeliverable	0
163	Land at Wellington Avenue, Wentworth, Virginia Water	Undeliverable	0
229	Virginia Heights and The Dene, Sandhills Lane, Virginia Water	Windfall site	0
277	The Chalet, Callow Hill, Virginia Water	Undeliverable	0
322	Padd Farm, Hurst Lane, Virginia Water	Windfall site	0
354	Highmoor Farm, 305 Stroude Road, Virginia Water	Windfall site	0
419	Land adjoining Chesters Luddington Avenue, Virginia Water	Undeliverable	0
445	Land at Clockhouse Lane West, Virginia Water	Undeliverable	0
475	Langside Lake, Virginia Water	Undeliverable	0
477	Brambles, 10 Whitehall Farm Lane, Virginia Water	Undeliverable	0
486	Land to the north of Sandhills Lane, Virginia Water	Undeliverable	0
493	Milton Park Farm, Virginia Water	Undeliverable	0
506	Glenridge Farm, Virginia Water	Undeliverable	0
507	Land to the southeast of Sandhills Lane, Virginia Water	Undeliverable	0

SLAA 2025 officer site assessments

Site information

Site ID	13
Site Name	Stroude Farm, Stroude Road, Virginia Water
Address	Stroude Farm
	Stroude Road
	Virginia Water
Postcode	GU25 4BY
Grid references	X: 500285 Y: 168856
Site area (ha)	7.45
How site was identified	Submitted through the 2011 SLAA
Ownership type	Private
Existing use(s)	Agricultural, commercial, and residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial
Surrounding uses	The railway line forms the western boundary beyond which lies open land. Stroude Road forms the eastern boundary after which there are residential properties (outside of the urban area). To the north lies open land and to the south are residential properties which form the start of the urban area of Virginia Water.

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	Grade 3 / Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	Partially within the Stroude Green Historic Core Area of High Archaeological Potential. Partially within the Windsor Great Park Biodiversity Opportunity Area. The site is in a Minerals Safeguarding Area. The site has a railway line adjacent to its western boundary.		

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As part of this site is ALC Grade 3, this part of the land may require further investigation to determine whether it is 3a or 3b, with the former being considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential impact of any development on 388-390 Stroude Road 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.
Biodiversity Opportunity Area	The potential impact of any development on the Windsor Great Park BOA would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.
Noise and vibration from adjacent railway line	A noise and vibration study would be required to support any application in connection with the adjacent railway line.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.24/1718 Certificate of Existing Lawful Development for the use of three existing buildings within use class E(c)(iii) (commercial, business and service use) (grant). RU.22/0541

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>Retrospective application for the erection of a replacement building for Agricultural Use (grant).</p> <p>RU.22/0540 Retrospective application for the erection of a replacement building for storage and distribution (Use Class B8) of electrical goods (grant).</p> <p>RU.22/0539 Retrospective application for the erection of a replacement building for storage and distribution (Use Class B8) of motor vehicles (grant).</p> <p>RU.22/0538 Retrospective application for the change of use of the building from Commercial Use for storage and sorting of charity clothes to Storage and Distribution (Use Class B8) (grant).</p> <p>RU.22/0537 Retrospective application for the change of use of building from Agricultural Use to General Industrial (Use Class B2) for a microbrewery (grant).</p> <p>RU.22/0536 Retrospective application for the change of use of building from Agricultural Use to Commercial Use Class E g(iii) (grant).</p> <p>RU.82/0562 (in relation to the south part of the site) Outline application for residential development of 97 dwellings of various bedroom types and parking facilities. Several earlier outline applications refused for residential redevelopment of the land (refuse).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	195	Circa 35-40dph. Suggested by site promoter.
Elderly people's housing, student halls	✓		Suggested by site promoter.

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>From a search of the planning history of the site, and information submitted, the site appears to primarily be in agricultural use (in terms of area covered) with a number of exceptions for the buildings in the middle of it, and therefore the majority of the site is not considered to meet the definition of Previously Developed Land as contained in the NPPF. Therefore, the use of this whole site for residential development would represent inappropriate development in the Green Belt, 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 some theoretical potential for some redevelopment of the buildings that have had their non-agricultural use status confirmed through the various granted planning permissions to be redeveloped, but this would not provide enough floorspace, volume or footprint to mean that the proposed 195 dwellings proposed would not result in greater harm to the openness of the Green Belt, and thus the development of this whole site for the proposed level of development would still conflict with Green Belt policy.</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</p>
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	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 its development.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

At the current time, the use of the wider 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, currently, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

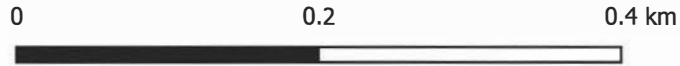
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt nature of the site, and because it was only submitted for residential development, other uses have not been considered.



Date: 22/12/2025

Site: 13 Name: Stroude Farm, Stroude Road, Virginia Water



Scale: 1:5,000

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



SLAA 2025 officer site assessments

Site information

Site ID	30
Site Name	CABI, Bakeham Lane, Virginia Water
Address	CABI
	Bakeham Lane
	Virginia Water
Postcode	TW20 9TY
Grid references	X: 499628 Y: 169823
Site area (ha)	1.64
How site was identified	Submitted through the 2011 SHLAA
Ownership type	Private
Existing use(s)	Research and Development
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The area surrounding the site is a mixture of residential properties to the north and large areas of open, undeveloped land to the west, east and south. The urban area of Englefield Green is approximately 35m to the north of the site.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk		SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Urban / Grade 3	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	Partially within an Area of High Archaeological Potential (Possible Roman building and medieval farmstead, Bakeham House).		

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 a large part of this site is considered to be PDL in the Green Belt, as long as the proposed development does not have a greater impact on the openness of the development than the extant buildings it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Agricultural Land Classification	As part of this site is ALC Grade 3, this part of the land may require further investigation to determine whether it is 3a or 3b, with the former being considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
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.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.20/0405 Demolition of existing buildings and redevelopment to provide 28 new homes together with associated open space, access and parking and landscaping (amended description to reflect reduce no. of dwellings and amended plans received 11/02/2021) (granted permission 19/08/2022). Amendment to conditions granted under RU.24/0723. Discharge of conditions granted under RU.25/0297, RU.25/0341, RU.25/0345, RU.25/0394, RU.25/0423, RU.25/0513, RU.25/0534, RU.25/0882, RU.25/1249, RU.25/1165 and RU.25/1371,</p> <p>RU.23/0545 The redevelopment of the Site for 15 new homes, together with associated open space, access and parking, landscaping and the retention and consolidation of the existing commercial use to include new vehicular access to Bakeham Lane. (withdrawn 19/01/2024)</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g.	✓	28	As per application RU.20/0405.

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

Suggested phasing

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

Suitability information:	The granting of RU.20/0405 shows that the site is suitable (for the purposes of this assessment) for the development of 28 units.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The granting of RU.20/0405 and discharge of numerous conditions shows that the site is available for 28 units.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The granting of RU.20/0405 and discharge of numerous conditions shows that the site is achievable for 28 units.

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 proposed development under application number RU.20/0405 was granted planning permission (on 19/08/2022) for the demolition of the existing buildings and redevelopment to provide 28 dwellings. There have also been numerous discharge of conditions applications granted which shows that the site is being progressed. Therefore, (for the purposes of this assessment) these units should be added into the trajectory.

Residential units provided to the assessment of supply: 28 (net).

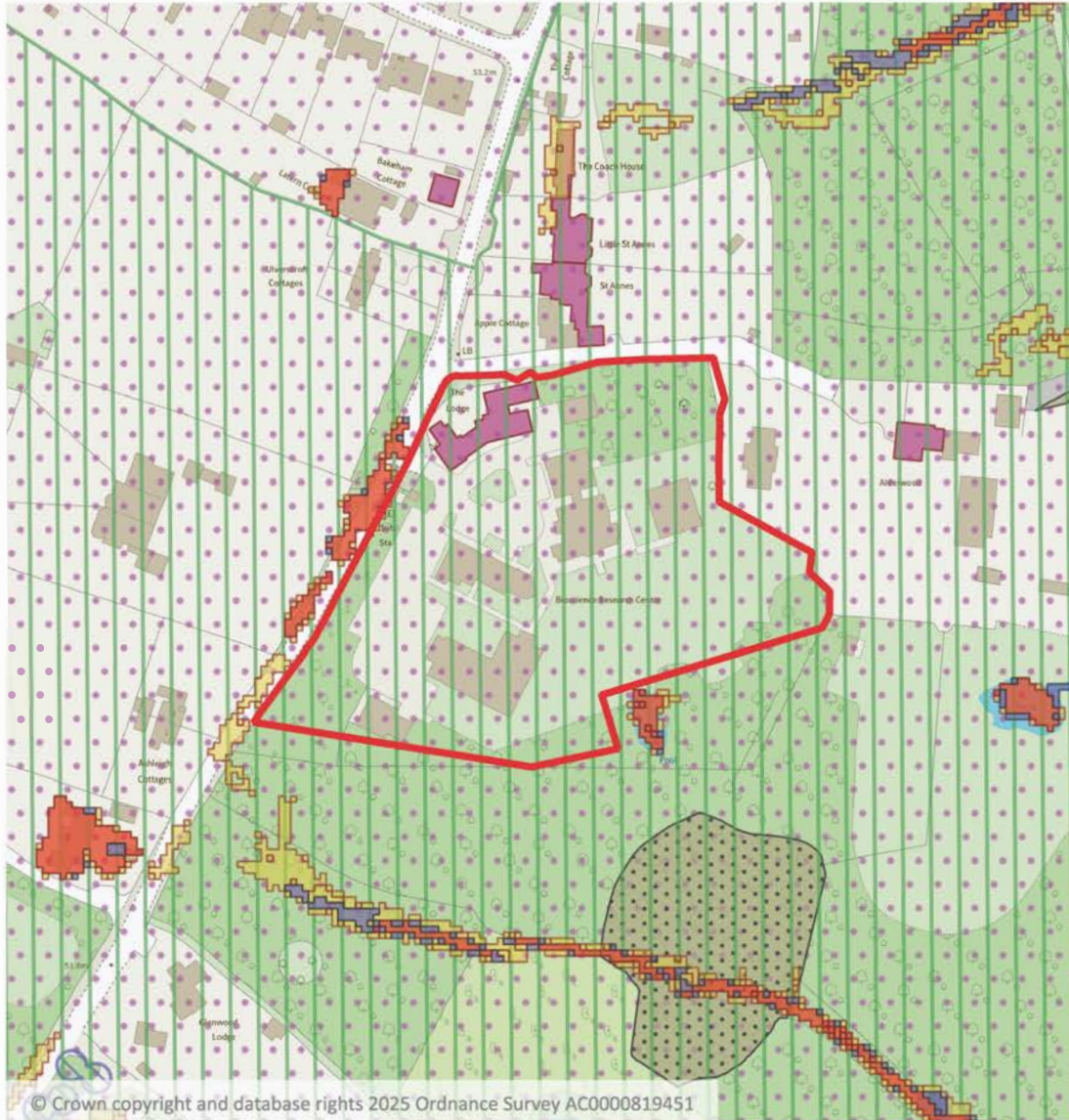
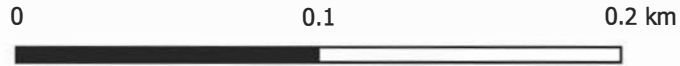
Other uses provided to the assessment of supply: the submitted planning application is for residential re-development of the site and thus other uses have not been considered. However, due to the site's current research / development use it does have theoretical potential to enhance this use, provided it does not conflict with Green Belt (and other relevant) policy requirements.



Date: 22/12/2025

Site: 30

Name: CABI, Bakeham Lane, Virginia Water



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	59
Site Name	Hurst Lane, Virginia Water
Address	Hurst Lane Virginia Water
Postcode	
Grid references	X: 501158 Y: 168884
Site area (ha)	15.12 (13.36)
How site was identified	Submitted through the 2013 SHLAA.
Ownership type	Private
Existing use(s)	Agriculture/horticulture, equestrian, residential
Is it Previously Developed Land (PDL) (Y/N)?	Partially
Surrounding uses	The site is located approximately 400m from the north-eastern edge of Virginia Water. Junction 12 of the M25 is located approximately 600m to the south-east. Longside Lake is located to the east of the site and is largely separated from residential properties to the west by Padd Farm, forming the eastern boundary of the site. The northern boundary is marked by a public footpath. The village of Thorpe is located immediately east of the site on the other side of the M25. The western boundary of the site abuts a wooded area, and the southern site boundary abuts open land at Thorpe Green.

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	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Urban / Grade 2	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	

Site constraints (tick (✓) where relevant)	
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 partially ALC Grade 2, 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.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>There is a significant amount of planning history relating to the various different properties along the lane. A large number of the applications are either certificates of lawfulness or householder applications, but applications for a range of other matters have also been considered by the Council including historic applications for comprehensive residential redevelopments which are listed as follows:</p> <p>EGH.71/14721 Erection of 10 dwellings on land at Woodlands (refused).</p> <p>EGH.72/15859 Demolition of properties from Grey Roofs to Rose Cottage and erection of 218 dwellings (refused).</p>

	RU.86/0900 – Erection of 4 no. dwellings on land at Olivedene (refused).
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	400-500	<p>The 400-500dph figure is based on 30dph on a net developable residential area of 13.36ha, with 25 homes to be demolished.</p> <p>100 (net) is an alternative figure based on a desk top assessment calculation of extant residential and commercial floorspace measured using GIS, although it has not been possible to determine the lawfulness of all this floorspace so this figure should be considered as a high-level estimate.</p> <p>This estimate of existing floorspace has been used to estimate the number of units the site could support using the upper and lower ends of the property sizes in the national space standards and the dwelling size requirement mix set out in the 2018 SHMA to obtain a range. As these standards relate to internal floor area only, a factor has been applied to allow for non-counted space as well as for outbuildings such as garages and sheds.</p> <p>The midpoint of this has been taken and from this, the existing number of dwellings along the lane has been removed to get the net figure that may be able to be delivered on the western part of the promoted site that includes areas of PDL.</p>
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓		Potential for a mixed-use local centre.
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses	✓		Potential for a primary school.
Hotel			

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

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	11-15 due to the potentially long lead-in time to assemble the site due to a large number of different (private) ownerships within the SLAA site area.
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Site suitability

Suitability information:	<p>It should initially be noted that although the area shown on the accompanying map covers an area of 15.12ha (as Longside Lake has now been separately promoted as site 475), the suggested site is in two parcels. The one to the north-east is nearly entirely undeveloped. The site area that is considered to have potential for redevelopment is approx. 13.36ha as suggested by the site promoter and is to the west of Hurst Lane.</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> <p>A large part of the proposed site is in agricultural / horticultural use (Land to East of Bellbourne & Green Landscape nurseries). Until there is evidence to the contrary, this part of the site will be treated as non-grey belt for the rest of this assessment. Development here would therefore represent inappropriate development in the Green Belt, 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, or it was identified as 'grey belt' land to justify development.</p> <p>Part of the site (the residential area predominantly to the west of Hurst Lane) is potentially suitable as there is a relatively significant quantum of extant floorspace (circa 48 dwellings and a range of other buildings) across the area which would count as PDL. Therefore, depending on how a redevelopment of the site is configured, it has the potential to have a lesser impact upon the Green Belt than the current dispersed form of development, and thus overcome Green Belt policy constraints.</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)?	No
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Availability information:	Whilst the Council has previously agreed that the site is available in previous iterations of the SLAA, having reconsidered this matter, whilst site promoter has stated that this land is available, given the large number of landowners within the parcel and the lack of clear evidence that all landowners are interested in developing the wider site, at the current time, the Council is not convinced of the availability of the whole of the site.
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Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As reflected in the commentary below, it is unclear whether this site is achievable, however, a cautious yes has been given as the south-west part of the site has the potential for redevelopment into a more carefully planned residential layout.

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 entire promoted site for large scale development would likely 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, or unless it was proven that the site was grey belt.

The western part of the promoted site contains some PDL with circa 55 properties (of which 48 are residential) and associated outbuildings on it. It is possible that this volume could be reconfigured into more carefully planned residential layout with an increased number of units on it without causing substantial harm to the openness of the Green Belt.

This approach would require careful consideration and planning, as would the need to assemble a large site in many ownerships. This has the potential to be problematic as this assembly would be dependent on the various landowners being satisfied with the values they were offered. Given that the site as a whole is considered unlikely to be able to support the 400-500 dwellings indicated in the submission form, it is also unknown at the current time whether a reduced scheme for in the region of 100 net additional units would be viable. Viability and land assembly issues could make the redevelopment of the site undeliverable.

A desktop assessment of development currently on Hurst Lane indicates that up to 150 dwellings (around 100 net) might be achievable. However, this must be caveated by the fact this calculation has involved indicative figures obtained via GIS mapping, and the lawfulness of all the floorspace has not been able to be verified. Therefore, the extant quantum of lawful floorspace may be different to that used in the calculation. This would have a knock-on effect in terms of the number of dwellings that the site may theoretically be able to accommodate. Furthermore, the number of units that the site could deliver would be dependent on mix, and other built form (such as garages, sheds, other facilities etc) that may come with any redevelopment proposal. Finally, it should be noted that in generating the high-level estimate of development capacity for the SLAA, it has been assumed that all existing built form on the site would be demolished as part of any redevelopment proposal.

This desktop assessment is indicative and is not a definitive figure that the site may be able to deliver. In the absence of information to the contrary, it is considered that the need to assemble a large number of owners, and reduced uplift in unit numbers may make the redevelopment scheme undeliverable and / or unviable.

Residential units provided to the assessment of supply: 0.

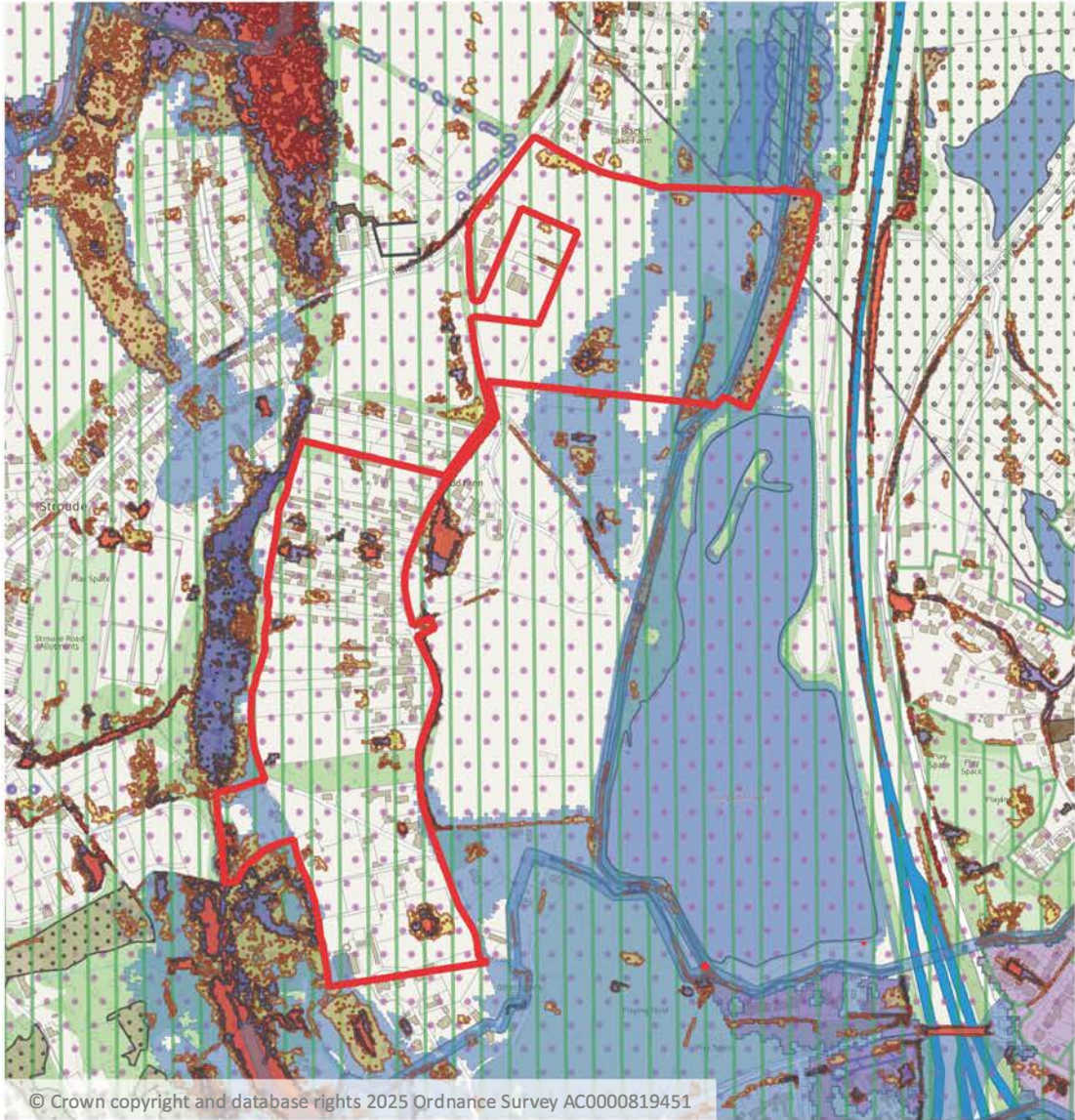
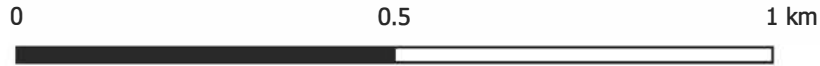
Other uses provided to the assessment of supply: 0.



Site: 59

Date: 22/12/2025

Name: Land at Hurst Lane, Virginia Water



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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 | 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	103
Site Name	Stroude Road, Virginia Water
Address	
Postcode	
Grid references	X: 500947 Y: 169193
Site area (ha)	4.04
How site was identified	Identified as part of the 2011 SHLAA
Ownership type	Private
Existing use(s)	Agriculture
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is bounded by Stroude Road to the north and Hurst Lane to the east. Residential properties abut the site to the north, south and west. To the east lies Bellbourne Nursery, residential dwellings and open land.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	✓ (opposite)
Flood zone 2	✓ (partial)	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		LNR	
Agricultural Land Classification	Urban / Grade 2	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	Site is in a Minerals Safeguarding Area.		

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
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, 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 Luddington House and Luddington House walled garden 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.86/1209 Residential Development (refuse).

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.	✓	70-100	30dph. As suggested by site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			

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

Suggested phasing

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

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

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet

	NPPF criteria / have Very Special Circumstances proved to justify its development.
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Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

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

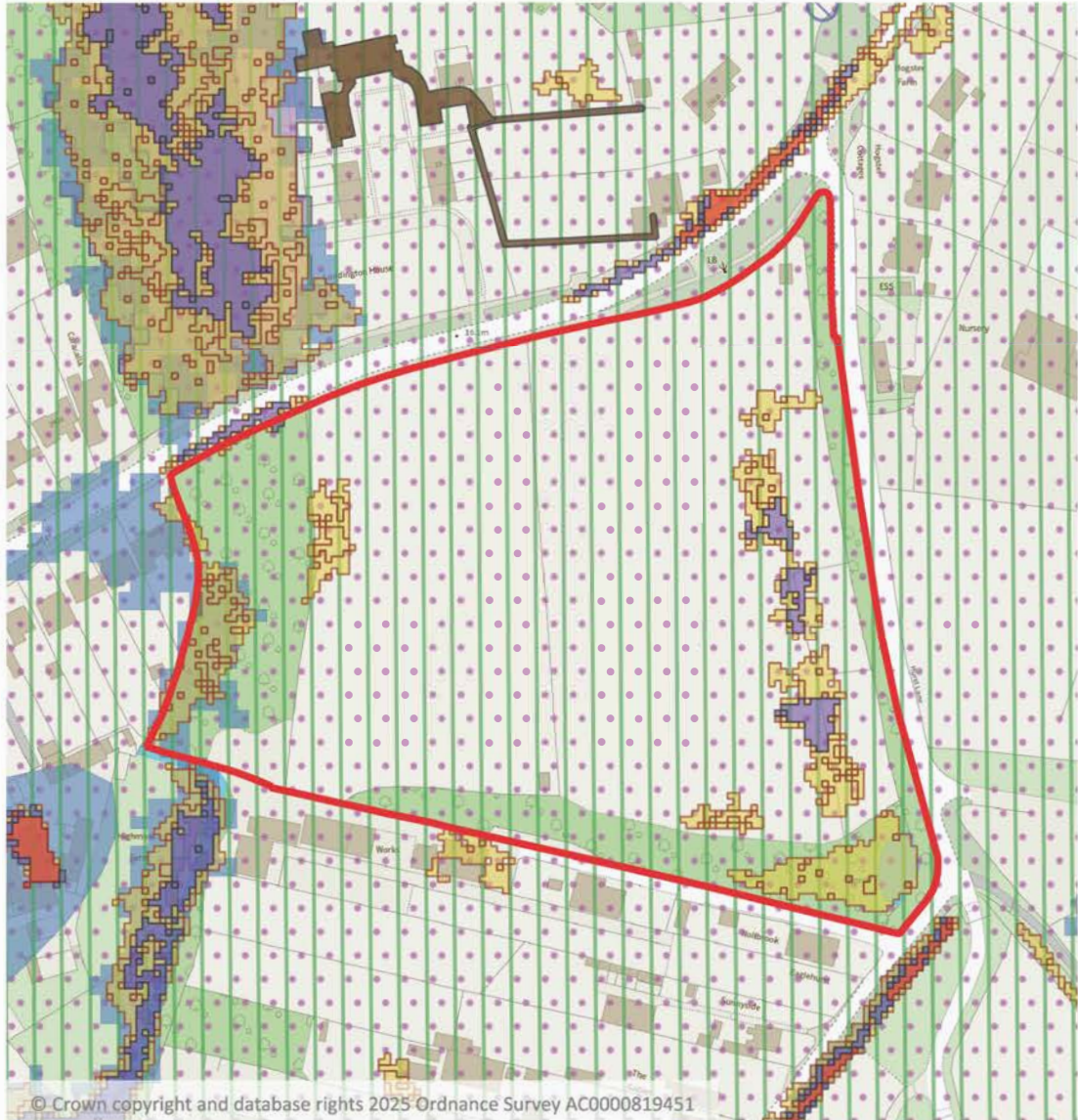
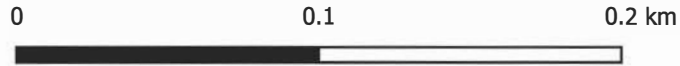
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, and because it was only submitted for residential development, the site being developed for other uses has not been considered.



Date: 22/12/2025

Site: 103 Name: Stroud Road, Virginia Water



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	163
Site Name	Land at Wellington Avenue, Wentworth
Address	Land at Wellington Avenue
	Wentworth
	Virginia Water
Postcode	
Grid references	X: 498920 Y: 167379
Site area (ha)	0.9
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Private
Existing use(s)	Residential garden
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is surrounded by the large, detached properties (and their gardens) set along Wellington Avenue.

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	✓ (77)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)			

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.
TPO	The potential impact of any development on the trees in TPO 77 would need to be taken into account as part of any development proposals.

Site planning history

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

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓		Site promoter said this would be dependent upon the scheme.
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			

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

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	Site promoter said that it 'could be available in the future'.
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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:	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land and meet NPPF criteria to justify development.

Site deliverability

Can identified constraints be overcome (Y/N)?	No Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be
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	identified as 'grey belt' land and meet NPPF criteria 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

Due to the site's location within the Green Belt, it is not considered to be suitable for additional residential development. Additionally, with no indication as to how many units the site is being promoted for, or when they may come forward, the site is not appropriate for inclusion in the trajectory.

Residential units provided to the assessment of supply: 0

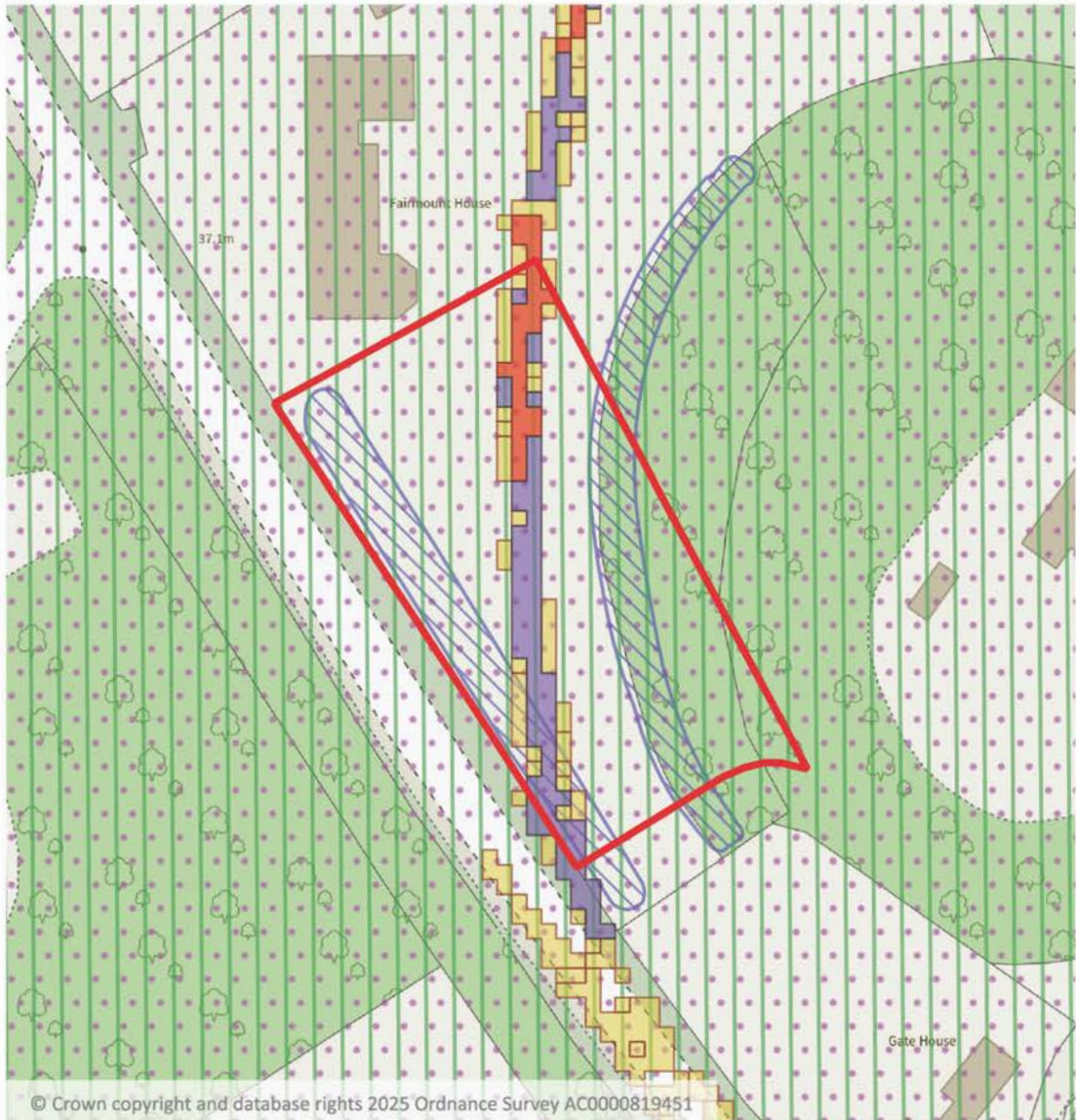
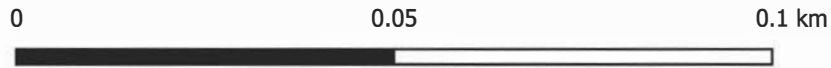
Other uses provided to the assessment of supply: as the site has only been promoted for residential development and is in the Green Belt, other uses have not been considered.



Site: 163

Date: 22/12/2025

Name: Land at Wellington Avenue, Wentworth, Virginia Water



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	229
Site Name	Virginia Heights and The Dene
Address	Virginia Heights and The Dene Sandhills Lane Virginia Water
Postcode	GU25 4BW
Grid references	X: 500810 Y: 167662
Site area (ha)	2.2
How site was identified	Submitted as part of the 2015 SLAA
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.25ha – 11% PDL)
Surrounding uses	The site is bound to the south by a railway line and to the north by Sandhills Lane with the M3 sitting just south east of the site. There is residential development located along Sandhills Lane to north, east and west of site.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	✓ (195)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	In close proximity to the Trumps Mill Lane Bridge Locally Listed Building. A large part of the site is in a Minerals Safeguarding Area. The southern boundary of the site is adjacent to a railway line.		

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.
TPO	The potential impact of any development on the trees in TPO 195 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.
Noise and vibration from adjacent railway line	A noise and vibration study would be required to support any application in connection with the adjacent railway line.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.21/0972 Change of use of existing dwelling to form 5 self-contained dwelling units (C3) with associated parking and gardens. (withdrawn)</p> <p>RU.07/0995 Erection of detached four bed 2-storey dwelling following demolition of existing dwelling and garage (refuse).</p> <p>RU.04/1018 Erection of two storey detached dwelling with vehicular access off Sandhills Lane (refuse).</p> <p>RU.04/0398 Erection of two storey detached dwelling following demolition of existing dwelling and garage (refuse).</p> <p>RU.03/0526 Erection of two storey detached dwelling following demolition of existing dwelling and garage (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.	✓	75	Based on 40dph (excluding area of TPOs / boundary trees) suggested by site promoter.
Elderly people's housing, student halls	✓		Student accommodation due to the proximity to the Holloway Campus (suggested by agent).
Traveller accommodation			
Commercial (E use classes)	✓		Due to existing garage and servicing facility to the east (suggested by agent).
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 is in residential use, although not all the land associated with the use falls within the curtilage of the property. As such only part of the site is considered to be previously developed, in accordance with policy contained within the NPPF, whilst the remainder would be greenfield.</p> <p>Paragraph 154 and 155 of the NPPF considers that the limited infilling or the partial / complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the</p>
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	<p>existing development on the openness of the Green Belt or the purposes of including land in it. Therefore, part of site could be considered suitable for development in principle, dependent on the proposal's impacts on the openness and purposes of the Green Belt, when compared to the existing development on site. In this respect it may be possible to replace the existing dwelling at Virginia Heights with two smaller dwellings provided no greater impact on Green Belt or could be converted to approximately four flats.</p> <p>In terms of the area of the site which is not previously developed, the only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p> <p>The site promoter also considers that employment use could be provided on site. In the case of the PDL part of the site this is likely to come through the conversion of the existing dwelling to offices supplying around 300sqm of floorspace.</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 in years 0-5.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the site has been promoted for multiple uses it would appear that it is viable.

Site deliverability

Can identified constraints be overcome (Y/N)?	The developable part of the site where the current dwelling is sited could provide for three net units if the existing dwelling known as Virginia Heights was converted. The remainder of the site is not considered to be suitable as it is not previously developed and is located within the Green Belt, and therefore is not considered deliverable.
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 land promoter has stated that approximately 75 dwellings could be delivered on site: however, the land is included in the Green Belt and for the reasons given above, it is not considered the land could deliver this number of units. As such, the conversion of the existing residential unit at Virginia Heights could deliver three net additional units and thus would be considered a windfall development.

Residential units provided to the assessment of supply: three (net) and thus the site is considered a windfall site.

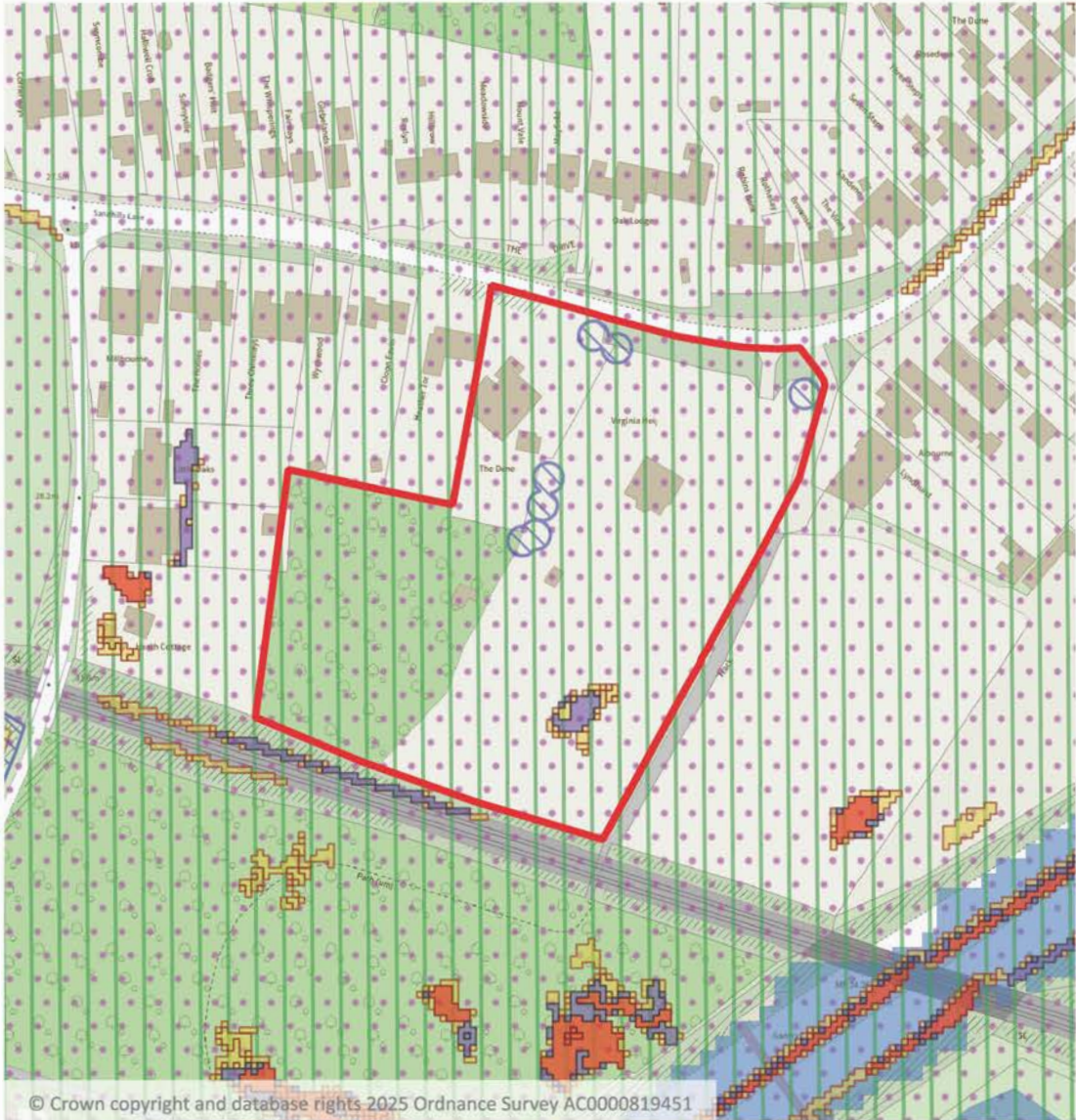
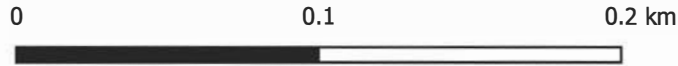
Other uses provided to the assessment of supply: the land promoter has stated that the land could be made available for commercial uses. Redevelopment of the previously developed parts of the land could result in office floorspace up to around 300sqm following conversion of existing dwelling.



Date: 22/12/2025

Site: 229

Name: Virginia Heights and The Dene, Sandhills Lane, Virginia Water



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	258
Site Name	Virginia Water North
Address	Virginia Water North Hollow Lane Virginia Water
Postcode	
Grid references	X: 499497 Y: 168702
Site area (ha)	19.5
How site was identified	Allocated as part of the Runnymede Local Plan 2030
Ownership type	Private
Existing use(s)	Care home, residential and open land.
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 1.58ha – 8% PDL)
Surrounding uses	To the south and east of the sites lies the (low density) residential areas in the urban area of Virginia Water. To the west and north there is a more dispersed pattern of residential development that leads onto open land.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Urban / 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 Merlewood and Lodge at Merlewood Care Home Locally Listed Buildings.		

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

Constraint type	Action to be taken
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.
Locally Listed Buildings	The potential impact of any development on Locally Listed Merlewood and Lodge at Merlewood Care Home would need to be taken into account as part of any development proposals. Specifically, policy SL9 of the Runnymede 2030 Local Plan requires the Locally Listed Merlewood Care Home and its setting to be maintained (in its current use) and enhanced.

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.23/1836 Full application of up to twelve residential units with associated parking and landscaping. Access off Callow Hill (refused).</p> <p>RU.04/1103 There is an extensive planning history in relation to Merlewood Nursing Home, the most recent of which is RU.04/1103 which relates to the erection of a detached cedar summer house west of nursing home (grant).</p> <p>RU.80/0716 There is also an extensive planning history relating to Kenwolde, the former nursing home, the most relevant being RU.80/0716, permitting the subdivision of the former nursing home in to five individual residential units (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	120	The minimum number set out under Policy SL9 of the Adopted Runnymede Local Plan 2030.
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)	Due to the current lack of any extant planning permissions and the recent refusal for a small part of the site, it is thought the site might be able to come forward in years 6-10 of the trajectory.
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Site suitability

Suitability information:	As this site has been designated for residential development in the adopted Runnymede Local Plan 2030, the site is (for the purposes of this assessment) suitable for the level of development set out above (120 residential dwellings).
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	As this site has been designated for residential development in the adopted Runnymede Local Plan 2030, the site is available for the level of development set out above (120 residential dwellings).

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As this site has been designated for residential development in the adopted Runnymede Local Plan 2030, the site is considered to be achievable. This is because it went through whole plan viability testing as part of the Local Plan examination process.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Developable
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Recommendation

As this site has been designated for residential development in the adopted Runnymede Local Plan 2030, the site is (for the purposes of this assessment) suitable for inclusion in the trajectory for the 120 additional dwellings set out by Policy SL9. Due to the lack of any extant planning permissions and the recent refusal for a small part of the site, it is expected that these dwellings may take longer to come forward and thus they are placed in the longer-term part of the trajectory.

Residential units provided to the assessment of supply: 120 (net) in years 6-10 of the trajectory.

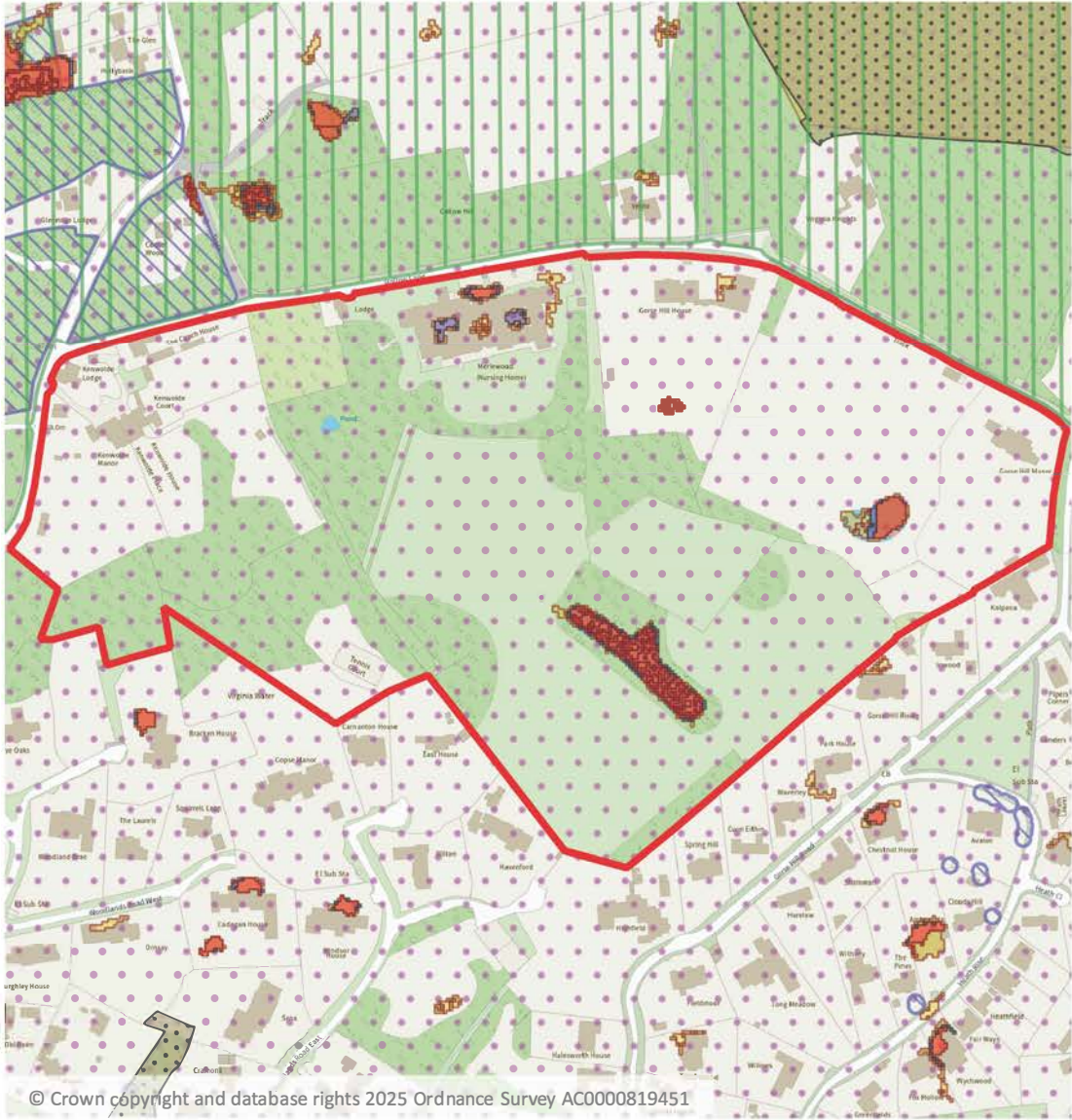
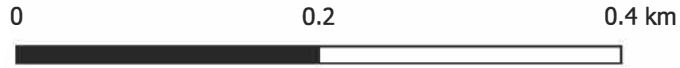
Other uses provided to the assessment of supply: as the site has not been allocated for other uses, these have not been considered.



Date: 22/12/2025

Site: 258 Name: Virginia Water North

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



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Scale: 1:5,000

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



SLAA 2025 officer site assessments

Site information

Site ID	261
Site Name	Virginia Water South
Address	Virginia Water South Trumps Green Road Virginia Water
Postcode	
Grid references	X: 499015 Y: 166492
Site area (ha)	5.27
How site was identified	Allocated as part of the Runnymede Local Plan 2030
Ownership type	Private
Existing use(s)	Agricultural use with farm shop, and residential use at north of the parcel and at The Barn.
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.12ha – 2.25% PDL)
Surrounding uses	There are dwellings located at Knowle Hill which form the northern boundary of the land and the same applies for southern and eastern boundaries at Trumps Green Road. The western boundary abuts the Wentworth Estate and the Wentworth Golf Courses - Knowle Hill SNCI. The southern boundary abuts the railway line, with the M3 lying beyond this. The Longcross Garden Village is located to the south of the site on the other side of the railway line.

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	✓ (420 and 462)
Low surface water flood risk		SSSI	
Medium surface water flood risk		SNCI	✓ (adjacent)
High surface water flood risk		LNR	
Agricultural Land Classification	Urban / Non-agricultural	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	

Site constraints (tick (✓) where relevant)	
Other (please specify)	Adjacent to the Chobham Common North and Wentworth Heaths Biodiversity Opportunity 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
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
TPO	The potential impact of any development on TPO 420 would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the Wentworth Golf Course 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 Chobham Common North and Wentworth Heaths 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.22/0278 Outline Planning Permission for Demolition of existing structures and erection of up to 67 new homes (35% affordable), provision of 1 travellers pitch, and new vehicular access via Trumps Green Road together with associated car parking, open space and landscaping with Access only to be considered with all other matters reserved. (grant). Non-material amendments approved under RU.23/1668. Reserved matters application granted under RU.23/1061. Discharge of conditions granted under RU.24/1198, RU.25/0031, RU.24/1753, RU.24/1568, RU.24/1752, RU.24/1754, RU.24/1569, RU.25/0033, RU.25/0244, RU.25/0325, RU.25/0160, RU.25/0677, RU.25/0749 and RU.25/0866. Deed of variation pending under RU.24/1699. Discharge of conditions pending under RU.25/1542. Variation of conditions pending under RU.25/1391.</p> <p>RU.14/1898 Prior Approval for a proposed Change of Use of an existing agricultural building to a Dwelling (Class C3 Use) (grant).</p> <p>RU.13/1090 Provision of a replacement farm shop, a new poly tunnel, and resurfacing of the existing road (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.	✓	140	140 is the minimum number set out under Policy SL10 of the Adopted Runnymede 2030 Local Plan.
Elderly people's housing, student halls	✓	2	The minimum number set out under Policy SL10 of the adopted Runnymede 2030 Local Plan.
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)	Years 1-5. Information from the agent for the eastern half of the site. However, they only own half of the site and thus this may take longer to build out. There has been no detailed response from the owners of the other half of the site, who have advised they are close to exchanging contracts with a builder but have no detail on delivery timeframes.
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Site suitability

Suitability information:	As this site has been designated for residential development in the adopted Runnymede 2030 Local Plan the site (for the purposes of this assessment) is suitable for the level of development set out above (140 residential dwellings and two Gypsy and Traveller pitches).
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Site availability

Is the site available (Y/N)?	Yes
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Availability information:	As this site has been designated for residential development in the adopted Runnymede 2030 Local Plan the site is available for the level of development set out above (140 residential dwellings and two Gypsy and Traveller Pitches).
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Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As this site has been designated for residential and Gypsy and Traveller development in the adopted Runnymede 2030 Local Plan the site is considered to be achievable. This is because it went through whole plan viability testing as part of the Local Plan examination process.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

As this site has been designated for residential development in the adopted Runnymede 2030 Local Plan (for the purposes of this assessment) the site is suitable for inclusion in the trajectory for the 140 additional dwellings and two Gypsy and Traveller Pitches expected by Policy SL10. Based on information provided by the site promoter for the eastern part of the site, they expect it to begin delivering homes from 2025/26 with development complete by the end of 2026/27. This is evidenced by the site being cleared and numerous discharge of conditions applications being granted. For the western part, the landowner has confirmed that they are close to exchanging contracts for the sale of the land to a builder, but they have no detail in relation to delivery timescales.

Residential units provided to the assessment of supply: 140 dwellings and two Gypsy and Traveller Pitches.

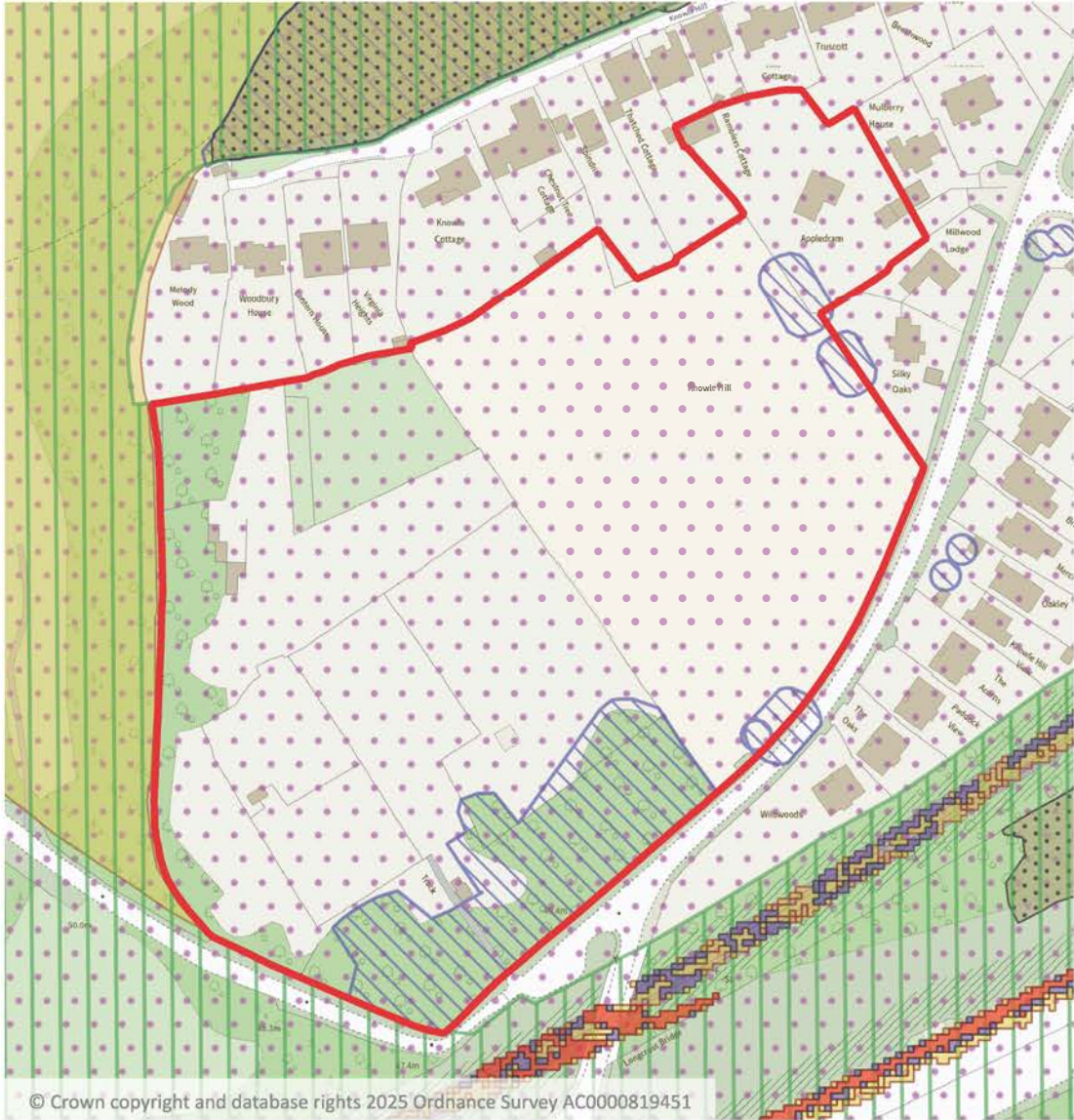
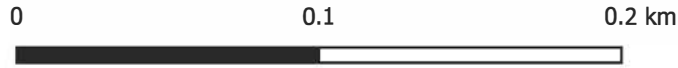
Other uses provided to the assessment of supply: as the site has not been allocated for other uses, these have not been considered.



Date: 22/12/2025

Site: 261 Name: Virginia Water South

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



- | | | | | | | |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| 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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SLAA 2025 officer site assessments

Site information

Site ID	277
Site Name	The Chalet, Virginia Water
Address	The Chalet Callow Hill Virginia Water
Postcode	GU25 4LD
Grid references	X: 498932 Y: 168687
Site area (ha)	3.79
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.01 ha - <1% PDL)
Surrounding uses	To the east of the site is a continuation of the on-site woodland; although this appears to be coppiced and is in the ownership of the Crown Estate. To the south of the site is Christ Church and a few detached residential properties. The west of the site is bound by Callow Hill (beyond which lies the urban area of Virginia Water) and Greywell Cottage. Located to the north of site is Virginia Beeches; sheltered accommodation for older people.

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	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 Windsor Great Park Biodiversity Opportunity Area. In close proximity to the Hangmoor Locally Listed Building.		

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential impact of any development on Nationally Listed Tomb - Count & Countess de Morella would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Windsor Great Park BOA would need to be taken into account as part of any development proposals.
Locally Listed Buildings	The potential impact of any development on the Locally Listed Hangmoor would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.23/1495 Certificate for Use of The Chalet, Callow Hill as a single dwellinghouse within Use Class C3 (grant).</p> <p>RU.87/1329 Outline application for the erection of 8 detached bungalows (refuse).</p> <p>RU.86/0824 14 no. five bedroom detached houses and 2 no. four bedroom bungalows (refuse).</p> <p>RU.78/0271 Erection of 2 detached dwellings with garages on land adjacent Greywell House, Callow Hill and 12 detached houses and 4 flats with garages and access road at The Chalet (refuse).</p>

	<p>EGH.70/14244 Layout of an estate road and development of land as sites for sixteen houses or bungalows with garages T.P.3 no.11131 (see also Land adjacent Greywell House, Callow Hill) (refuse).</p> <p>EGH.64/9645 Conversion of garden storage building into dwelling T.P.3 no. 8397 (refuse).</p> <p>EGH.54/2716 Development of approximately 4 acres of land for residential use T.P.3 no. 2133 (refuse).</p>
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	35-70	
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	✓		Site agent states that the site is available for residential use, although proposals relating to small scale community facilities may also be considered (subject to further discussions and negotiation).
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 vast 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 its development.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

At the current time, the use of the site for a comprehensive residential development would represent inappropriate development in the Green Belt that would be unacceptable unless

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

Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt and largely greenfield nature of the site, other uses are deemed inappropriate.



Date: 22/12/2025

Site: 277 Name: The Old Chalet, Callow Hill, Virginia Water



Scale: 1:2,500

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



SLAA 2025 officer site assessments

Site information

Site ID	312
Site Name	Home Farm, Stroude Road, Virginia Water
Address	Home Farm
	Stroude Road
	Virginia Water
Postcode	GU25 4BU
Grid references	X: 500515 Y: 168186
Site area (ha)	Circa 16ha
How site was identified	Submitted through the 2015 SLAA
Ownership type	Private
Existing use(s)	Residential and agriculture
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.1ha – 1.1% PDL)
Surrounding uses	Home Farm is to the east of Stroude Road and north of St Ann's Park in Virginia Water. The site is separated from St Ann's Park by a banked area of woodland, with further woodland to the east and open land to the south. To the north lies Hillcrest Stables.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2	✓ (partial)	Conservation Area	
Flood zone 3a	✓ (partial)	Ancient woodland	✓
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	Most 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	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.
Ancient woodland	As this designation covers a significant proportion of the site including along its northern boundary, a section in the centre and the south eastern corner, this will significantly reduce the capacity of the site as these areas would not be suitable for development.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.21/1895 Application for a certificate of lawfulness to determine whether works approved under RU.17/1728 and amended under RU.21/0443 have been lawfully implemented (grant). Variation of conditions application under RU.25/0713 (pending).</p> <p>RU.17/1728 Erection of 10 new dwellings with associated garaging & new vehicular access following the demolition of 3 existing dwellings and surrounding outbuildings (grant). Variation of conditions application under RU.21/0443 (grant). Variation of permission pending under RU.25/0713.</p> <p>RU.15/1899 Erection of 10 new dwellings with associated garaging following the demolition of 3 existing dwellings and surrounding outbuildings (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.	✓	160-250	As suggested by the submission form, and subject to layout, housing typologies, and open space. This would be circa 10-16dph.
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 considered to be suitable for development as planning permission has been granted for residential development of seven net units under RU.17/1728. RU.21/1895 has confirmed that it has been implemented.</p> <p>However, the most recent SLAA submission is for 160-250 dwellings which represents a much larger level of development in a Green Belt site where there continues to be a presumption against inappropriate development, with the vast majority of the site not constituting previously developed land. Therefore, the development of a much larger area of this site would be inappropriate, 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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	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.
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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 for the level of development indicated above.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The implemented planning permission (RU.17/1728, confirmed by RU.21/1895) and the variation of conditions application being granted show that that smaller-scale development it is deliverable. However, the wider development proposal is not achievable for the purposes of this assessment due to the site's Green Belt location.

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 (in relation to the larger scale development).
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Recommendation

Given the implemented permission for seven net additional units on the site, this level of development will be reflected in the trajectory. In terms of the suitability of the site for a more comprehensive form of development, a greater scale of development beyond what has already been approved is likely to be unacceptable given the Green Belt location of the site. For the whole site to be comprehensively redeveloped, any development proposals would either need to be supported by very special circumstances, be identified as 'grey belt' land and meet NPPF criteria, or the site would need to be removed from the Green Belt and allocated for development as part of the next iteration of the Local Plan.

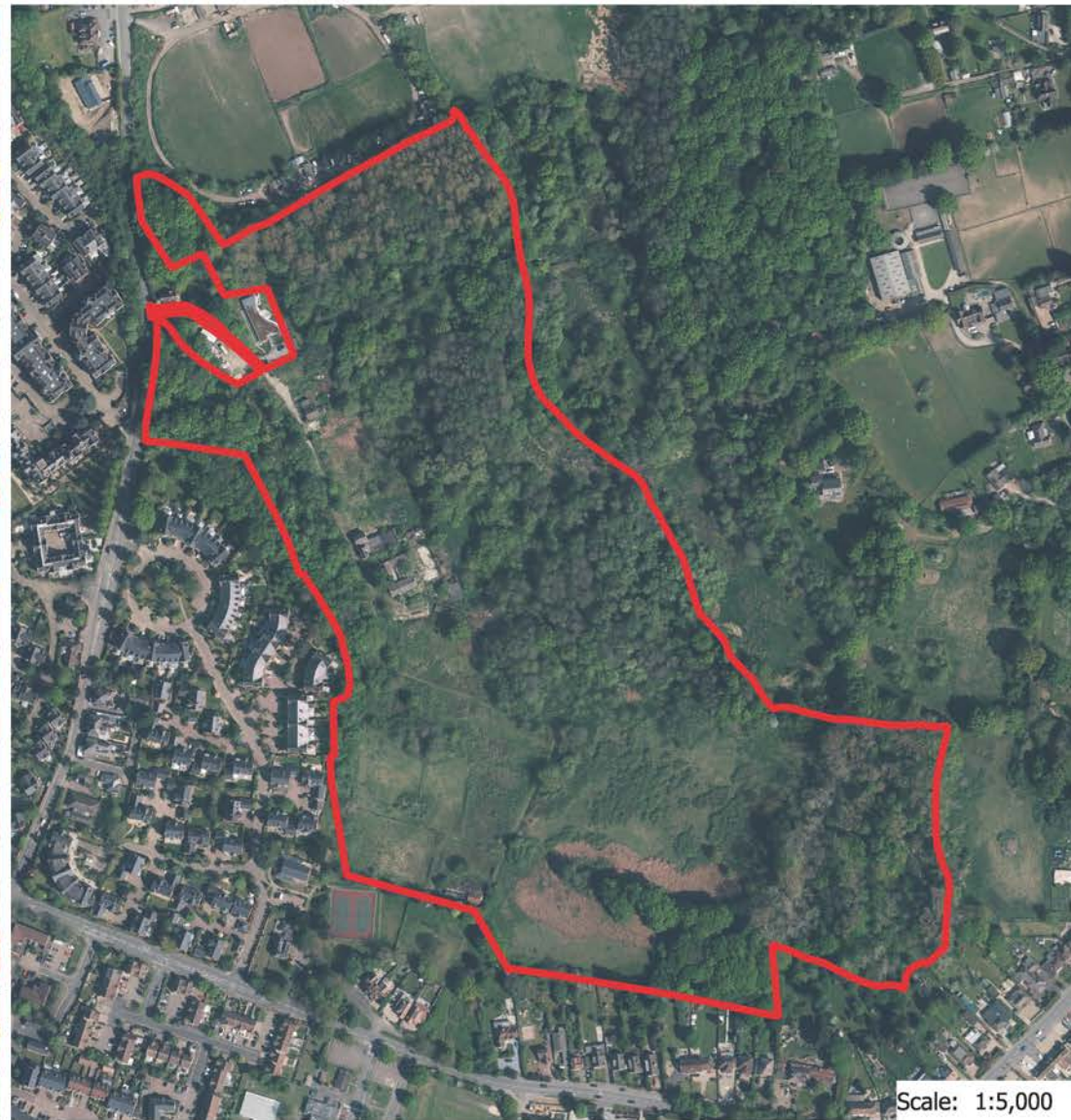
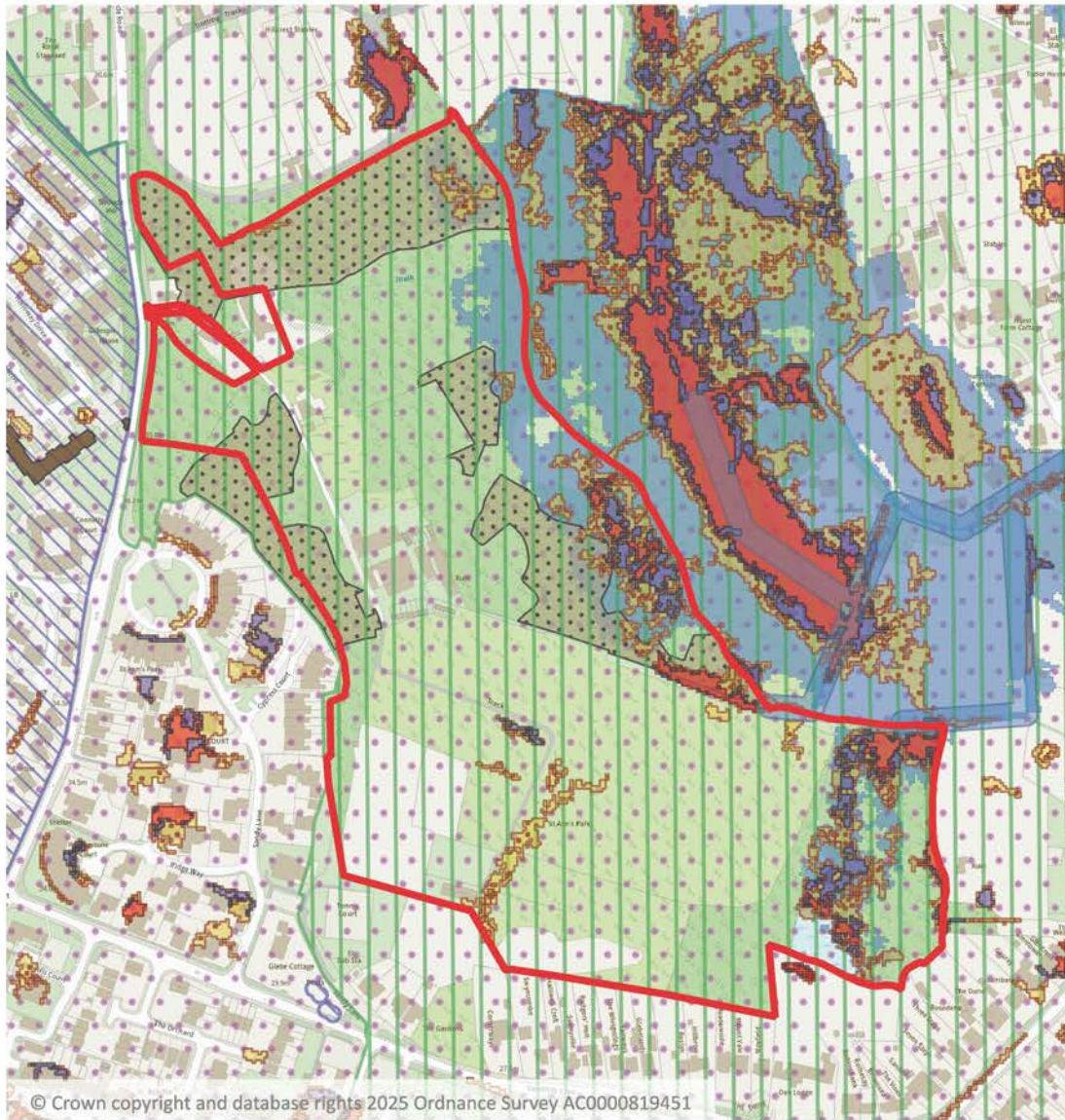
Residential units: 10 gross, seven net additional units.

Other uses: given the Green Belt location and the fact that the site has only been promoted for residential development, other uses have not been considered.



Date: 22/12/2025

Site: 312 Name: Home Farm, Stroude Road, Virginia Water



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 | 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	322
Site Name	Padd Farm, Hurst Lane, Virginia Water
Address	Padd Farm
	Hurst Lane
	Virginia Water
Postcode	TW20 8QJ
Grid references	X: 501115 Y: 168750
Site area (ha)	12.3
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Private
Existing use(s)	Agriculture
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	Site lies in a predominantly rural location with dispersed residential development comprising of one/two storey semi-detached or detached dwellings to the west along Hurst Lane. There are open fields/horticultural uses to the north and open fields/equestrian to the south with some dispersed housing units in this area. The site is bounded to the east by Longside Lake with the M25 lying beyond.

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	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Grade 2 / Urban / Non-agricultural	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	The site is in a Minerals Safeguarding Area.		

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
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 is considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.23/0510 Change of use of the land to a corporate headquarters for a scaffolding and access company (Sui Generis) including an office, training centre, fabrication bay, workshop, and employee accommodation, following the demolition of all but 3 of the existing buildings on site and the erection of 2 new buildings. The removal of existing hardstanding and the re-use of existing hardstanding for storage and parking. The returning of the remainder of the site to greenspace. (Part Retrospective) (grant 06/02/2025). Discharge of conditions granted under RU.25/0040 and RU.25/0626.</p> <p>RU.21/1167 The erection of three new buildings and the refurbishment of 2 existing buildings to be used as offices, a training centre and fabrication bays as part of the applicant's corporate headquarters, following the demolition of 15 existing buildings on site. Refurbishment and decontamination of existing site and the creation of open grassed area with an area of landscaped open space and a further larger area for public use (appeal dismissed).</p>

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
	<p>RU.21/0695 The demolition of existing buildings and structures, and removal of hardstanding; the decontamination of land; the erection of 38 affordable dwellings with associated access, parking, landscaping, and infrastructure works; and the change of use of land to paddocks (refused).</p> <p>RU.19/0066 EIA Scoping Opinion for proposed development at Padd Farm (EIA scoping agreed).</p> <p>RU.18/1552 EIA screening opinion relation to the proposed development on land at Padd Farm, Hurst Lane, Egham, for the below scheme: Demolition of existing buildings and site decontamination, the erection of up to 130 new residential dwellings (areas A & B) and provision of public open space on the southern part (area C) of the site under Part 2(6) of the Town and Country Planning (Environmental Impact Assessment) regulations 2017 (EIA development – ES required).</p> <p>RU.17/0412 Application to dispose part of site with reference to s.106 obligation (planning) (refuse).</p> <p>RU.10/0016 Certificate of existing lawful use for stationing of caravans in residential use (refuse).</p> <p>RU.09/0936 Certificate of Lawful Use for change of use of building to self-contained dwelling (C3) (refuse).</p> <p>RU.09/0194 Certificate of Lawful Use for existing hardstanding and service road (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓		Net loss of 270sqm Sui Generis floorspace under RU.23/0510.
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 site's extensive planning history, several buildings are not in agricultural use, and the extensive hardstanding has been granted a certificate of lawful use. However, the lawful use of the site is agriculture, and from the planning history it has been determined that the site is a single planning unit (determined on appeal and by the High Court). Therefore, as the entire site is in agricultural use, the site is not considered to meet the definition of previously developed land as set out in the NPPF and as such paragraph 154 and 155 of the NPPF does not apply. Development would therefore 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>However, as set out above, the site is a single agricultural unit and therefore would benefit from permitted development rights for conversion of agricultural buildings to residential use under Schedule 2, Part 3, Class Q of the General Permitted Development Order 2015. One of the caveats to Class Q is that the cumulative floorspace of the existing building or</p>
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	<p>buildings to be converted does not exceed 450sqm or 3 separate dwelling houses in total on the agricultural unit. As such, up to 3 dwellings could be created at the site through permitted development.</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 permitted planning application RU.23/0510 shows that the site is available for commercial development.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The permitted planning application RU.23/0510 shows that the site is achievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes, however only on a small scale as demonstrated by RU.23/0510, which has been permitted.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable, however only on a small scale as demonstrated by RU.23/0510, which has been permitted.
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Recommendation

At the current time, the use of the site for large scale 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. Permitted development rights would allow up to a maximum of three dwelling houses to be created from existing agricultural buildings. This would be captured through the windfall calculation.

The granted application (RU.23/0510) that proposes a net loss of 270sqm of Sui Generis floorspace has been permitted so this will be added into the employment trajectory.

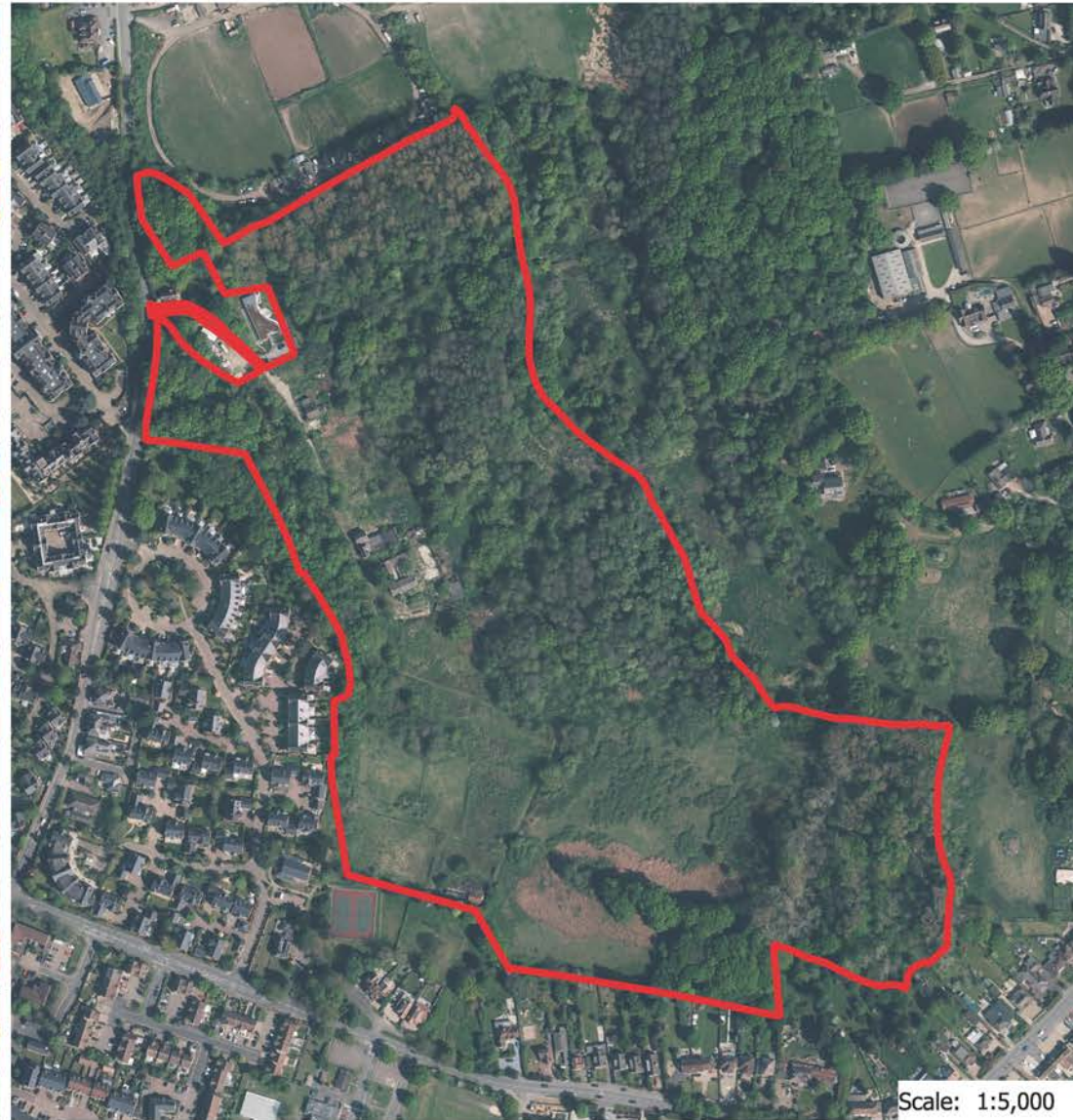
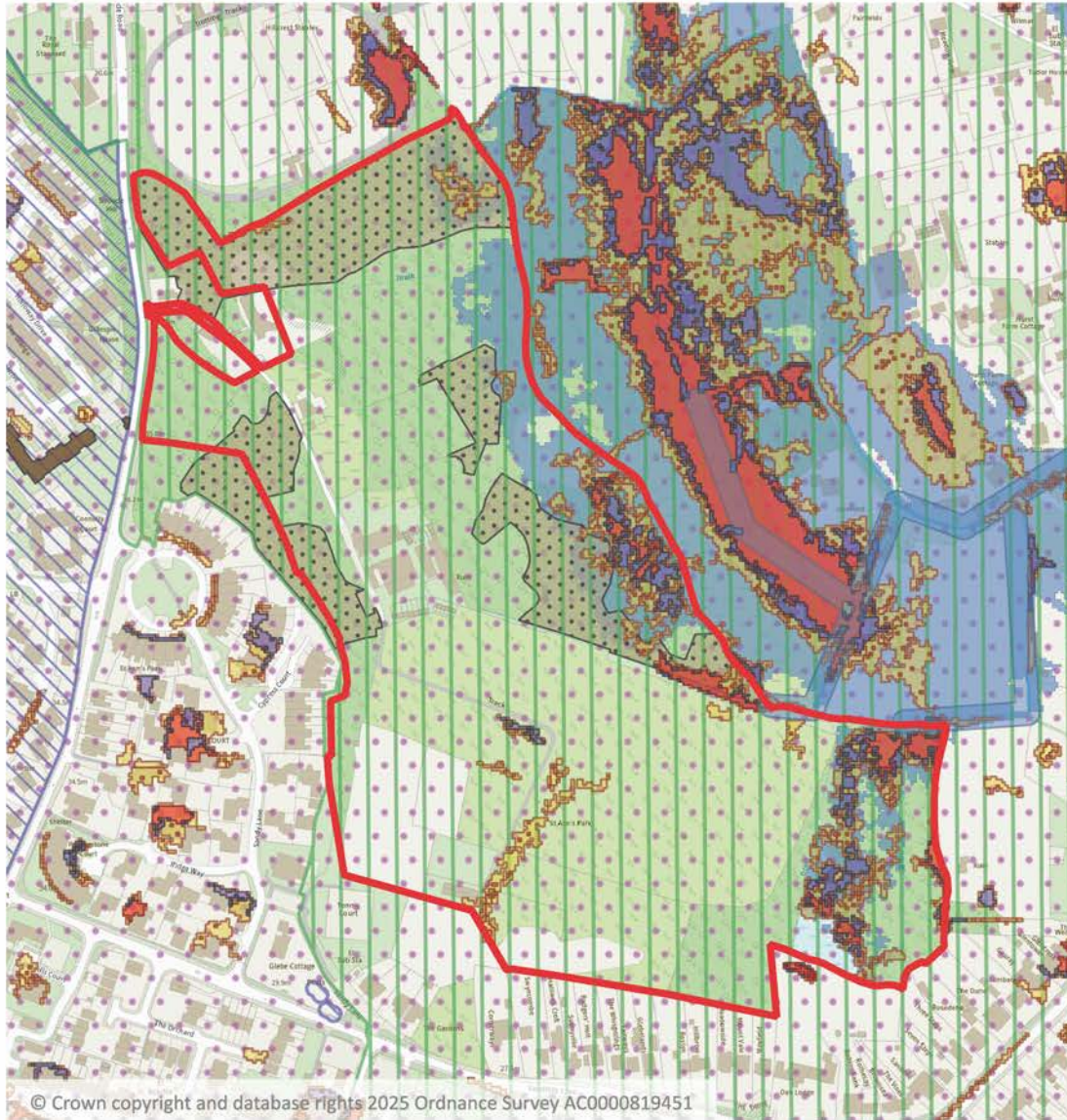
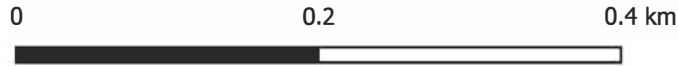
Residential units provided to the assessment of supply: three (net).

Other uses provided to the assessment of supply: RU.23/0510 proposes a net loss of 270sqm of Sui Generis floorspace on the site which has been granted planning permission so this will be added into the trajectory.



Date: 22/12/2025

Site: 312 Name: Home Farm, Stroude Road, Virginia Water



Scale: 1:5,000

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



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SLAA 2025 officer site assessments

Site information

Site ID	346
Site Name	Clockhouse Nursery, Virginia Water
Address	Clockhouse Nursery Clockhouse Lane West Virginia Water
Postcode	TW20 8PG
Grid references	X: 501449 Y: 170180
Site area (ha)	0.26
How site was identified	Submitted as part of the 2021 SLAA
Ownership type	Private
Existing use(s)	Vacant land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the east lies a residential caravan park associated with a travelling showman's site. On the opposite side of Clockhouse Lane West are a couple of residential properties, while to the west lies open land and then Stroude Road. To the north is open land and then Wickham Piggery.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is ALC Grade 3, the land may require further investigation to determine whether it is 3a or 3b, with the former being considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Building	The potential impact of any development on Nationally Listed Goose Green House 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.23/0890 The change of use of land to provide to a caravan site to provide, 10 No. Pitch for static home and 10 No. attached/shared day room/utility buildings, associated parking, landscaping and ecological measures to provide open market residential accommodation for Gypsy/Travellers as defined (granted on 28/02/2025). Discharge of conditions granted under RU.25/1129.

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	✓	10	Based on RU.23/0890.
Commercial (E use classes)			

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

Suggested phasing

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

Suitability information:	The site is considered suitable for development in accordance with RU.23/0890.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site promoter has confirmed that it is available through RU.23/0890, which has been granted planning permission.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable through RU.23/0890, which has been granted planning permission.

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 planning application RU.23/0890 has been granted permission, this site is suitable for the development of 10 pitches. These will be added into the trajectory.

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

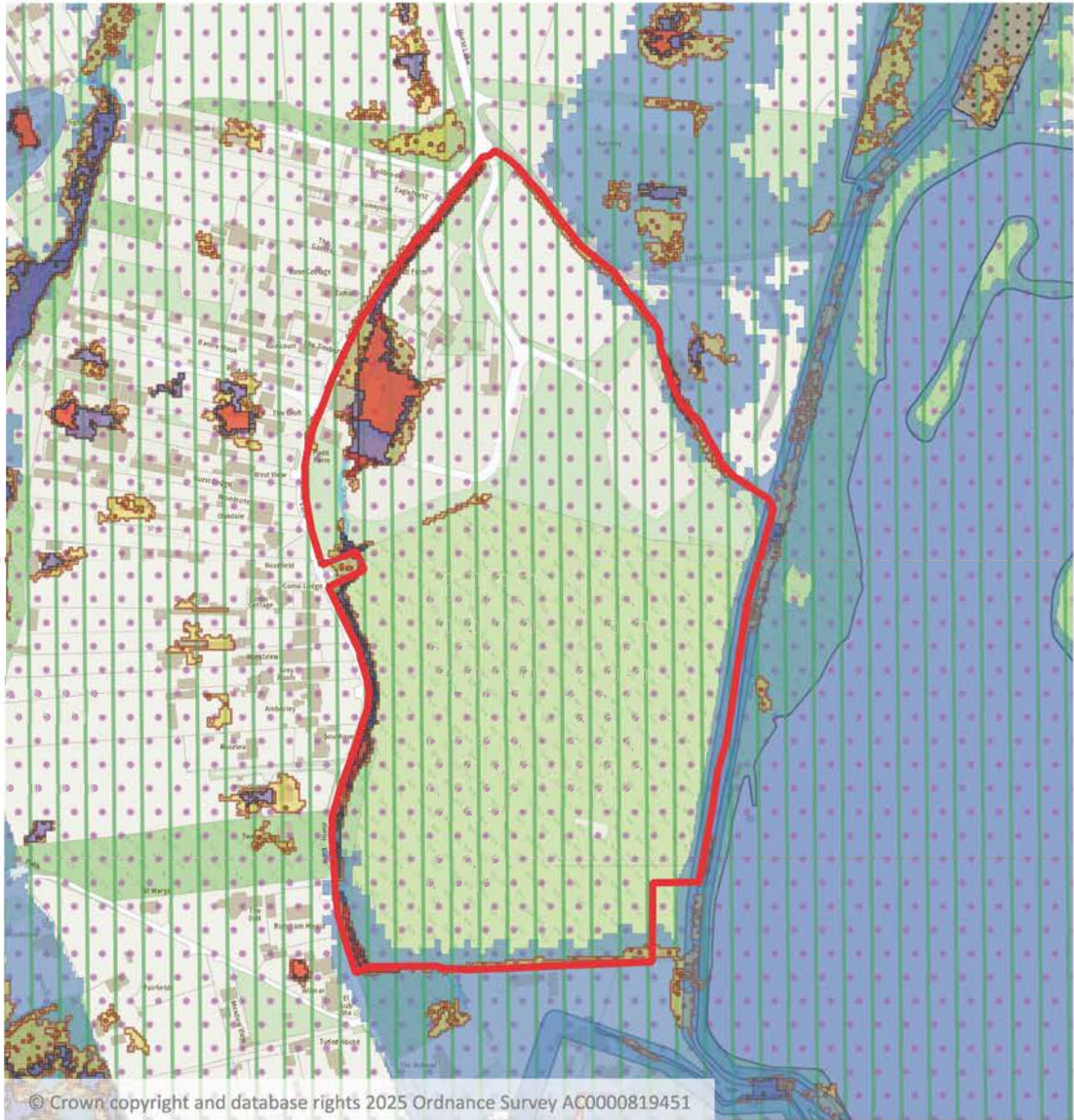
Other uses provided to the assessment of supply: as this site has not been suggested for any other uses, none have been assessed.



Date: 22/12/2025

Site: 322

Name: Padd Farm, Hurst Lane, Virginia Water



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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	354
Site Name	Highmoor Farm, 305 Stroude Road, Virginia Water
Address	Highmoor Farm 305 Stroude Road Virginia Water
Postcode	GU25 4DE
Grid references	X: 500744 Y: 169040
Site area (ha)	1.7
How site was identified	Submitted as part of the 2020 call for sites
Ownership type	Private
Existing use(s)	Stables, grazing and one residential dwelling
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.05ha – 3% PDL)
Surrounding uses	To the north lies the residential properties that line Stroude Road, with the mixed (but predominantly residential area) of Hurst Road to the east. To the south lies densely wooded land and to the west is Oak Tree Nurseries.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
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.24/0796 Outline Application, with all matters reserved apart from Access, for the demolition of structures and erection of nine dwellings with associated garages and driveways (refuse).</p> <p>RU.84/0843 Detached house of approx. 1200 sq.ft(111.5 sq.m) gross floor area including an attached garage for use by an agricultural worker. Land rear of 335 Stroude Road (refuse).</p> <p>RU.78/0647 Outline application to erect a bungalow for use by an agricultural worker (refuse).</p> <p>RU.77/0953 Erection of a bungalow for use by an agricultural worker (refuse).</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.	✓	30-40	25dph with 2, 3 and 4 bed units.
Elderly people's			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
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 review of the planning history, the site was originally used as a piggery in the 1950s. In the officer's report for RU.03/0508 the officer states that it is believed that this use ceased between 1983 and 1989. There is a long planning history following this where the owner sought to use the site for commercial activities. All these applications were refused planning permission and dismissed on appeal.</p> <p>A certificate of lawfulness was also granted (RU.03/0508) for the storage of legal files in a mobile library trailer (although the measurements for this trailer are not known, nor whether it remains on the site). The 2003 certificate also originally sought to demonstrate that that site had been used for stables although this element of the certificate was subsequently deleted and not considered by the Planning Authority.</p> <p>Certificate of lawfulness application RU.05/0922 established that the large barn on located centrally within the site which measures 50.5m by 9.2m (464.6 sqm) was being used for the storage of old and new vegetable oil /</p>
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	<p>animal fat in container drums. This part of the site would therefore appear to meet the definition of Previously Developed Land.</p> <p>As such, at the time of this assessment, only one of the barns which can still be seen to exist on the site is considered to meet the definition of Previously Developed Land. There is insufficient information available (in the form of a Certificate of Existing Lawfulness or granted planning consent for the redevelopment of the site) to allow a conclusion to be drawn in this high level SLAA assessment that the remainder of the site meets the definition of Previously Developed Land.</p> <p>Based on the floor area of the barn, it is estimated that the site could potentially accommodate 3-4 residential units, within the constraints of Green Belt policy. A comprehensive residential development across the whole site is considered to 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)?	Yes
Achievability information:	The site is considered to be achievable for a limited number of units (3-4) on the previously developed part of the site.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

Part of this site is considered to meet the definition of Previously Developed Land and therefore, a modest residential scheme in the region of 3-4 units may be acceptable providing that other policies of the development plan are complied with, in particular EE17 and EE19, as well as paragraph 154 of the NPPF. At the current time, the use of the whole site for a comprehensive residential development would represent inappropriate development in the Green Belt that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The estimate of 3-4 units would be captured as part of the windfall calculation included within the trajectory.

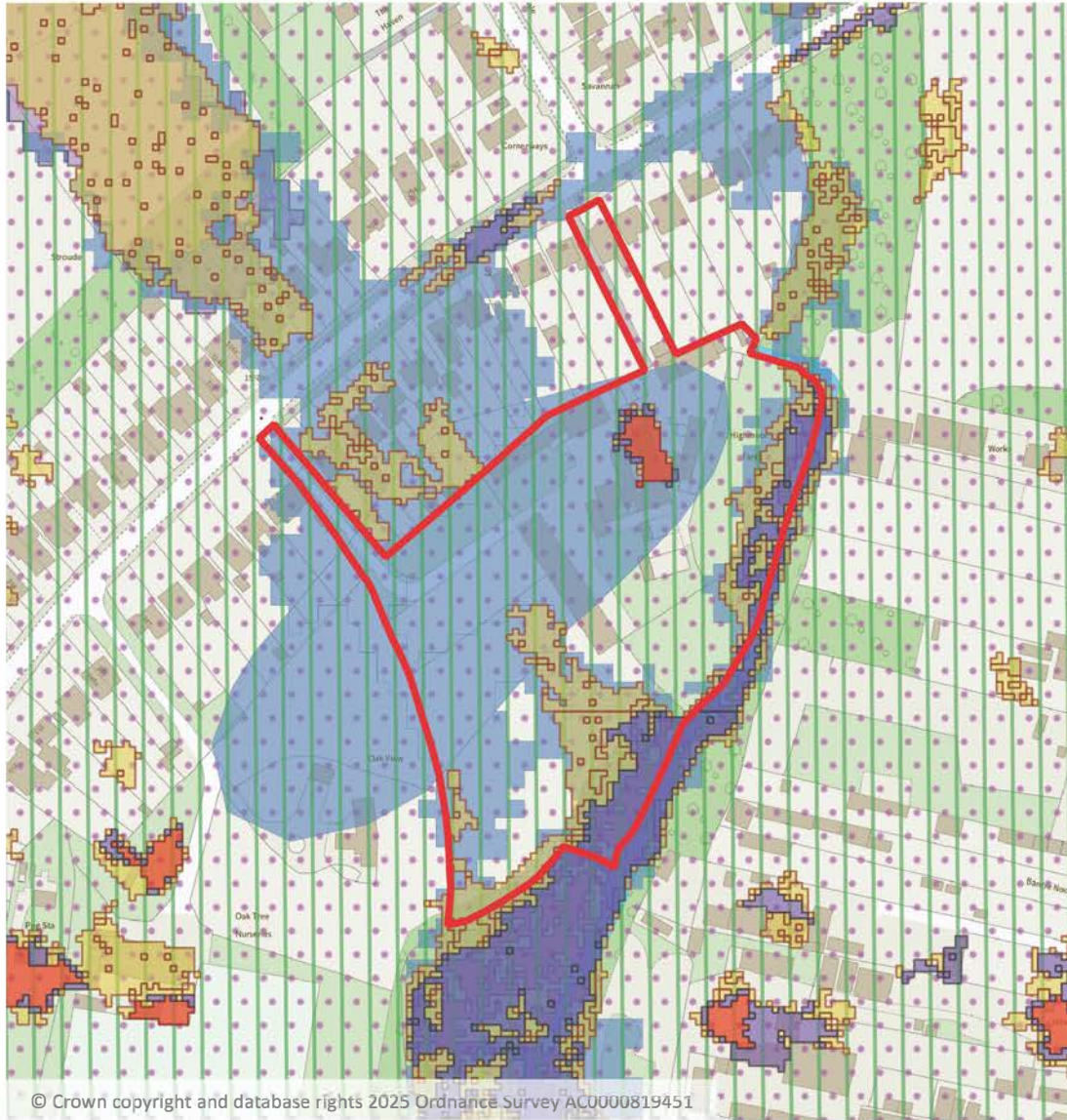
Residential units provided to the assessment of supply: 0 as this is considered to be a windfall site.

Other uses provided to the assessment of supply: given the Green Belt nature of the site, and because it was only submitted for residential development, the site being developed for other uses is deemed has not been considered.



Date: 22/12/2025

Site: 354 Name: Highmoor Farm, Stroude Farm, Virginia Water



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	419
Site Name	Land adjoining Chesters, Luddington Avenue, Virginia Water
Address	Chesters
	Luddington Avenue
	Virginia Water
Postcode	GU25 4DF
Grid references	X: 500721 Y: 169384
Site area (ha)	0.08
How site was identified	Though the 2021 call for sites
Ownership type	Private
Existing use(s)	Woodland
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is surrounded to the north, west and south by residential properties on Luddington Avenue, with dense woodland to the east.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Agricultural Land Classification	As this site is ALC Grade 3, the land may require further investigation to determine whether it is 3a or 3b, with the former being considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Biodiversity Opportunity Area	The potential impact of any development on the Windsor Great Park 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.)	RU.16/1649 Outline application for Proposed New Detached Two Storey Dwelling and Vehicular Access with access and layout to be determined (refuse).

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	9 (net)	In one three storey block of nine flats as suggested by site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			

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

Suggested phasing

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

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>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:	Land promoter suggests the site is available in years 0-5.

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
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	As this site is in the Green Belt, it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify its development.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

At the current time, 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 harm to the Green Belt by reason of inappropriateness, and any other harm identified. The only other way the development of this site may be considered acceptable is if the site is proven to be grey belt. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units provided to the assessment of supply: 0

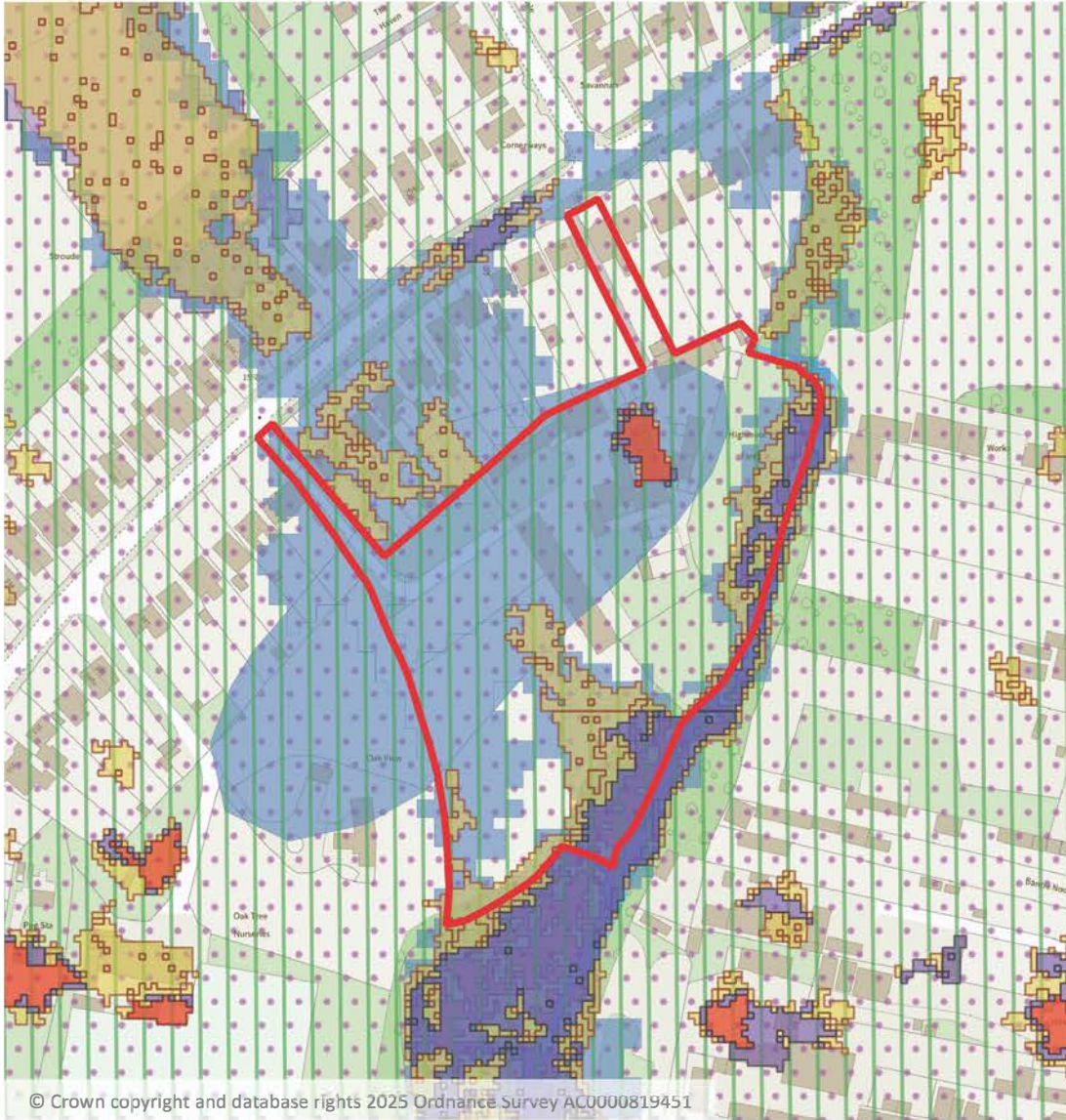
Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.



Date: 22/12/2025

Site: 354 Name: Highmoor Farm, Stroude Farm, Virginia Water

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 | |



SLAA 2025 officer site assessments

Site information

Site ID	445
Site Name	Land at Clockhouse Lane West, Virginia Water
Address	Land West of Wickham Lane Clockhouse Lane West Virginia Water
Postcode	TW20 8PE
Grid references	X: 501402 Y: 170184
Site area (ha)	0.74
How site was identified	Submitted as part of the 2022 SLAA process
Ownership type	Private
Existing use(s)	Ex nursery. Also had (more recently) informal storage of cars and materials. No current use.
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the east lies a commercial storage site for vehicles. On the opposite side of Clockhouse Lane West are a couple of residential properties, while to the west lies Stroude Road then an area of woodland. To the north is open land.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	✓ (30m to the south east)
Flood zone 2	✓ (partial)	Conservation Area	
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b	✓ (partial)	TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Grade 3	Biodiversity Buffer Zone	
Within 5 km of TBH SPA		Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	The site is in a Minerals Safeguarding Area. To the south (on the opposite site of Clockhouse Lane West) lies the Great Fosters Park and Garden of Special Historic Interest.		

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

Site planning history

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

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	20-30	At circa 40dph, as suggested by the site promoter. A mix of Detached and Semi-detached Houses
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	✓		As suggested by the site promoter.
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
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Achievability information:	As this site is in the Green Belt it would need to be removed from the Green Belt / be identified as 'grey belt' land and meet NPPF criteria / have Very Special Circumstances proved to justify its development.
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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 dwellings 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 homes that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

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

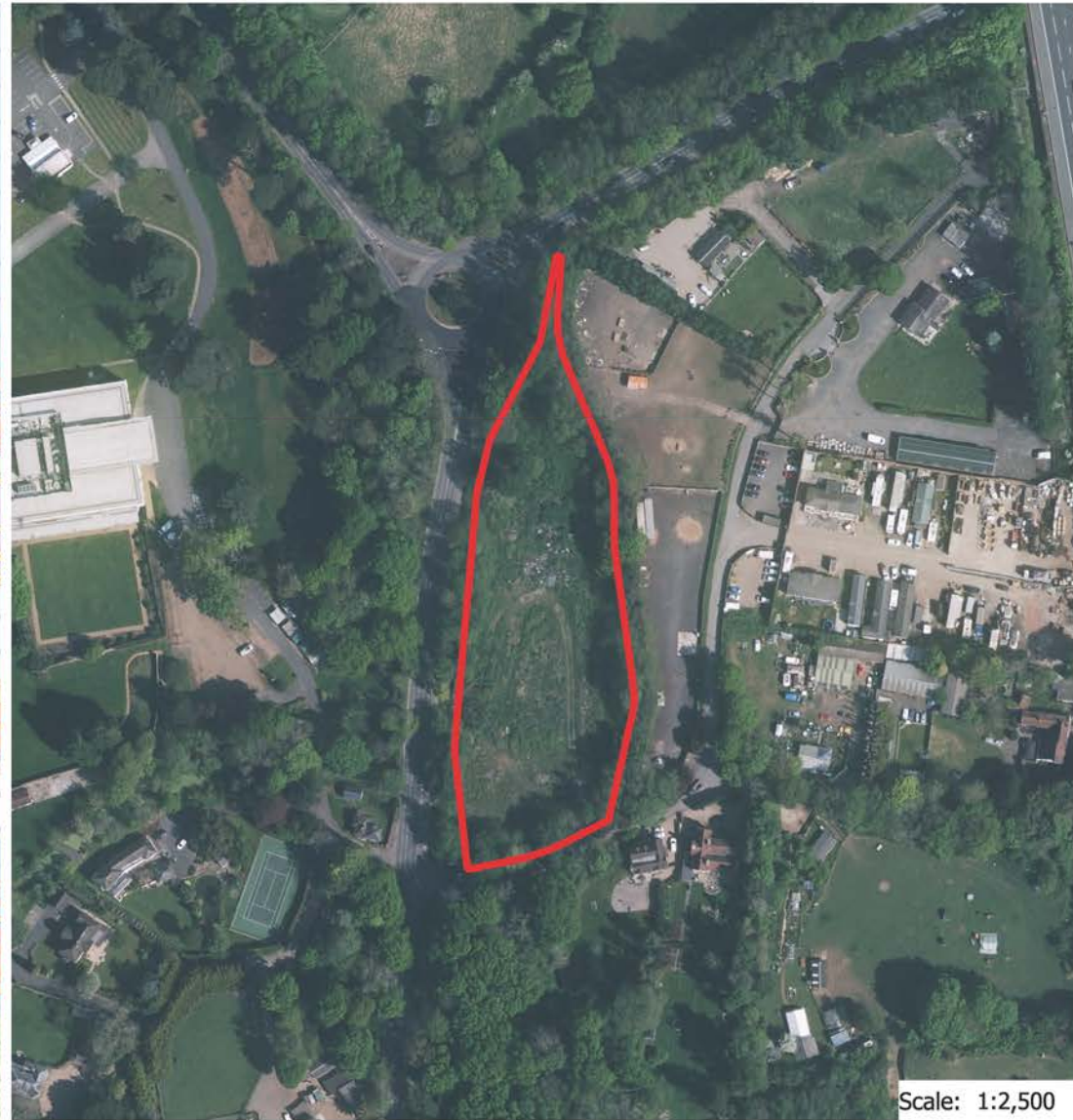
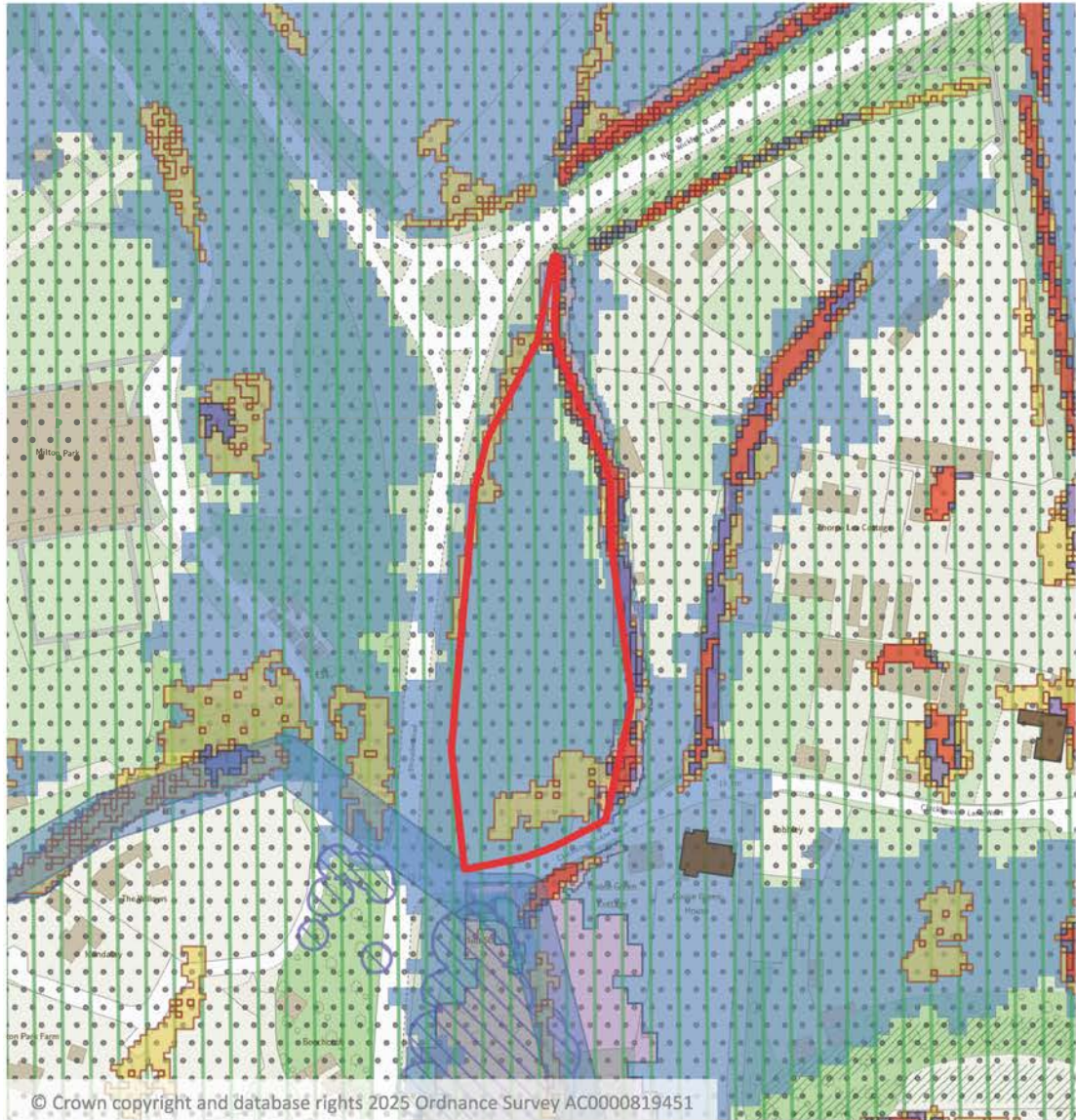
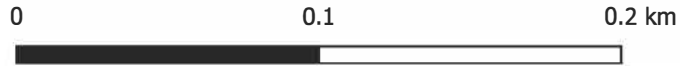
Other uses provided to the assessment of supply: due to the site's Green Belt location, other uses have not been considered at this time.



Date: 22/12/2025

Site: 445 Name: Land at Clockhouse Lane West, Virginia Water

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 | |



SLAA 2025 officer site assessments

Site information

Site ID	475
Site Name	Longside Lake, Virginia Water
Address	Longside Lake Hurst Lane Virginia Water
Postcode	TW20 0FA
Grid references	X: 501440 Y: 168813
Site area (ha)	23.44
How site was identified	Submitted as part of the 2024 SLAA process.
Ownership type	Private
Existing use(s)	Lake / water sports
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is located adjacent to the M25 motorway and is approximately 400m to the north of the M3 / M25 junction. The surrounding land use is mixed with fields in agricultural use, plant nurseries (to the northeast) with residential properties off Green Lane to the south. The M25 is adjacent to the site to the east with the built-up area of Thorpe lying beyond this.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2	✓ (partial)	Conservation Area	
Flood zone 3a	✓ (partial)	Ancient woodland	✓ (adjacent)
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 / 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 Bronze Age settlement, Muckhatch Farm, Thorpe Area of High Archaeological Potential. Special Protection Areas Relevant Sites. The site is partially in a Minerals Safeguarding Area.		

Site constraints (tick (✓) where relevant)

	The very eastern edge of the site is covered by an Air Quality Management Area (AQMA) and the M25 itself.
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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 any built 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.
Ancient woodland	As the site has an area of Ancient Woodland adjacent to its northern edge, any proposed development would need to take account of its potential impact on this.
Agricultural Land Classification	As this site is partially ALC Grade 2, 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.
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.
Special Protection Areas Relevant Sites	As this area has been designated as a relevant site in relation to the Thames Basin Heaths Special protection Sarea (though not directly part of the TBH SPA itself), any potential development will have to take account of this when formulating any proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.
Air Quality Management Area (AQMA)	Development adjacent to the AQMA will need to consider the impact of this designation as part of the design of any proposals.
Noise and vibration from adjacent motorway	A noise and vibration study would be required to support any application in connection with the adjoining motorway.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application)	RU.25/1319

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
number(s), development description, approved / refused etc.)	<p>Application to vary conditions 2 (Approved Plans), 3 (Materials), 6 (Biodiversity), 7 (CEMP), 9 (FRA), 10 (Surface Water Drainage Scheme), 12 (Hours of Use) and to remove condition 13 (South West Waterbodies SPA) of planning permission RU.21/1040 (Application to permit water-skiing, paddle boarding and open water swimming at Longside Lake, including the erection of essential operational buildings, storage, parking, and other structures/paraphernalia in association with that use) (pending).</p> <p>RU.21/1040 Application to permit water-skiing, paddle boarding and open water swimming at Longside Lake, including the erection of essential operational buildings, storage, parking, and other structures/paraphernalia in association with that use (grant). Discharge of conditions partially granted under RU.22/0883 and RU.22/0600.</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure	✓		Unspecified amount of development but involving overnight accommodation lodges, with views onto Longside Lake.
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>The current lawful use of the site is for water sports-related recreational uses, which are considered to be appropriate uses in the Green Belt. Therefore, the site is not considered to meet the definition of previously developed land as set out in the NPPF and as such the exceptions in paragraphs 154 and 155 of the NPPF do not apply. Tourism-led development incorporating overnight accommodation would therefore 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 promoter has indicated that the site is available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	Due to the sites greenfield and Green Belt status it is not considered to be suitable for tourism-led development incorporating overnight accommodation.

Site deliverability

Can identified constraints be overcome (Y/N)?	No
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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 tourism-led development incorporating overnight accommodation would represent inappropriate development in the Green Belt that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. It will be recorded for audit purposes. There may be potential to intensify the existing leisure uses on the site for development falling within the exceptions listed at paragraph 154 and 155 (including for development brought forward under a Neighbourhood Development Order, as indicated by the promoter), but insufficient details have been provided to assess the use of the site for these purposes and establish whether such development would constitute appropriate development within the Green Belt.

Residential units provided to the assessment of supply: 0.

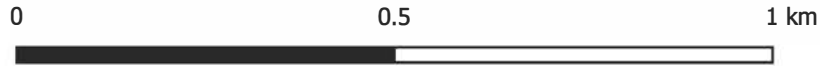
Other uses provided to the assessment of supply: as the site has only been promoted for leisure and tourism uses, other forms of development have not been considered.



Date: 22/12/2025

Site: 475 Name: Longside Lake, Virginia Water

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 | ROSFW - Low |
| Flood Zone 3a | SANGS | TPOs | LNRs | Within 5 km of TBH SPA | ROFSW - High | |



SLAA 2025 officer site assessments

Site information

Site ID	477
Site Name	Brambles, 10 Whitehall Farm Lane, Virginia Water
Address	Brambles 10 Whitehall Farm Lane Virginia Water
Postcode	GU25 4DA
Grid references	X: 500435 Y: 169045
Site area (ha)	0.3
How site was identified	Submitted through the 2024 SLAA process
Ownership type	Private
Existing use(s)	Residential property and garden
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 177sqm – 6%)
Surrounding uses	There are residential properties to the south and agricultural land on all of the other sides of the site.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk		SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Grade 3	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	Adjacent to the Windsor Great Park Biodiversity Opportunity Area. 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 3, the land may require further investigation to determine whether it is 3a or 3b, with the former being considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Biodiversity Opportunity Area	The potential impact of any development on the Windsor Great Park 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)	No
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	5	Suggested by site promoter.
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 site is not considered to meet the definition of previously developed land as contained in the NPPF, except for the circa 177sqm footprint existing dwelling, which is not considered sufficiently large to enable the redevelopment of the site for 5 (or more) net additional dwellings. 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 / 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 / have Very Special Circumstances proved to justify its development.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

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

Residential units provided to the assessment of supply: 0

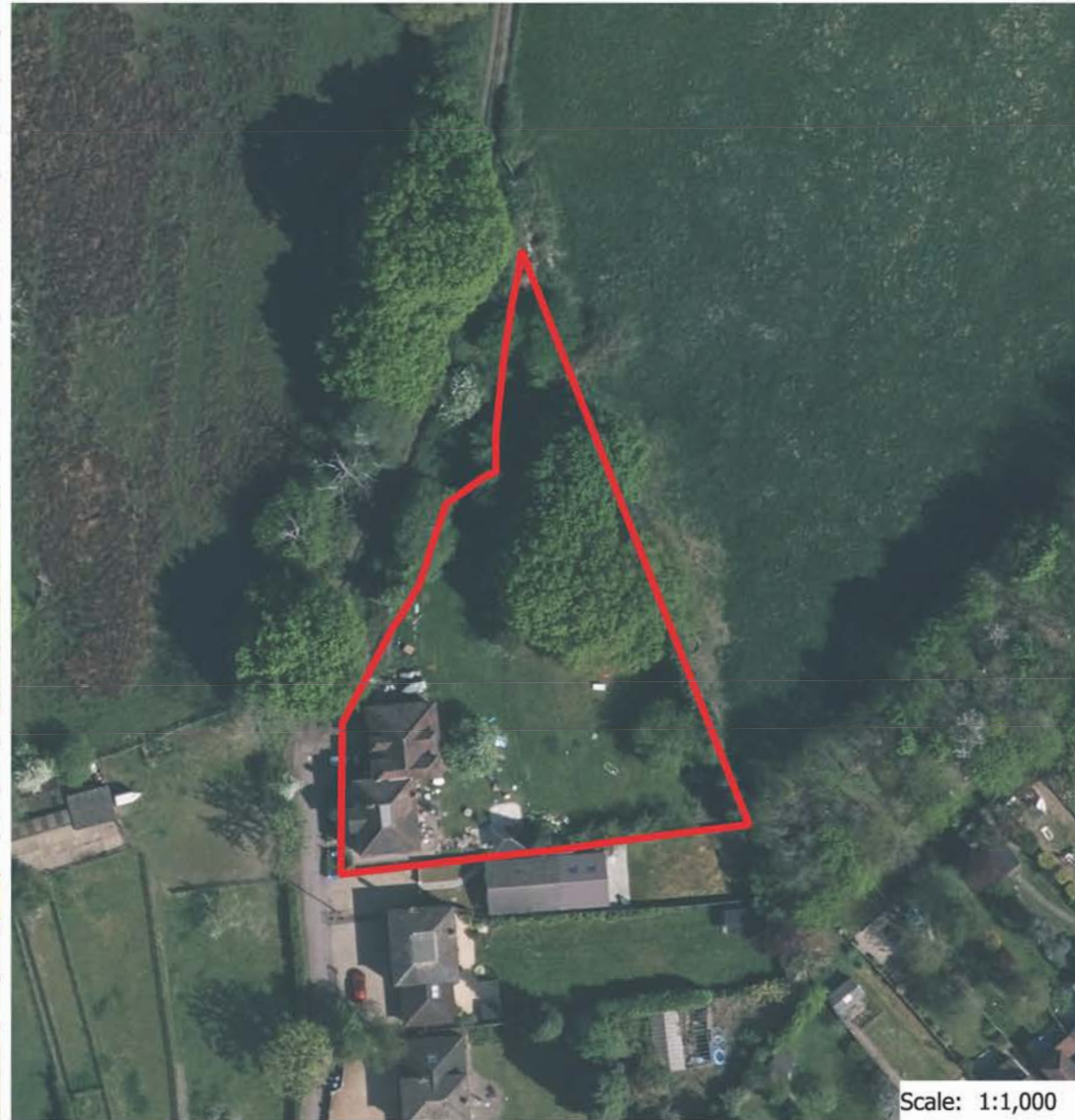
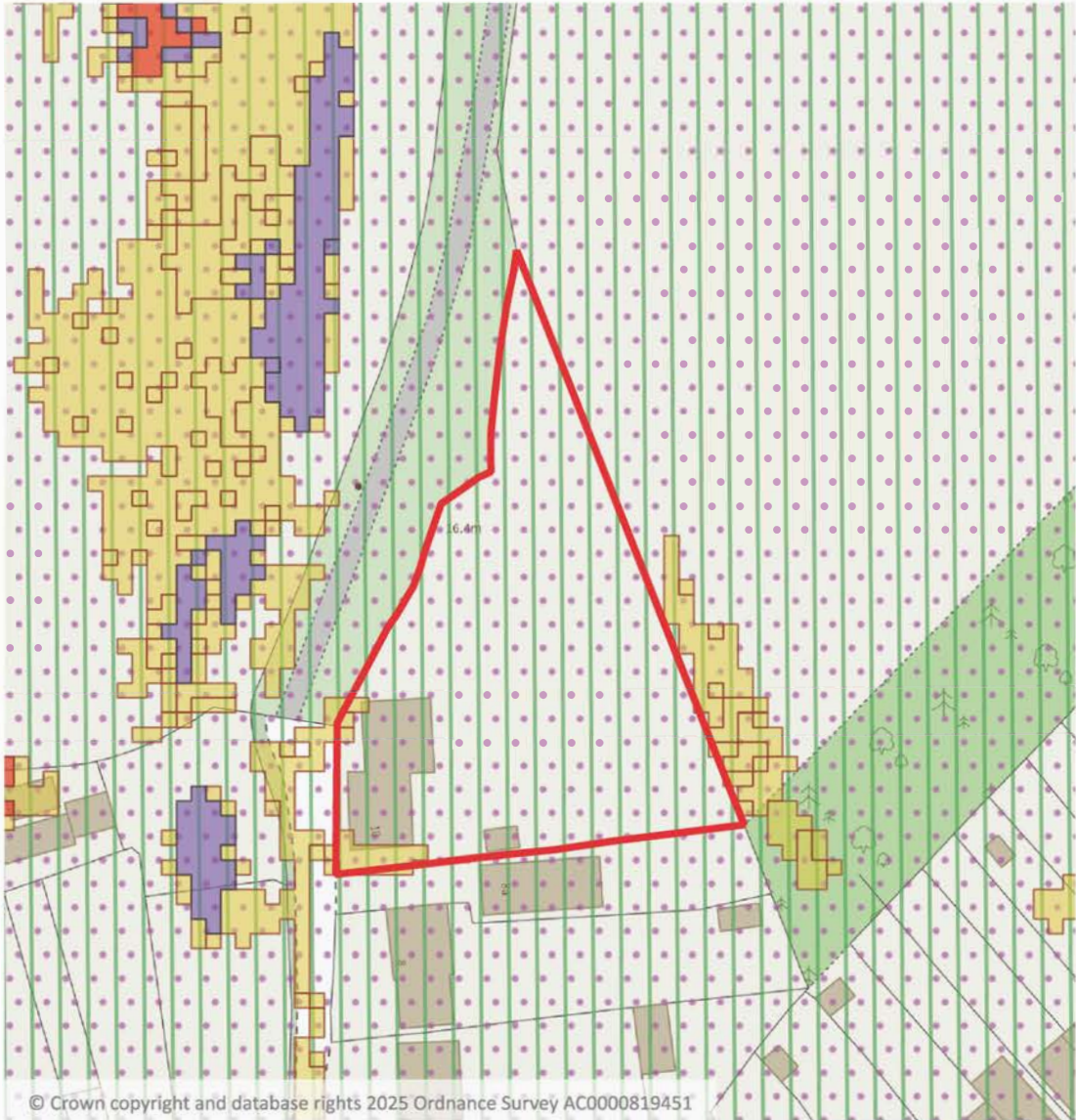
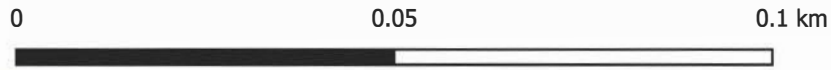
Other uses provided to the assessment of supply: given the Green Belt nature of the site, and because it was only submitted for residential development, other uses have not been considered.



Site: 477

Date: 22/12/2025

Name: Brambles, 10 Whitehall Farm Lane, Virginia Water



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Scale: 1:1,000

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



SLAA 2025 officer site assessments

Site information

Site ID	486
Site Name	Land to the north of Sandhills Lane, Virginia Water
Address	Land to the north of Sandhills Lane
	Virginia Water
Postcode	GU25 4BU
Grid references	X: 500663, Y: 167994
Site area (ha)	6.94
How site was identified	Submitted through the 2025 SLAA
Ownership type	Private
Existing use(s)	None as such – previously formed part of land within Home Farm - was in general agricultural use.
Is it Previously Developed Land (PDL) (Y/N)?	Minimal (circa 0.02ha – 0.3% PDL)
Surrounding uses	This site is to the south of Home Farm, to the north of residential dwellings on Sandhills Lane, east of homes on Sandy Lane and to the west of the Rose and Crown Public House.

Policy, environmental and heritage constraints

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

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.	✓	110	Maximum number proposed, at 28dph (suggested by promoter).
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			

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

Suggested phasing

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

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>The submission of this site for 110 dwellings represents a large scale of development in a Green Belt location where there continues to be a presumption against inappropriate development, with the vast majority of the site also not being previously developed. Therefore, the development of this site would be inappropriate in the Green Belt, 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 the site is available for the level of development indicated above.

Site achievability

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

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

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

Residential units: 0.

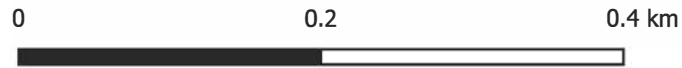
Other uses: given the Green Belt and greenfield location and the fact that the site has only been promoted for residential development, other uses have not been considered.



Site: 486

Date: 22/12/2025

Name: Land to the north of Sandhills Lane, Virginia Water



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Scale: 1:5,000

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



SLAA 2025 officer site assessments

Site information

Site ID	493
Site Name	Milton Park Farm, Virginia Water
Address	Milton Park Farm Virginia Water
Postcode	
Grid references	X: 501040 Y: 170202
Site area (ha)	54.35
How site was identified	Submitted through the 2025 SLAA process
Ownership type	Private
Existing use(s)	Pasture
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is bounded to the north by the settlement area of Egham, the east by the M25 and the properties on the western side of Stroude Road, the south by Luddington house and other nearby properties and to the west by open land, allotments are 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	✓ (partial)	Ancient woodland	
Flood zone 3b	✓ (partial)	TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Grade 2 / Grade 3 / Urban	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA	✓ (south western edge)	Public open space	
Within 5-7 km of TBH SPA	✓	Physical	
SANGS		Access	
Other (please specify)	Areas of High Archaeological Potential – including Multi-period occupation site, Manorcrofts Road, Egham, Prehistoric occupation site, North of Wickham Lane, Thorpe Lea, site of Medieval Manor, Milton Park, Egham (adjacent to the eastern boundary), Bronze Age, Saxon and Medieval Occupation evidence, Stroud Road, Egham, Possible medieval occupation and site of Rusham, Whitehall Lane, Egham and Great Fosters Medieval Moated Site and Manor		

Site constraints (tick (✓) where relevant)

	<p>(including Prehistoric and Saxon occupation site), Egham (adjacent to south eastern boundary). Parks and Gardens of Special Historic Interest - Great Fosters adjacent to the south eastern boundary. Biodiversity Opportunity Area - Windsor Great Park – covers most of the southern portion of the site. Priority Habitat - Deciduous woodland in the northern tip of the southern section of the site. Minerals safeguarding area - Concreting Aggregate covering the whole site. A small section in the north east of the site lies within the M25 Air Quality Management Area (AQMA) and the M25 itself.</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 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 and 3, part of the land may require further investigation to determine whether it is 3a or 3b, with the former being considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Building	The impact of any potential development would have to take account of the Nationally buildings as part of the design and respond appropriately. This would be considered as part of the determination of any planning application. Great Fosters (Grade I), Great Fosters-Barn (Grade II) and Great Fosters - Residential Block (Grade II) to the south east of the site and Luddington House (Grade II) and Luddington House walled garden to the south of the site.
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 / County Sites 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.
Park and Garden of Historic Interest	The impact of any potential development would have to take account of the Woburn Farm Park and Garden of Historic Interest as part of the design and respond appropriately. This would be considered as part of the determination of any planning application.

Constraint type	Action to be taken
Biodiversity Opportunity Area	The potential impact of any development on the Windsor Great Park BOA would need to be taken into account as part of any development proposals.
Priority Habitat	The potential impact of any development on the priority habitat would need to be taken into account as part of any development proposals.
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.
AQMA	As the site is partially within the AQMA, this will need to be addressed as part of the design of any proposals.
Noise and vibration from adjacent motorway	A noise and vibration study would be required to support any application in connection with the adjoining motorway.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.24/0838 County Matter: EIA Scoping Opinion for Mineral extraction together with the erection of processing plant and associated ancillary infrastructure, mineral processing, the provision of a new roundabout access into Stroude Road and the restoration of the site to open grazed parkland and grassland through the importation of inert materials on a site of some 57 hectares (pending).</p> <p>RU.09/0299 Consultation by Surrey County Council for Mineral Extraction together with the erection of processing plant and associated ancillary infrastructure, mineral processing and concrete production, the provision of a new roundabout access into Stroude Road and the restoration if the site to open grazed parkland and grassland through the importation of inert materials on a site of some 57 ha (object).</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.	✓	1,358	Suggested by site promoter at 25dpa.
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 as suggested by the site promoter.
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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:	As the site has been promoted 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)	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, currently, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units provided to the assessment of supply: 0

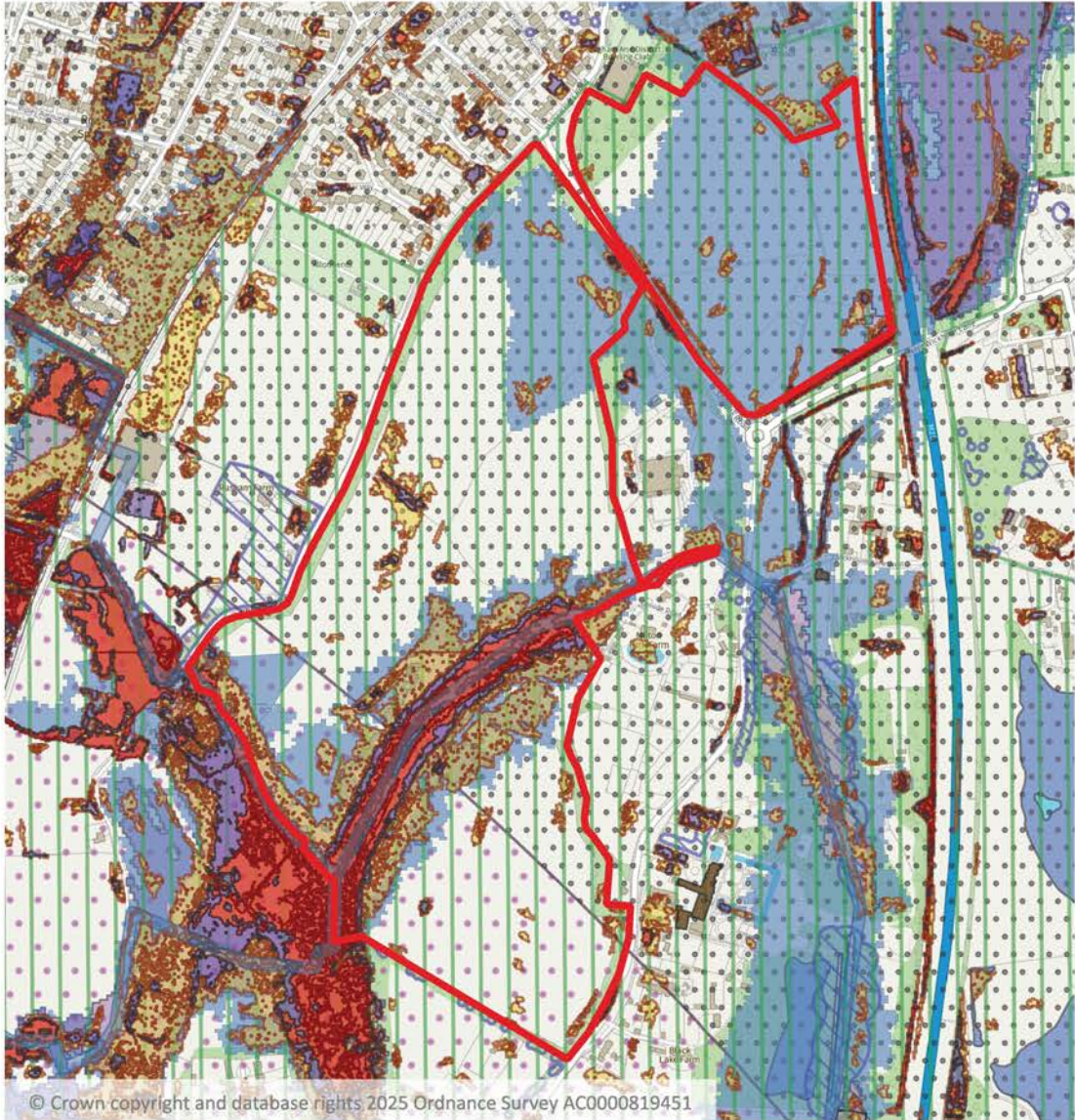
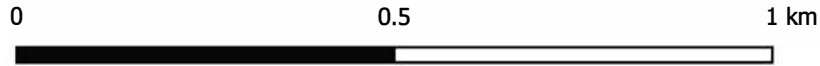
Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.



Date: 22/12/2025

Site: 493

Name: Milton Park Farm, Virginia Water



Scale: 1:10,000

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



SLAA 2025 officer site assessments

Site information

Site ID	506
Site Name	Glenridge Farm, Virginia Water
Address	Glenridge Farm Callow Hill Virginia Water
Postcode	GU25 4LF
Grid references	X: 499047 Y: 168994
Site area (ha)	4.35
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.01 ha - <1% PDL)
Surrounding uses	To the west and north there is woodland with residential and woodland to the south. To the east there is a small number of residential properties and then further woodland on the far side of Callow Hill.

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	✓ (430)
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)	Within the Windsor Great Park Biodiversity Opportunity Area.		

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Tree Preservation Order	The potential impact of any development on the area TPO (430) would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Windsor Great Park BOA would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.82/0621 Erection of 80 no. luxury retired persons units, together with Warden's flat and gardener's cottage (refused and dismissed at appeal).

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.	✓	70	Approximately 70 dwellings as suggested by the site promoter.
Elderly people's housing, student halls	✓		No quantum given by site promoter.
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			

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

Suggested phasing

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

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>Furthermore, the 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. In addition, it is also covered by a site-wide TPO (430).
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Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

At the current time, the use of the site for a comprehensive residential scheme 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

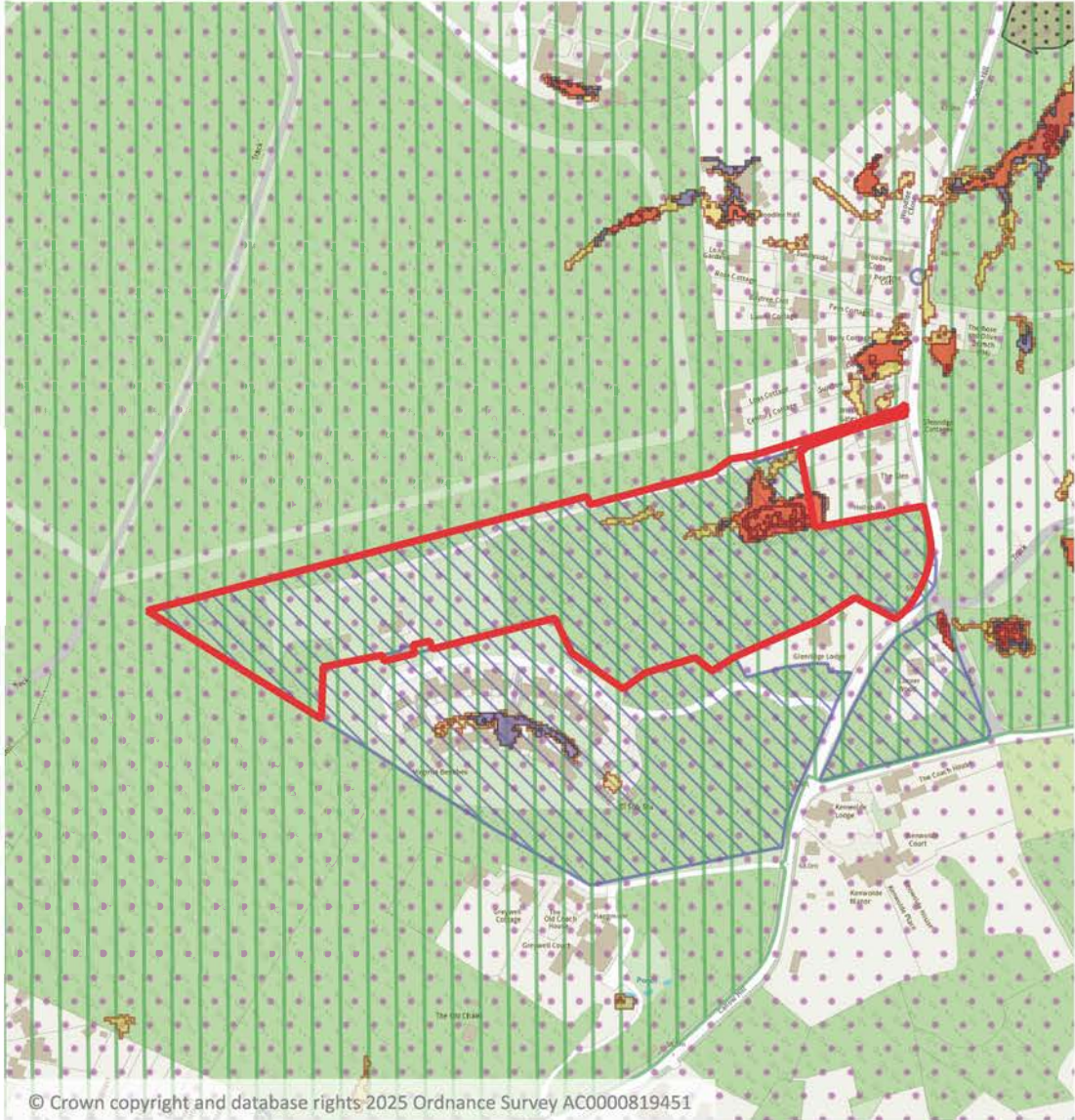
Other uses provided to the assessment of supply: given the Green Belt and largely greenfield nature of the site, other uses are deemed inappropriate.



Date: 22/12/2025

Site: 506 Name: Glenridge Farm, Virginia Water

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	507
Site Name	Land to the southeast of Sandhills Lane, Virginia Water
Address	Land to the southeast of Sandhills Lane Sandhills Lane Virginia Water
Postcode	GU25 4BT
Grid references	X: 500966 Y: 167645
Site area (ha)	2.62
How site was identified	Submitted as part of the 2025 Call for Sites process
Ownership type	Private
Existing use(s)	Fields and part hard standing with some containers which is used for open storage.
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.61ha – 23% PDL)
Surrounding uses	The site is bound by the M3 and railway line to the south and (relatively sparse) residential development to the north, east and west.

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	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk	✓ (partial)	LNR	
Agricultural Land Classification	Urban	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	A small part of the site is in a Minerals Safeguarding Area. The southern boundary of the site is adjacent to the M3 motorway and a railway line.		

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.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.
Noise and vibration from adjacent motorway and railway line	A noise and vibration study would be required to support any application in connection with the adjoining motorway and railway line.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.21/0492 Erection of two replacement buildings after demolition of existing outbuildings. (revised plans received amending the extent of the application site) (approved). Variation and discharge of conditions approved under RU.22/0899 and RU.22/0900.

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	45	Based on 30dph as suggested by site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8)			

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
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 is currently in residential use, although not all the land associated with the use falls within the curtilage of the property. As such only part of the site is considered to be previously developed, in accordance with policy contained within the NPPF, whilst the remainder would be greenfield.</p> <p>Paragraph 154 of the NPPF considers that the limited infilling or the partial / complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. Therefore, part of site could be considered suitable for development, dependent on the proposal's impacts on the openness and purposes of the Green Belt, when compared to the existing development on site.</p> <p>In terms of the area not considered to be PDL, 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
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Availability information:	The site promoter has confirmed that it is available in years 0-5.
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Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the site has been promoted for multiple uses it would appear that it is viable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

The land promoter has stated that approximately 45 dwellings could be delivered on site: however, at the current time, the use of the site for a comprehensive residential development would represent inappropriate development in the Green Belt that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

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

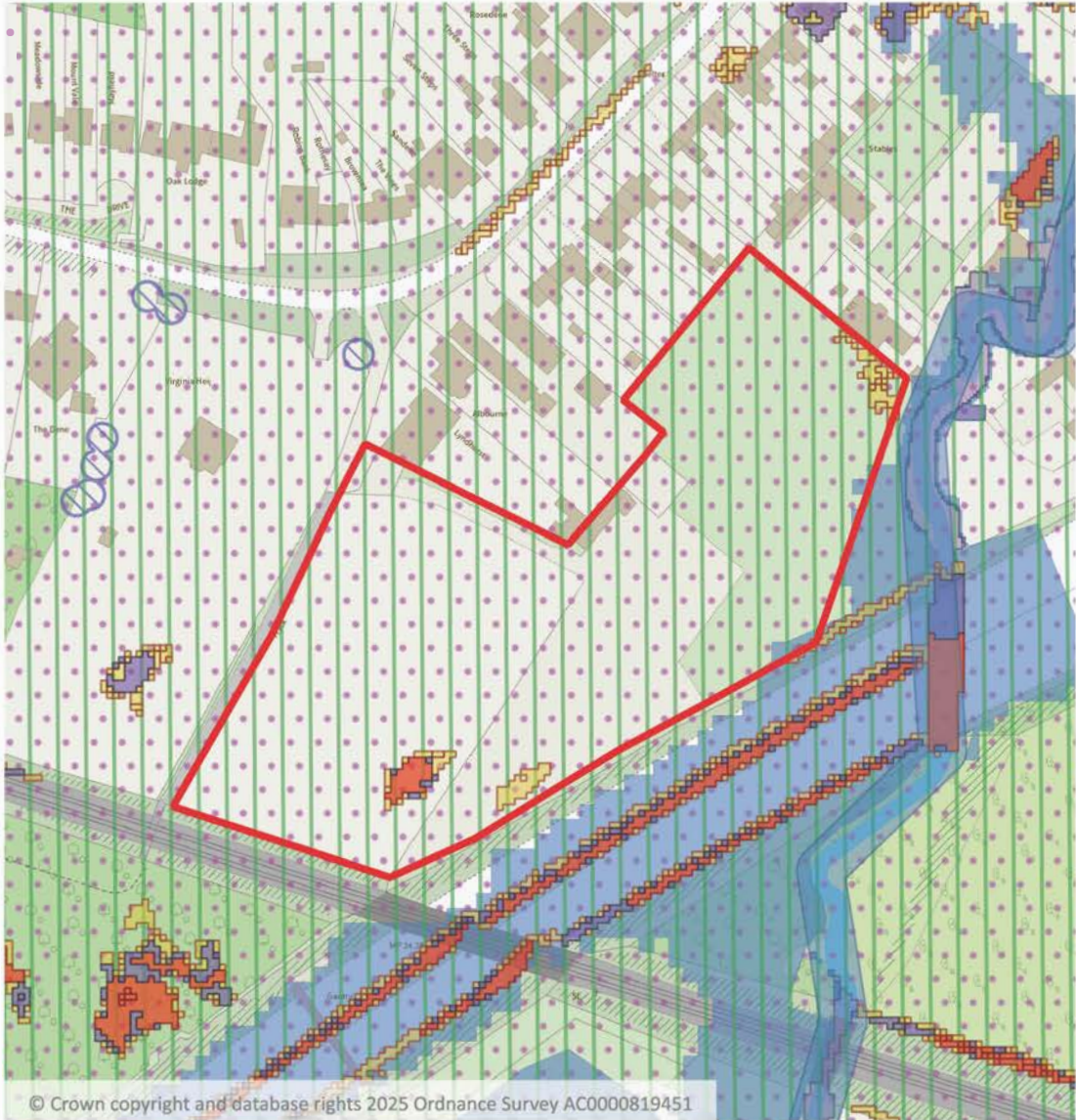
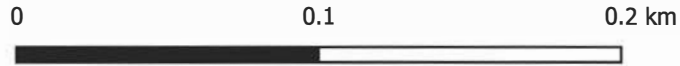
Other uses provided to the assessment of supply: as this site as only been promoted for residential development other uses have not been considered.



Site: 507

Date: 22/12/2025

Name: Land to the southeast of Sandhills Lane, Virginia Water



Scale: 1:2,500

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

