

Woodham and New Haw sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
359	Parkside and Braeside, New Haw	Developable	203
467	New Haw Social Club, 48 Woodham Lane, New Haw	Deliverable	8
482	Brooklands Court, Byfleet Road, New Haw	Deliverable	10
51	Byfleet Road, New Haw	Deliverable	17,491sqm of Class E(g)/B2/B8 floorspace.
129	Wey Manor Farm, Wey Manor, New Haw	Deliverable	0sqm (battery energy storage system).
345	Land adjacent to Byfleet Road BBU	Deliverable	1,000sqm of B1c / B8 floorspace.
487	Land off Woodham Park Road, Woodham	Deliverable	12,260sqm of E(g)(ii) floorspace (part of larger site).
513	Animal and Plant Health Agency (APHA), New Haw	Deliverable	12,260sqm of E(g)(ii) floorspace (whole site).
29	Charnwood Nurseries, New Haw	Undeliverable	0
268	81-87 Woodham Park Road, Woodham	Undeliverable	0
360	Land to the south of Moated Farm Drive, New Haw	Undeliverable	0

SLAA 2025 officer site assessments

Site information

Site ID	29
Site Name	Charnwood Nurseries, New Haw
Address	Charnwood Nurseries 33 The Avenue New Haw
Postcode	KT15 3RL
Grid references	X: 504092 Y: 162458
Site area (ha)	2.25
How site was identified	Submitted as part of the 2011 SHLAA
Ownership type	Private
Existing use(s)	Horticulture and light industrial
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 270sqm, circa 1.2%)
Surrounding uses	The site is located north of the New Haw urban area. The western half of the site is situated north of the New Haw Community Junior School, and the eastern half of the site is bounded by residential properties to the south. To the north and west of the site are open fields.

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 4	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)			

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

Constraint type	Action to be taken
Green Belt	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 4, the land is not considered as part of the Best and Most Versatile (BMV), which may not merit consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development

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.05/0136 Change of use of 2.no redundant agricultural buildings and part of 1 no. x redundant agricultural building to provide 3 no. x independent industrial (Class B1) Units (grant).</p> <p>RU.02/1325 Erection of a storage unit. (grant).</p> <p>RU.01/0924 Erection of 3-bedroom chalet style bungalow for agricultural purposes (refuse).</p> <p>RU.99/1302 Demolition of a storage and retail sales building and erection of a glasshouse for retail sales (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.	✓	26	The site was most recently promoted through the 2021 Call for Sites. Prior to that the site had been promoted during the preparation of the Runnymede 2030 Local Plan for 26 units.
Elderly people's housing, student halls			

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

Suggested phasing

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

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

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

Site achievability

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

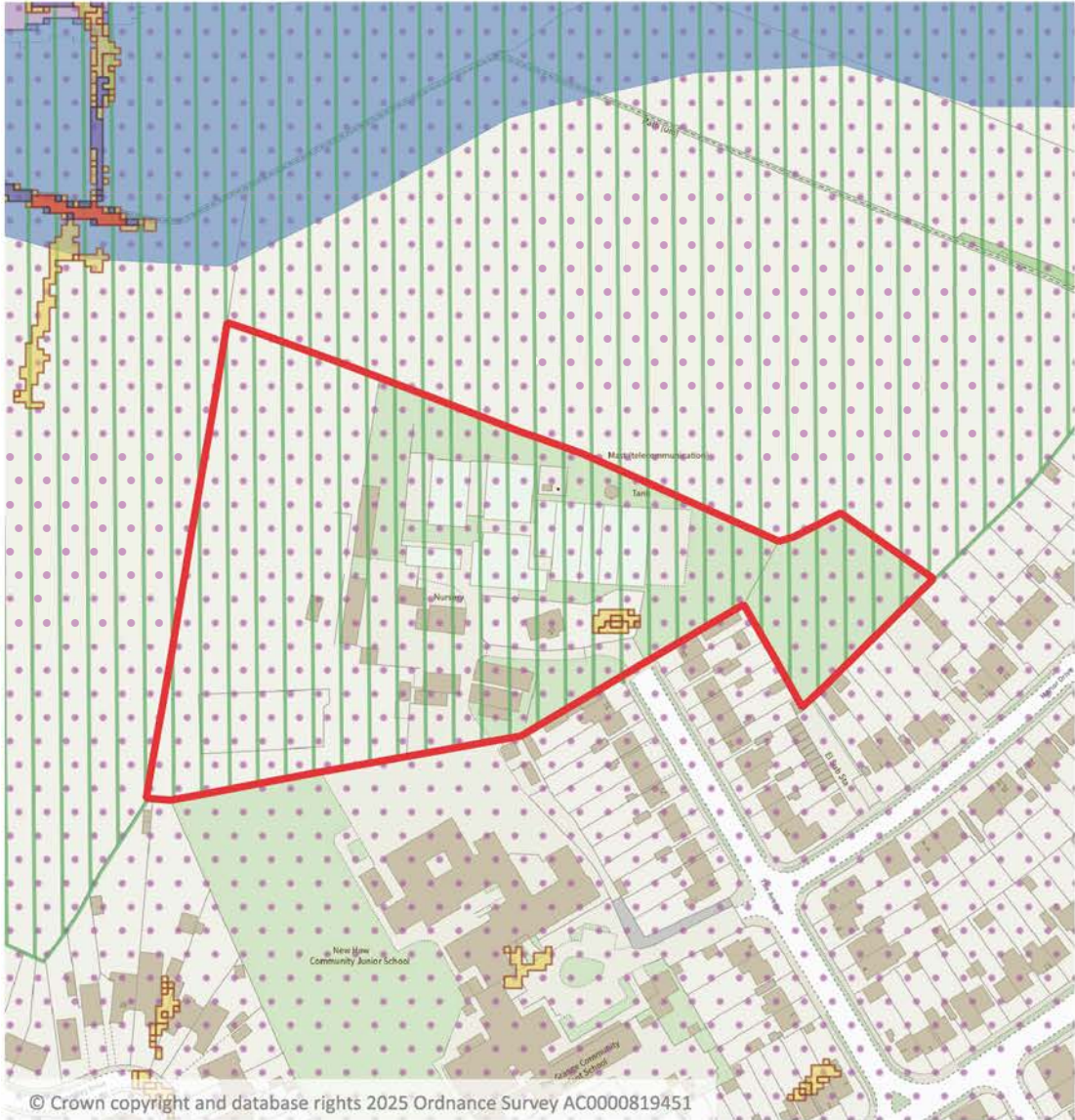
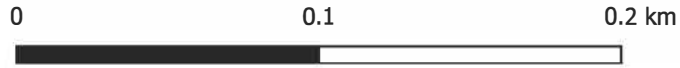
Other uses provided to the assessment of supply: given the Green Belt nature of the site, and because it was only submitted for residential development, the site being developed for other uses is deemed inappropriate.



Date: 22/12/2025

Site: 29

Name: Charnwood Nurseries, New Haw



Scale: 1:2,500

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



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SLAA 2025 officer site assessments

Site information

Site ID	51
Site Name	Byfleet Road, New Haw
Address	Byfleet Road
	New Haw
Postcode	
Grid references	X: 505594 Y: 162349
Site area (ha)	7.9
How site was identified	Allocated as part of the Runnymede Local Plan 2030
Ownership type	Private
Existing use(s)	Open land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	Residential development lies to the north and the east of the site. The railway line lies to the south of the site (along with the Rive Ditch) with a raised section of the M25 to the south west corner. The western boundary is demarcated by the River Wey Navigation beyond which lies further residential development.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2	✓ (partial)	Conservation Area	✓ (adjacent)
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b	✓ (partial)	TPO	✓ (422)
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	✓ (adjacent)
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)	Partially within the River Wey (plus tributaries) Biodiversity Opportunity Area. South Western corner lies within the M25 AQMA. Partially adjacent to the M25 to the west and railway line to the south.		

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
Conservation Area	Impact of any potential development would have to take account of the Wey Navigation Conservation Area and respond appropriately. This would be considered as part of the determination of any planning application.
TPO	Impact of any potential development would have to take account of TPO 422 and would need to respond appropriately. This would be considered as part of the determination of any planning application.
SNCI	Impact of any potential development would have to take account of the Wey Navigation SNCI and would need to respond appropriately. This would be considered as part of the determination of any planning application.
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.
Biodiversity Opportunity Area	Impact of any potential development would have to take account of the River Wey (plus tributaries) Biodiversity Opportunity Area and would need to respond appropriately. This would be considered as part of the determination of any planning application.
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 and railway line	A noise and vibration study would be required to support any application in connection with the adjacent 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.)	<p>RU.21/0207 Redevelopment of the site to provide industrial, storage and distribution (Class E(g)/B2/B8) floorspace, with ancillary office accommodation, associated parking, landscaping and infrastructure works (granted 19/12/2024). Non-material amendments approved under RU.25/0886. Discharge of conditions granted under RU.25/0350, RU.25/0957 and RU.25/1003.</p>

	<p>RU.20/1116 EIA Screening Opinion (not EIA development).</p> <p>RU.19/0373 EIA Screening Opinion (withdrawn).</p> <p>RU.19/0378 Redevelopment of the site to provide Class B1c/B2/B8 floorspace, with ancillary office accommodation, associated parking, landscaping and infrastructure works (withdrawn).</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.			
Elderly people's housing, student halls	✓	?	Alternative use suggested by New Haw Resident's Association.
Traveller accommodation			
Commercial (E use classes)			
Employment (E(g), B2 and B8 use classes)	✓	17,491sqm	As set out under application number RU.21/0207.
Retail	✓	?	Alternative use suggested by New Haw Resident's Association.
Food and drink	✓	?	Alternative use suggested by New Haw Resident's Association.
Leisure	✓	?	Alternative use suggested by New Haw Resident's Association.
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	This site has been allocated for employment development under Policy IE1 of the adopted Runnymede Local Plan 2030 which aims for the site to 'Provide in the region of 20,000 net additional sqm of B1c/B8 floorspace' with 'a limited (up to a maximum 10%) amount of B2 floorspace'. Therefore, the site has been assessed through the Local Plan process as being suitable for this type and quantum of development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The permitted planning application under RU.21/0207 shows that the site is available for development.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	During the preparation of the Runnymede 2030 Local Plan, the type and quantum of development that the site is allocated for was assessed to be achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site will be included in the SLAA for 17,491sqm as granted under planning application RU.21/0207. This proposal is considered to be broadly in line with the relevant policy (IE1) of the adopted Runnymede 2030 Local Plan and therefore it is (for the purposes of this assessment) suitable.

Residential units provided to the assessment of supply: 0

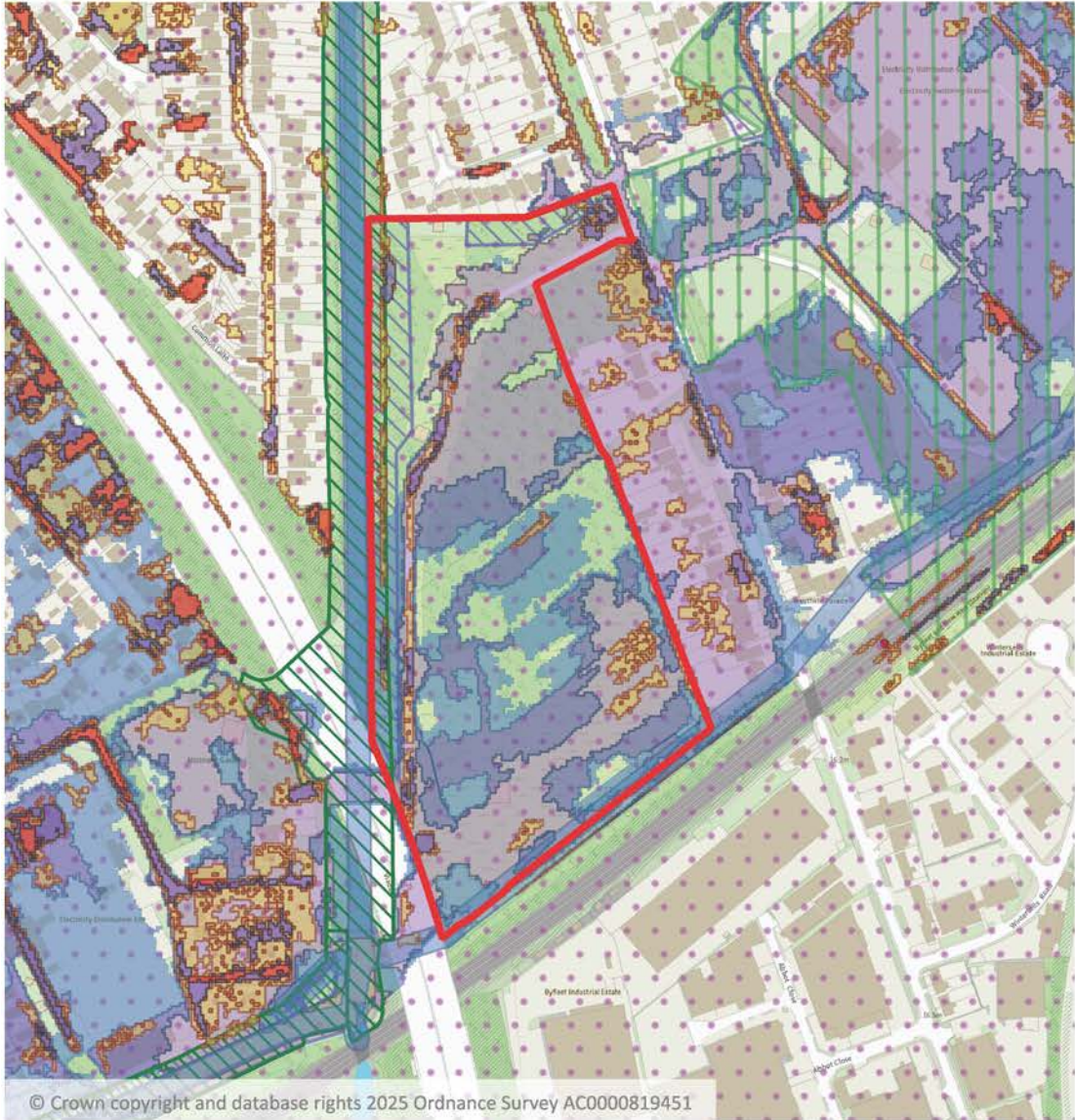
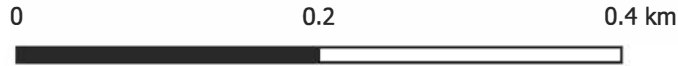
Other uses provided to the assessment of supply: 17,491sqm of Class E(g)/B2/B8 floorspace. A number of alternative uses have been proposed by the local Residents Association; however, these uses have not been considered viable as there is no known evidence of land landowner support for these proposals.



Date: 22/12/2025

Site: 51 Name: Byfleet Road, New Haw

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 | 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	129
Site Name	Wey Manor Farm, Wey Manor, New Haw
Address	Wey Manor Farm Wey Manor Road New Haw
Postcode	KT15 3JR
Grid references	X: 505705 Y: 163175
Site area (ha)	12.8
How site was identified	Submitted as part of the 2011 SHLAA process.
Ownership type	Private
Existing use(s)	Open land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	Both parts of this site are located adjacent to the urban area of New Haw, to the west and south, along with the Canal Bridge Estate (which contains commercial uses) which is located to the west of the northern part of the site. To the north and east lies open land within Wey Manor Farm and a transformer station is located to the south.

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	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)	Southern section of the southern parcel is within the River Wey (plus tributaries) 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.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is ALC Grade 2, the land is considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Biodiversity Opportunity Area	Impact of any potential development would have to take account of the River Wey (plus tributaries) Biodiversity Opportunity Area and respond appropriately. This would be considered as part of the determination of any planning application.
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.23/1704 Construction and operation of a battery energy storage system (BESS) with ancillary infrastructure and access road (grant 22/10/2024). Discharge of conditions granted under RU.25/1464.</p> <p>RU.20/1096 Development of land for golf driving range, practice/training golf course with ancillary building and car parking (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.	✓	220	220 is the minimum number suggested by the site promoter.
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 (E(g), B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

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

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 154 or 155 of the NPPF.</p> <p>Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p> <p>In terms of non-residential development, the site has been granted planning permission (in the north western corner of the site) for a battery energy storage system under RU.23/1704. This is an employment form of energy generation but does not create any meaningful quantity floorspace due to</p>
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	the nature of the development. It also represents renewable and low carbon energy infrastructure.
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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 achievable for the delivery of associated infrastructure to support renewable and low carbon energy, as per application RU.23/1704. However, achieving comprehensive residential development on the site as promoted is considered to be achievable given the site's location in the Green Belt, unless it can be demonstrated that policy constraints can be overcome.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes As per RU.23/1704 to support renewable and low carbon energy.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable for infrastructure use to support renewable and low carbon energy.
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Recommendation

The site promoter has provided information that the northern part of the site could deliver 220 dwellings at a density of 25dph. In addition, the SLAA submission form states that a range of other uses could be provided on site including employment, retail and leisure-uses, alongside complementary residential and non-residential institutions (i.e. Care Homes, Doctor's Surgeries and Nurseries).

It is worth noting that parts of the site are in flood zone 3 (approximately 1.95 ha). In such areas, and in line with the NPPF and PPG, both the sequential and exception tests would need to be passed for residential development to be considered acceptable in flood risk areas.

Though parts of the site adjoin the urban area, this is a greenfield site and a piece of open Green Belt land which prevents the spread of the New Haw urban area into open countryside. The use of this site for residential development would represent inappropriate development in the Green Belt which would be unacceptable unless very special circumstances were found to exist which would outweigh the significant harm that the

development of the site would cause to the Green Belt. Therefore, for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero.

However, as demonstrated by the granting of application RU.23/1704, the site is suitable for the development of a battery energy storage system and this permission will be recorded for audit purposes, as the development (due to its nature) does not create a significant amount of floorspace or generate much in the way of employment (only 0.2 FTE roles according to the planning application form submitted as part of the application).

Residential units provided to the assessment of supply: 0.

Other uses provided to the assessment of supply: although permission for a battery energy storage system under RU.23/1704, due to the very small amount of floorspace and employment generated by the development, 0sqm is recorded.

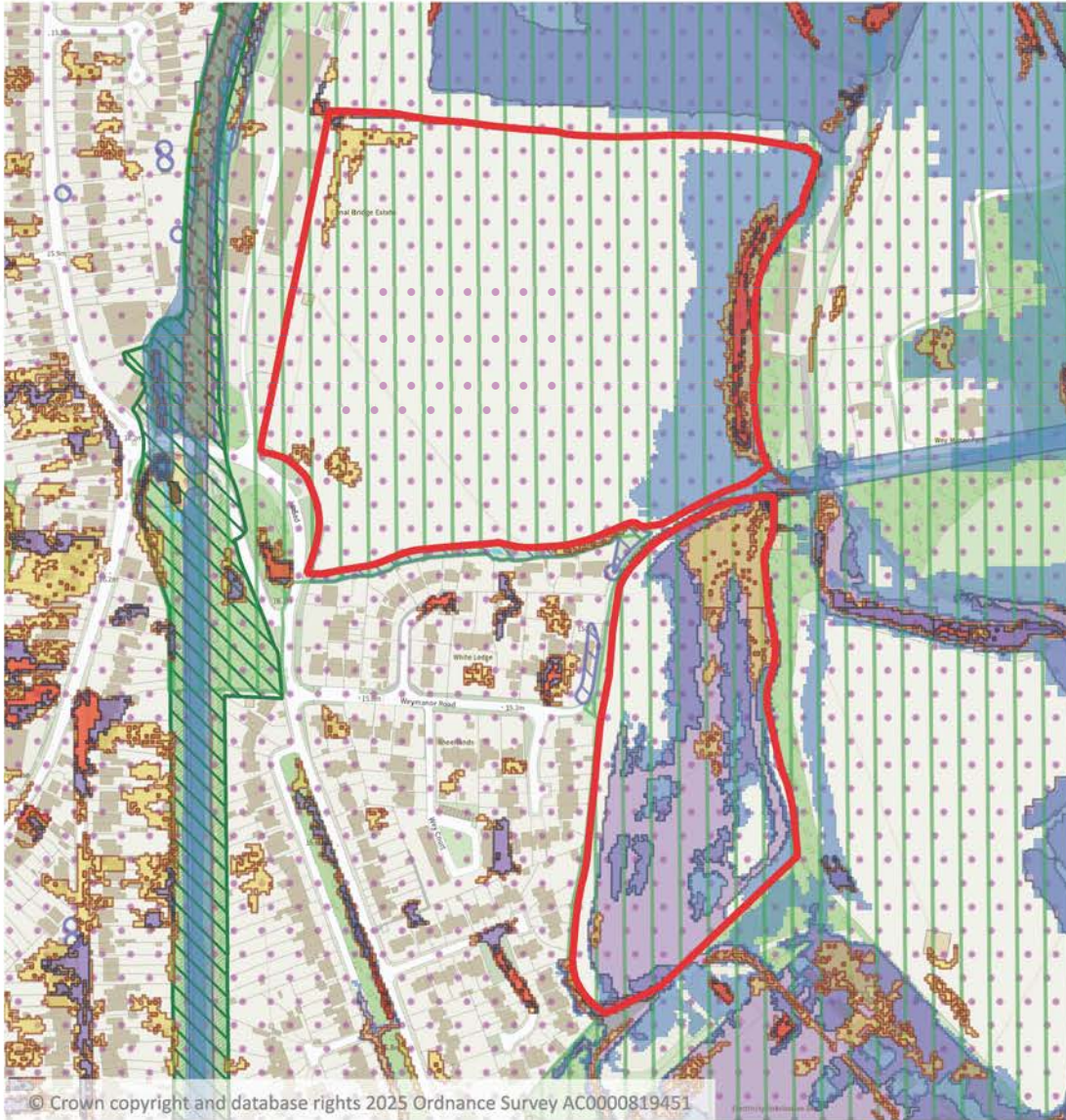
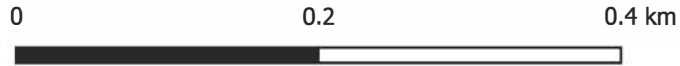


Date: 22/12/2025

Site: 129

Name: Wey Manor Farm, Wey Manor, New Haw

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



Scale: 1:5,000

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|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | SNICs | Within 5-7 km of TBH SPA | Watercourse buffer | 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	268
Site Name	81-87 Woodham Park Road, Woodham
Address	81-87 Woodham Park Road
	Woodham
	Addlestone
Postcode	KT15 3TQ
Grid references	X: 503482 Y: 162305
Site area (ha)	2.3
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Residential, authorised and unauthorised commercial and storage
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Residential properties adjoin the east and west boundaries and to the west, north and south are wooded areas and open land.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓	Nationally listed buildings	
Flood zone 2		Conservation Area	
Flood zone 3a		Ancient woodland	
Flood zone 3b		TPO	
Low surface water flood risk	✓ (partial)	SSSI	
Medium surface water flood risk	✓ (partial)	SNCI	
High surface water flood risk		LNR	
Agricultural Land Classification	Grade 4	Biodiversity Buffer Zone	
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	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 4a 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 4, the land is not considered as part of the Best and Most Versatile (BMV), which may not merit consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development
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.15/1195 85 Woodham Park Road Certificate of Existing Lawful Development for a toilet block, storage building, sales offices, shed, lean-to at the rear of the storage area and hardstanding (grant).</p> <p>RU.14/1709 87 Woodham Park Road Erection of a detached double garage to rear of dwelling following demolition of existing outbuildings. (grant).</p> <p>RU.06/1247 85 Woodham Park Road Conversion of existing garage into habitable accommodation (refuse).</p> <p>RU.03/0855 85 Woodham Park Road Use of area of land for external storage and car parking purposes (grant).</p> <p>RU.03/0834 Land at Mycot, Woodham Park Road Use of land for parking and storage of private and commercial vehicles. (grant).</p> <p>RU.02/1095</p>

	<p>85 Woodham Park Road Use of buildings B - J inclusive for storage purposes and car park area (grant).</p> <p>RU.96/0627 Land adj. 85 Woodham Park Road Erection of detached house with parking. (refuse).</p> <p>RU.92/0892 83 Woodham Park Road. Erection of 4-bedroom bungalow with grannie annexe (grant). Discharge of conditions under RU.93/0341.</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.	✓		Unit numbers not specified.
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	✓		Floorspace numbers not specified.
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 site is in use for residential purposes and some commercial and storage uses. The agent for the site confirms there are a variety of non-conforming uses without authorised status, but states the majority is lawful. As such it appears that at least part of the site is previously developed in accordance with policy contained within the NPPF although the exact extent is not clear. It should be noted that Annex 2 of the NPPF further defines 'Previously developed land', advising that it should not be assumed that a whole curtilage should be developed.</p> <p>In accordance with paragraph 154 of the NPPF, limited infilling may be possible on at least part of the site (the PDL element) if it would not have a greater impact on the openness of the Green Belt than the existing development. However, this assessment concludes that it would be highly unlikely that the site could accommodate the level of development suggested by the agent for the site (suggested development at 30-50dph which could yield up to 155 dwellings) without causing harm to the openness of the Green Belt.</p> <p>Given the uncertainty on the extent and / or size of the buildings / curtilage that is lawful, it has not been possible to ascertain the amount of land that should be considered previously developed and therefore the number of residential units that may be appropriate. Further information from the site promoter would be required in this regard before a high-level estimation for the purpose of the SLAA can be given. Until such a time, the capacity of the site has been recorded as a 0 for the current time.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the new Local Plan and allocated for development or the site is identified as 'grey belt' land and meets the criteria in paragraph 155 of the NPPF.</p>
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site is potentially suitable for some additional residential / commercial development on the previously developed portion of the site, but the quantity of development and therefore its achievability is not clear. Therefore, at the current time, the site is not considered deliverable or developable.

Site deliverability

Can identified constraints be overcome (Y/N)?	See comments above. Unclear at the current time.
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

Given the uncertainty of the extent / size of the buildings that are lawful, and therefore what can formally be considered PDL, it has not been possible to ascertain the amount of land that should be considered previously developed. Therefore, until further information is received, 0 is recorded.

Residential units provided to the assessment of supply: 0

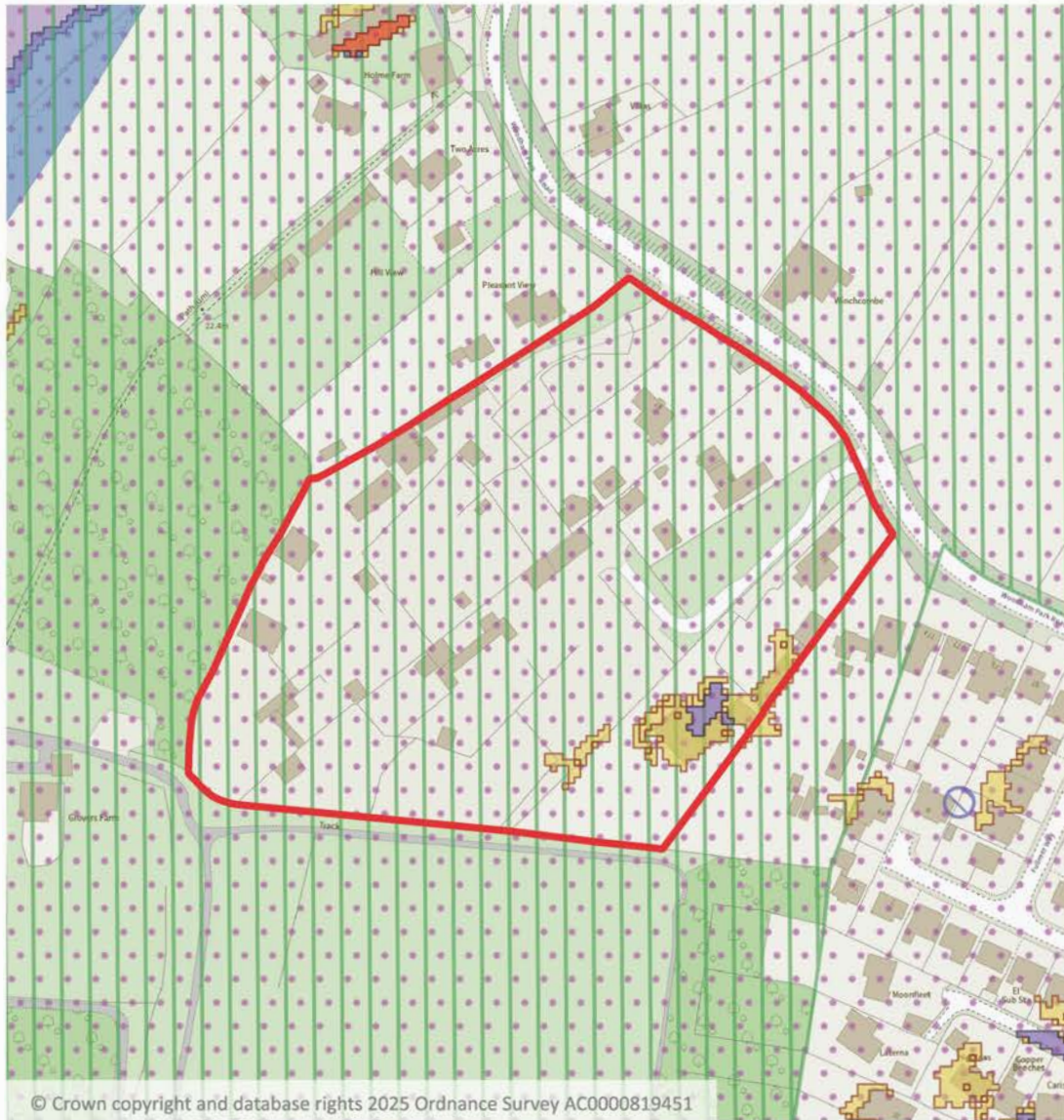
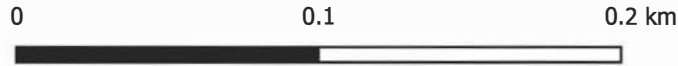
Other uses provided to the assessment of supply: although the site has been promoted for partially commercial development, a quantum has not been suggested, and due to the Green Belt issues outlined above it will be recorded as zero.



Site: 268

Date: 22/12/2025

Name: 81-87 Woodham Park Road, Woodham



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



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SLAA 2025 officer site assessments

Site information

Site ID	345
Site Name	Land at Byfleet Road BBU
Address	Land adjacent to Byfleet Road BBU Byfleet Road New Haw
Postcode	KT15 3LE
Grid references	X: 505674 Y: 162508
Site area (ha)	0.38
How site was identified	Promoted through the 2020 call for sites
Ownership type	Private
Existing use(s)	Open / wooded land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	There are residential dwellings to the south of the site, and a site allocated for employment use (under Policy IE1 of the Runnymede Local Plan 2030) to the north and west, which is currently scrubland. On the opposite side of Byfleet Road (to the east) is an electricity distribution 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	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)	Adjacent to SLAA site 51 which is allocated under Policy IE1 of the Runnymede Local Plan 2030.		

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

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.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓		Suggested by site promoter. Floorspace not specified.
Employment (B2 and B8 use classes)	✓		Suggested by site promoter. Floorspace not specified.
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:	Given the urban area location of this site, the principle of development <u>on this site</u> (for the purposes of this assessment) is <u>considered to be</u> acceptable. A key consideration for any development proposal would be its impacts on the residential amenities of the properties to the south. In addition, the level of flood risk on the site would need to be determined through discussion with the Environment Agency. Whilst the flood map for planning shows that the site is located in flood zone 1, the holistic modelling for the Rive Ditch (made up of fluvial and pluvial sources) which was relied upon during the preparation and examination of the Runnymede 2030 Local Plan, shows that part of the site is located in the 1 in 100 year and 1 in 20-year flood outlines. Compatibility of any proposals with the allocated development under IE1 would also need to be considered, in particular in relation to the access arrangements.
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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:	Based on the information provided, the site is considered to be achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

This site is considered suitable (for the purposes of this assessment) for employment development as promoted. Based on SLAA site 51/Allocation IE1 estimating that the adjacent site has capacity for circa 20,000sqm of B1c/B8 floorspace with up to 10% being B2) over a site area of 7.7 hectares, on a pro-rata basis this equates to 2,600sqm / hectare.

As this site is approximately 0.38ha this could potentially accommodate around 1,000sqm additional floorspace.

Residential units provided to the assessment of supply: 0

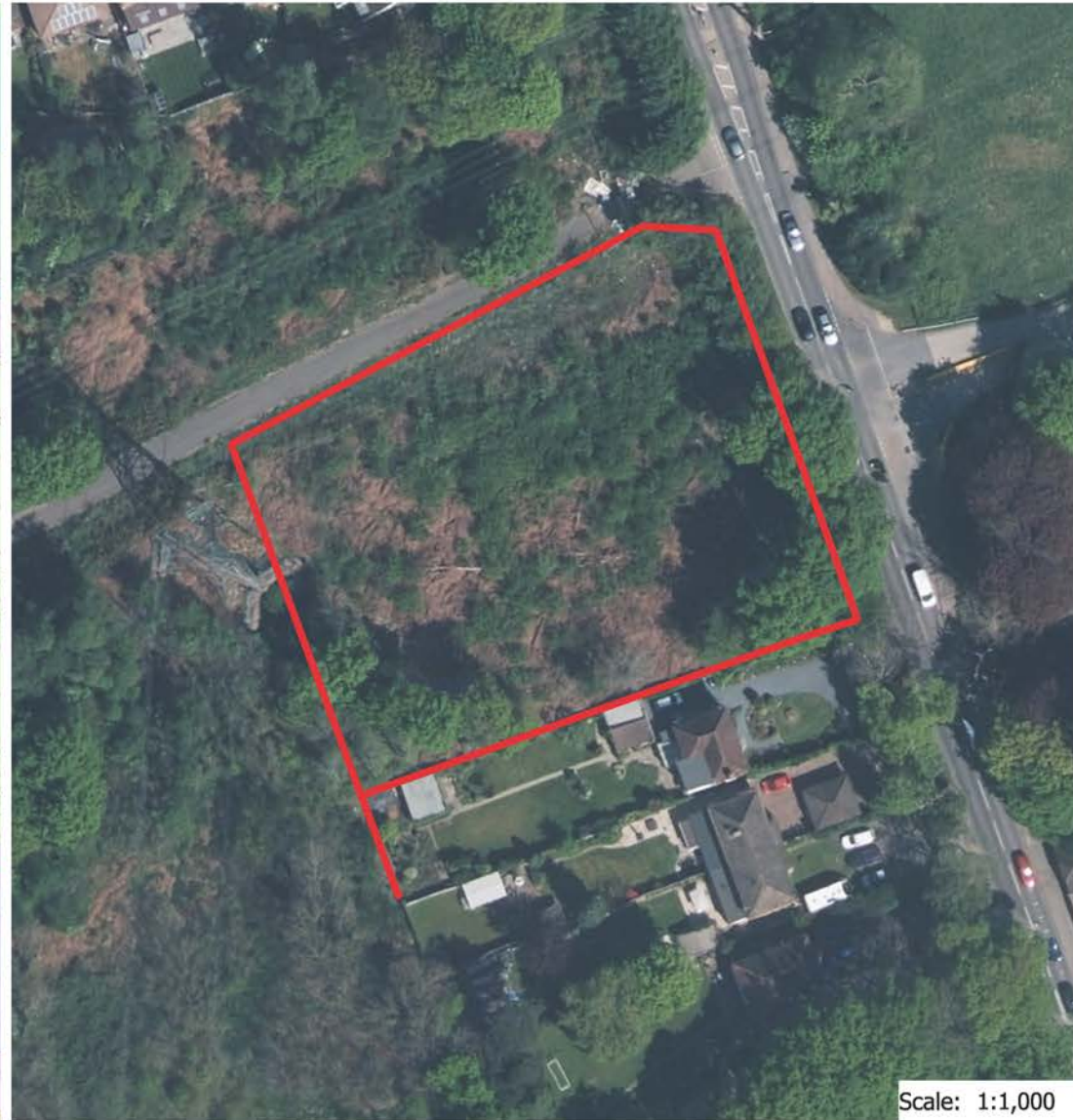
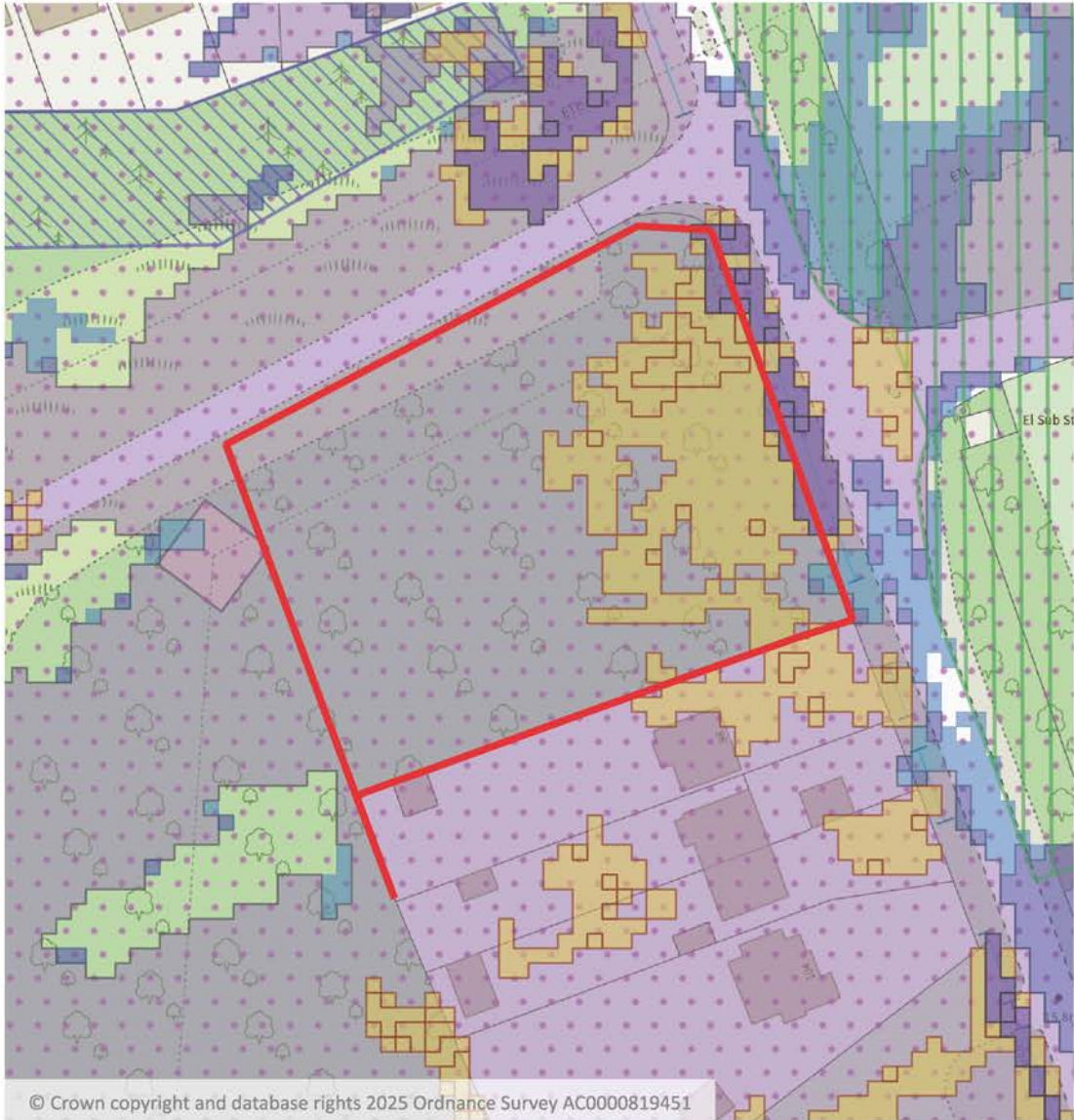
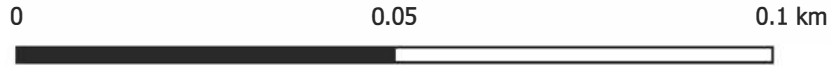
Other uses provided to the assessment of supply: 1,000sqm of B1c / B8 floorspace.



Date: 22/12/2025

Site: 345 Name: Land at Byfleet Road, New Haw

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



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Scale: 1:1,000

- | | | | | | | |
|---------------|---------------|--------------------|-------|-----------------------------|--------------------------|----------------|
| Site Outline | Flood Zone 3b | Conservation Areas | SSSIs | Nationally Listed Buildings | Locally listed buildings | ROFSW - Medium |
| Flood Zone 2 | Green Belt | Ancient Woodland | 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	359
Site Name	Parkside Regeneration, New Haw
Address	Parkside New Haw
Postcode	KT15 3AN
Grid references	X: 504854 Y: 161923
Site area (ha)	Circa 10ha
How site was identified	RBC owned land
Ownership type	Public (RBC)
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The Parkside area is surrounded by two storey housing on its western and northern sides. Abutting its eastern edge is a caravan site, and to the south lies Heathervale Recreation Ground.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt		Nationally listed buildings	
Flood zone 2	✓ (partial)	Conservation Area	✓ (adjacent)
Flood zone 3a	✓ (partial)	Ancient woodland	
Flood zone 3b		TPO	TPO (308)
Low surface water flood risk	✓ (partial)	SSSI	✓ (adjacent)
Medium surface water flood risk	✓ (partial)	SNCI	✓ (adjacent)
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)	Partially covered by the River Wey (plus tributaries) 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
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Conservation Area	The Braeside area is adjacent to the Basingstoke Canal Conservation Area. The impact of any proposed development on this area would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on the TPO (308) in the area would need to be taken into account as part of any development proposals.
SSSI	The Braeside area is adjacent to the Basingstoke Canal SSSI. The impact of any proposed development on this area would need to be taken into account as part of any development proposals.
SNCI	The Braeside area is adjacent to the Basingstoke Canal SNCI. The impact of any proposed development on this area would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the River Wey (plus tributaries) 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)	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.	✓	353 (net)	As the area contains 247 existing dwellings and the proposals is to redevelop it for circa 600-650 homes. Therefore, will assume 600 gross, 353 net homes.
Elderly people's housing, student halls			
Traveller accommodation			

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

Suggested phasing

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

Suitability information:	The site is previously developed land within the urban area where the principle of development (for the purposes of this assessment) is acceptable subject to compliance with all other relevant policies in the Local Plan.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	RBC's Housing department has confirmed that the site is available for redevelopment and intensification to enable the provision of greater number of units.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As RBC is the landowner then the site has the potential to be brought forward, though this is likely to be a long-term project.

Site deliverability

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

Deliverable/ developable / undeliverable	Deliverable and developable.
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Recommendation

RBC's Housing Department has confirmed that the site could be redeveloped and intensified. They expect that the site could start delivering units from 2027/28 onwards (starting with 43 dwellings being completed in 2027/28) and thus taking circa nine years to complete. However, as the proposals for this area are still being drawn up, this is only a very early and indicative timetable for the delivery of units and could change in future. On that basis, this site will be included in the later part of the trajectory.

As noted above, this site is in the Urban Area where the principle of residential development (for the purposes of this assessment) is acceptable. However, part of the site area is included in Flood Zone 3 (circa 4.25ha of the proposed areas) where in addition to passing the sequential test, the exception test would also need to be applied and passed before development could be considered acceptable. In the absence of such an assessment being produced by the applicant and assessed by the relevant bodies, it has been assumed for the purpose of this high-level assessment that no additional development will occur in the part of the site located in Flood Zone 3.

Considering the above, the capacity figure for the site has therefore been reduced accordingly from that originally suggested by the applicant from 10ha to 5.75ha. As they have proposed an additional 353 net units, this will be reduced by 42.5%, which would mean the area is potentially capable of accommodation a net additional 203 units. Based on 43 dwellings being capable of being delivered in the first phase (which is circa 20% of additional number of units the site may be able to deliver) the remaining 80% would be split over the following eight years, representing a further circa 20 units (net) each.

Residential units provided to the assessment of supply: 203 (net) over years 6-15.

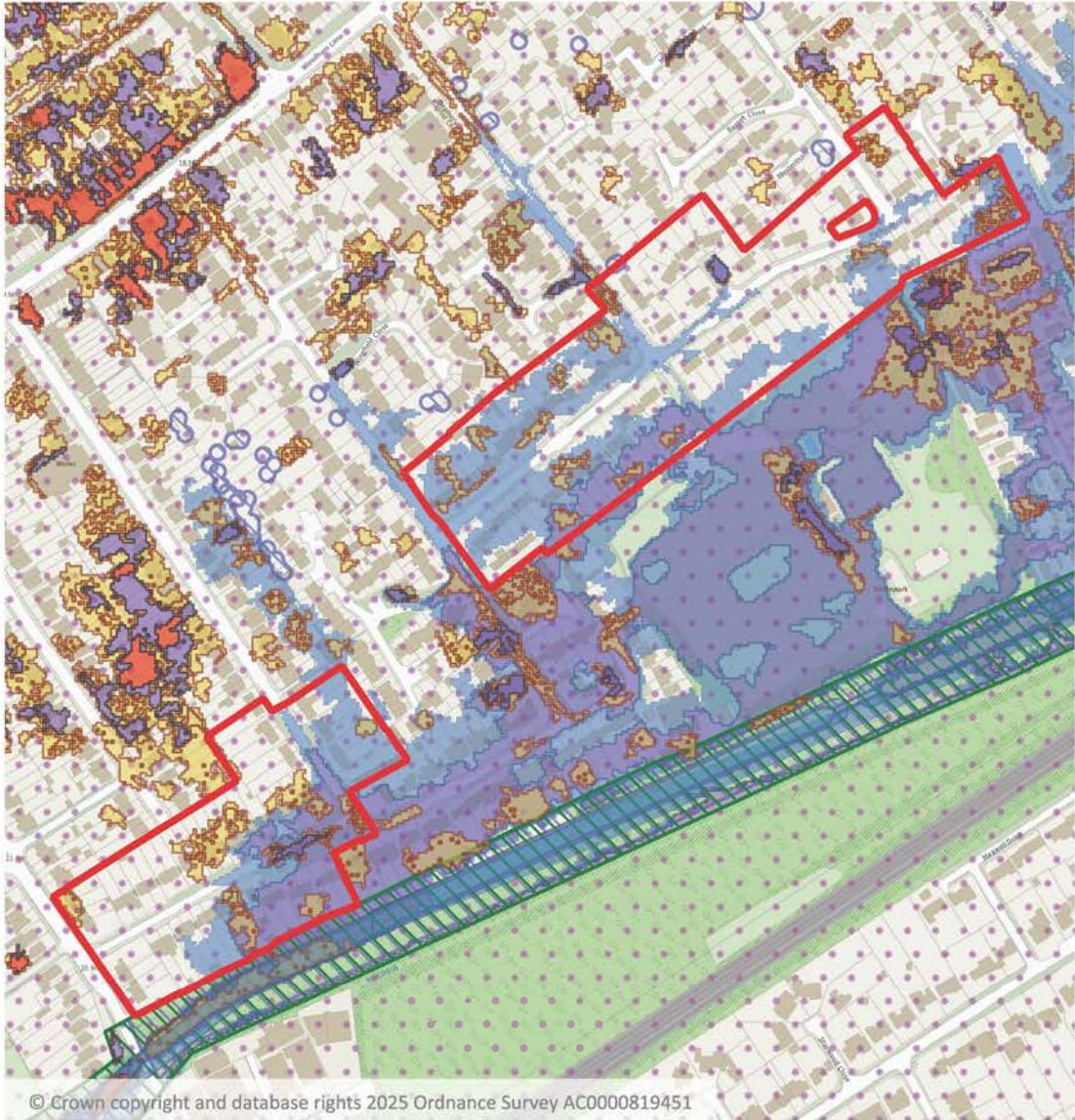
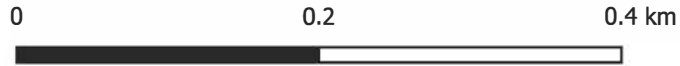
Other uses provided to the assessment of supply: none, as the current site is occupied by residential units and RBC Housing are only seeking a residential re-development of the area.



Date: 22/12/2025

Site: 359

Name: Parkside Regeneration, New Haw



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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 | 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	360
Site Name	Land to the south of Moated Farm Drive
Address	Land to the south of Moated Farm Drive New Haw
Postcode	KT15 2DW
Grid references	X: 505226 Y: 163529
Site area (ha)	30.5
How site was identified	Submitted as part of the 2021 SLAA process.
Ownership type	Private
Existing use(s)	Golf course and scrubland
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The eastern boundary is adjoined by residential properties. The M25 lies to the southwest beyond which is a large commercial employment area. The western edge is set by the River Bourne with the northern boundary capped by New Har Road.

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 / 4 / 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)	Contains an Area of High Archaeological Potential at the Medieval Moated Site, Moated Farm, New Haw. The western edge of the site is covered by the River Wey (plus tributaries) Biodiversity Opportunity Area. The south western boundary lies within the M25 Air Quality Management Area (AQMA) and is adjacent to the M25.		

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is partially ALC Grade 2, this part of the land is considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
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.
Biodiversity Opportunity Area	The potential impact of any development on the River Wey (plus tributaries) BOA would need to be taken into account as part of any development proposals.
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.19/0676 Erection of single storey side extension to enlarge the restaurant/bar and kitchen area, enlargement of external servicing and bin storage area, alterations to the surface finishes, additional windows in the north east and north west elevations in the existing ground floor room and creation of a new vehicular servicing layby to the front of the building (grant).</p> <p>RU.17/1184 To redevelop as existing golf training area into a 14-hole mini golf range. The proposed development will retain the existing ornamental pond, making it a feature of the new development, together with retention of the border line Conifer trees (grant).</p>

	RU.16/0355 Retrospective permission to enlarge existing car park to provide an additional 56 car parking spaces (1,500sqm) by extending existing gravel parking facilities onto adjacent grass area, within the current boundary of our property (grant).
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	345	Based on submission form at circa 40dph of the developable parts of the site according to the promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			
SANG			
Biodiversity Net Gain (BNG)			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	6-10
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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 is used for golf, and this is considered to be a suitable use in a Green Belt location (in line with paragraph 154 of the NPPF).</p>
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	<p>As the site is used for golf, it is not considered to meet the definition of previously developed land as contained in the NPPF. 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.
--	----------------

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.

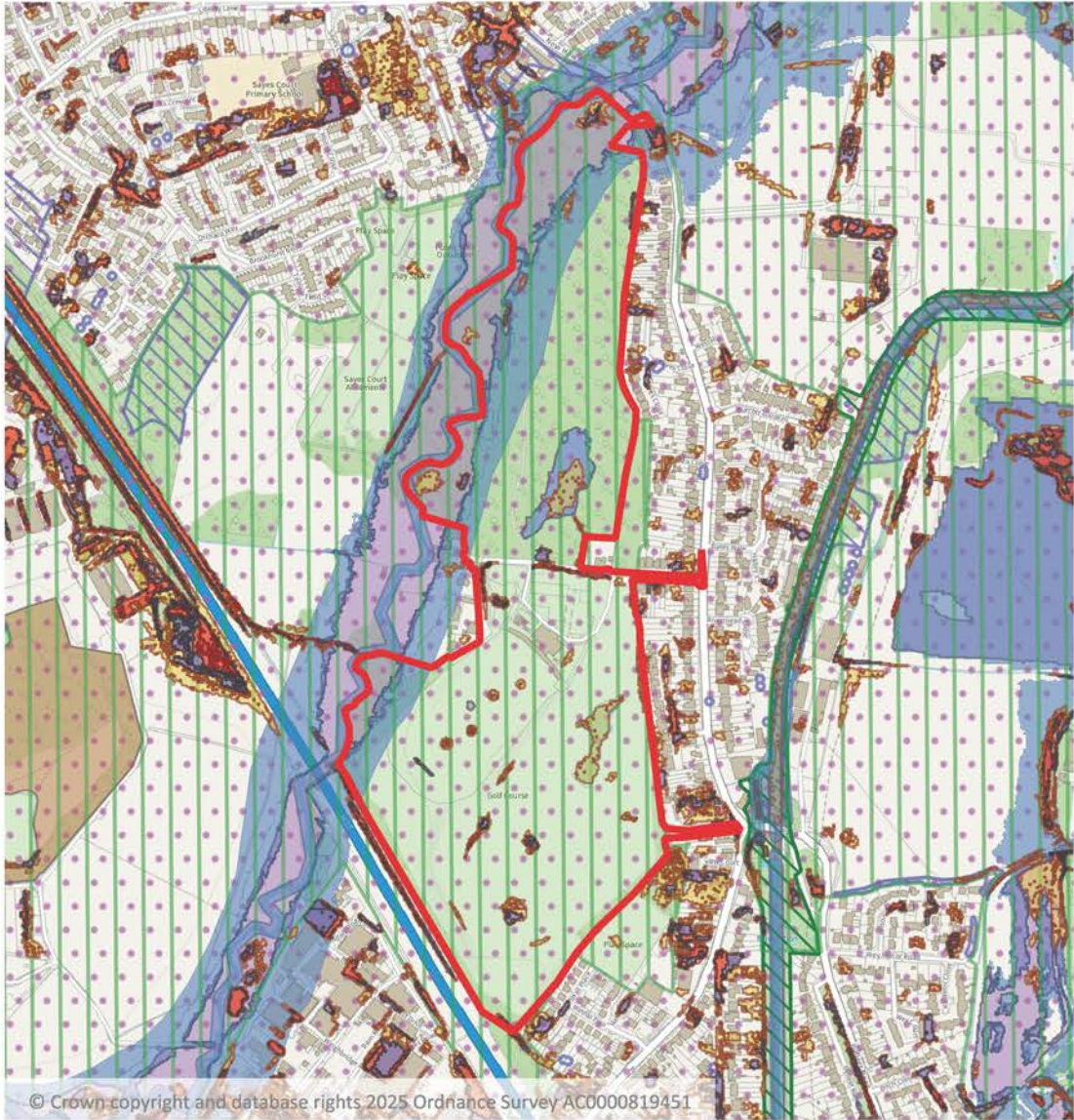
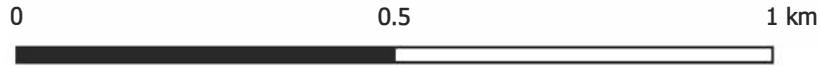
Other uses provided to the assessment of supply: given the Green Belt nature of the site, and because it has only been submitted for residential development, the site being developed for other uses has not been considered.



Site: 360

Date: 22/12/2025

Name: Land to the south of Moated Farm Drive, New Haw



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

Scale: 1:10,000



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SLAA 2025 officer site assessments

Site information

Site ID	467
Site Name	New Haw Social Club, 48 Woodham Lane, New Haw
Address	New Haw Social Club 48 Woodham Lane New Haw
Postcode	KT15 3NA
Grid references	X: 505337 Y: 162902
Site area (ha)	0.44
How site was identified	Submitted to the Council in March 2024
Ownership type	Private
Existing use(s)	Social club and associated car park
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the east there are commercial properties, to the south there are residential properties. To the west and north there are dwellings and the open Green Belt land which includes a play area.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	The Green Belt covers circa 0.25ha of the site, including the area directly to the north of the extant social club and its car park. Assuming the previously undeveloped part of the site were to be developed for the proposed uses, 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. There is also scope for redevelopment of the previously developed land within the Green Belt to take place if it is considered to be appropriate development in the Green Belt under paragraph 154 of the NPPF.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is ALC Grade 2, the land is considered as part of the Best and Most Versatile (BMV), which merits consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development

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.16/1046 Retrospective Planning Permission for the change of use of part of the car park for a hand car wash including the siting of a mobile caravan on site and a free-standing plastic shed (grant).</p> <p>RU.02/1451 Erection of single storey side extension (grant).</p> <p>RU.81/0321 Extension to club to provide additional facilities and extension of adjoining car park (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.	✓	8 (net)	Proposing nine with one extant dwelling on site.
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	✓		Replacement social club.
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>This non-Green Belt part of the site is (for the purposes of this assessment) is considered to be suitable for residential redevelopment, assuming the community infrastructure is retained in accordance with Policy SD6 of the 2030 Runnymede Local Plan. However, for the part of the site that is located within the Green Belt, 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>It is considered that the development proposed on the Green Belt part of the 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 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; if Very Special Circumstances were demonstrated to outweigh the harm caused to the Green Belt; 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 a mixed-use redevelopment of houses and a social club.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site promoter is of the view that the site is achievable, as the club needs to be redeveloped to sustain its future and needs enabling development to finance this.

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 previously developed parts of the site, located within the Urban Area, are considered to be suitable (for the purposes of this assessment) for a mixed-use residential and social club development as set out by the site promoter. These should be added into the trajectory.

Residential units provided to the assessment of supply: 8 (net).

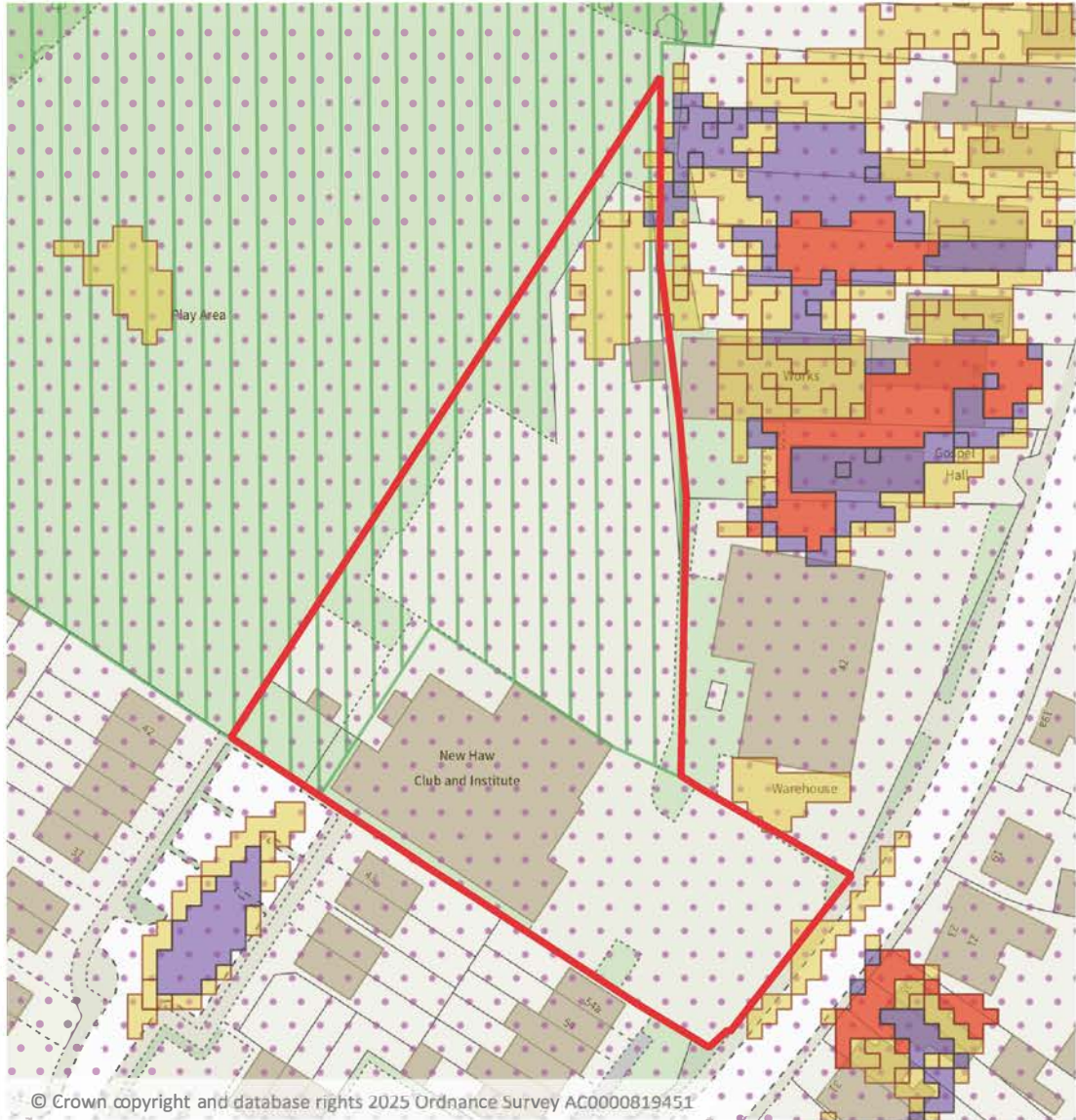
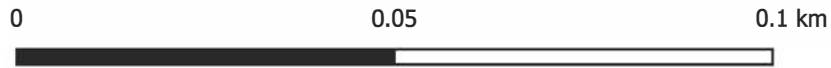
Other uses provided to the assessment of supply: as this site has only been promoted for a mixed-use social club and residential development, no other uses have been considered. The current club measures approximately 680sqm floorspace (as a single storey building), so it is assumed that a similar level of development would be reproduced on site as part of a redevelopment scheme, resulting in no net change in floorspace.



Date: 22/12/2025

Site: 467 Name: New Haw Social Club, Woodham Lane, New Haw

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



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	482
Site Name	Brooklands Court, Byfleet Road, New Haw
Address	Brooklands Court
	Byfleet Road
	New Haw
Postcode	KT15 3LF
Grid references	X: 505848 Y: 162371
Site area (ha)	0.36
How site was identified	Promoted through the 2024 Urban Area Capacity Study
Ownership type	Private
Existing use(s)	Vacant land to the rear of the gardens of Brooklands Court.
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	There are residential dwellings to the north and west of the site, with New Haw railway station to the south and an area of woodland to the east.

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)			

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

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:	Given the urban area location of this site, the principle of development (for the purposes of this assessment) is considered to be acceptable. A key consideration for any development proposal is the level of flood risk that the site is vulnerable to, which would need to be determined through discussion with the Environment Agency and could be confirmed via the planning application process.
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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:	Based on the information provided, the site is considered to be achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

This site is considered to be suitable (for the purposes of this assessment) for residential development due to its urban location. It is considered that there is scope to overcome the

flood risk policy constraints to the north-east corner of the site, subject to it passing the required flood risk assessments due to its location in flood zones 2 and 3.

Residential units provided to the assessment of supply: 10.

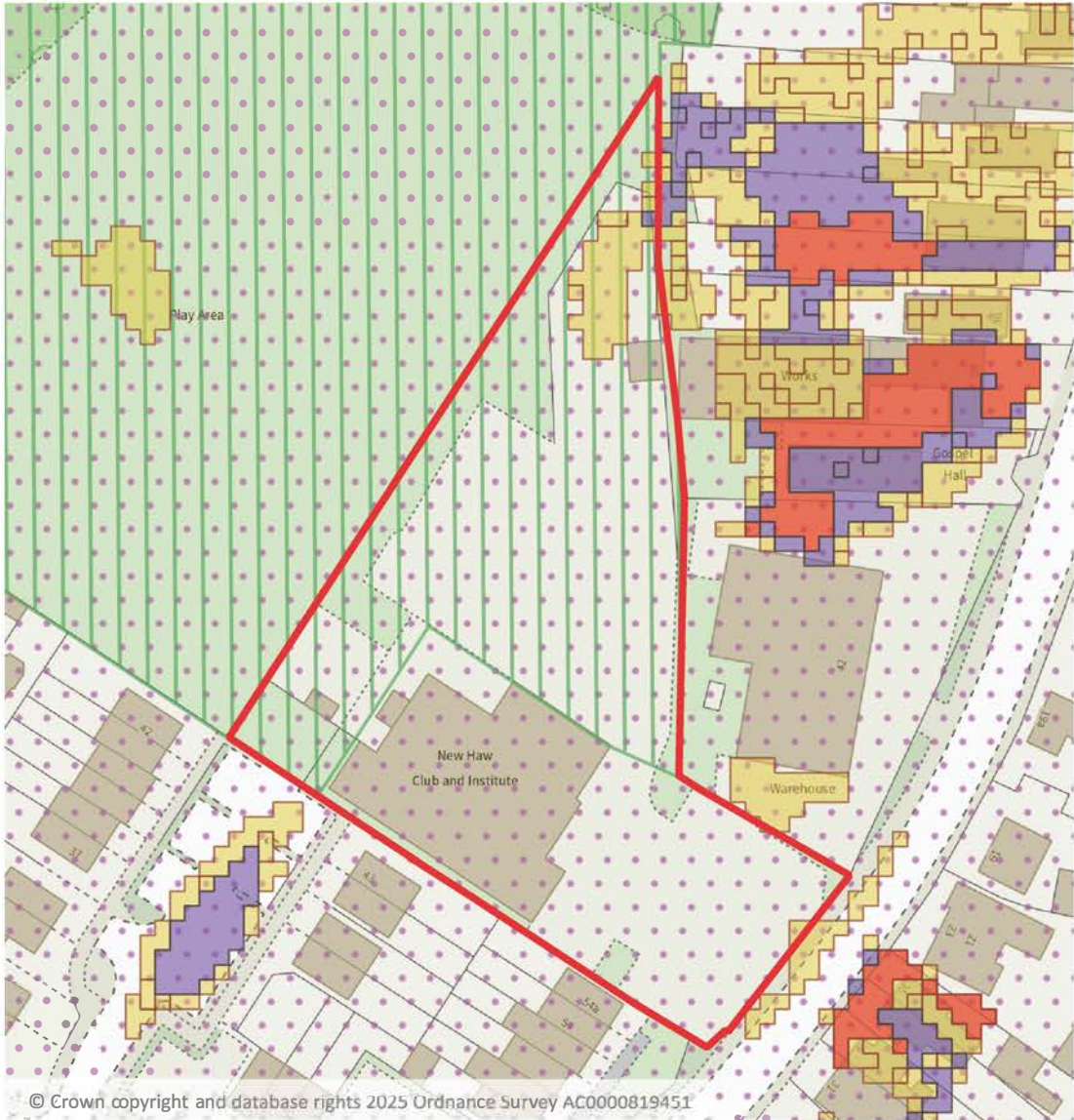
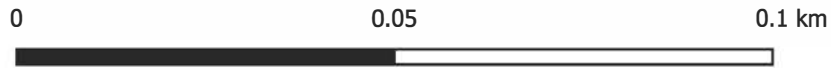
Other uses provided to the assessment of supply: As this site has only been promoted for residential use, other uses have not been considered.



Date: 22/12/2025

Site: 467 Name: New Haw Social Club, Woodham Lane, New Haw

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



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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 | 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	487
Site Name	Land off Woodham Park Road, Woodham
Address	Land off Woodham Park Road
	Woodham
	Addlestone
Postcode	
Grid references	X: 503648 Y: 162592
Site area (ha)	4.29
How site was identified	Submitted through the 2025 SLAA
Ownership type	DEFRA
Existing use(s)	Agricultural
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north there is a garden centre and woodland, to the east and south there is further agricultural land and to the west there are commercial and industrial uses.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	Site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is ALC Grade 4, the land is not considered as part of the Best and Most Versatile (BMV), which may not merit consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.24/0277</p> <p>Outline planning application for the phased redevelopment of the site including the demolition of existing buildings and erection of new research and development buildings, with ancillary buildings including car parking, servicing, landscaping improvements, works to public rights of way, flood alleviation and associated works. Access as a matter for consideration (all other matters reserved). (Phased development, each and every phase being a separate and severable part of the development) (grant).</p> <p>Minor amendments granted under RU.25/0447 and RU.25/0448.</p> <p>Discharge of conditions granted under RU.25/0445.</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.	✓		Unit numbers not specified.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓	12,260sq m net	As per application RU.24/0277.
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 due to the granting of RU.24/0277 and the subsequent amendment and discharge of conditions applications being granted.
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Site suitability

Suitability information:	The site is suitable for the development of 12,260sqm of E(g)(ii) floorspace as per application RU.24/0277. This is demonstrated not only by the granting of this permission but also by the Minor amendment and Discharge of conditions applications that have been granted.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for Class E(g)(ii) development as per RU.24/0277.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable for Class E(g)(ii) development as per RU.24/0277.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	The site is deliverable for Class E(g)(ii) development as per RU.24/0277.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The proposal for residential development is unacceptable given the Green Belt location of the site. For the site to be comprehensively developed for dwellings the proposals would either need to be supported by very special circumstances, 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: 0.

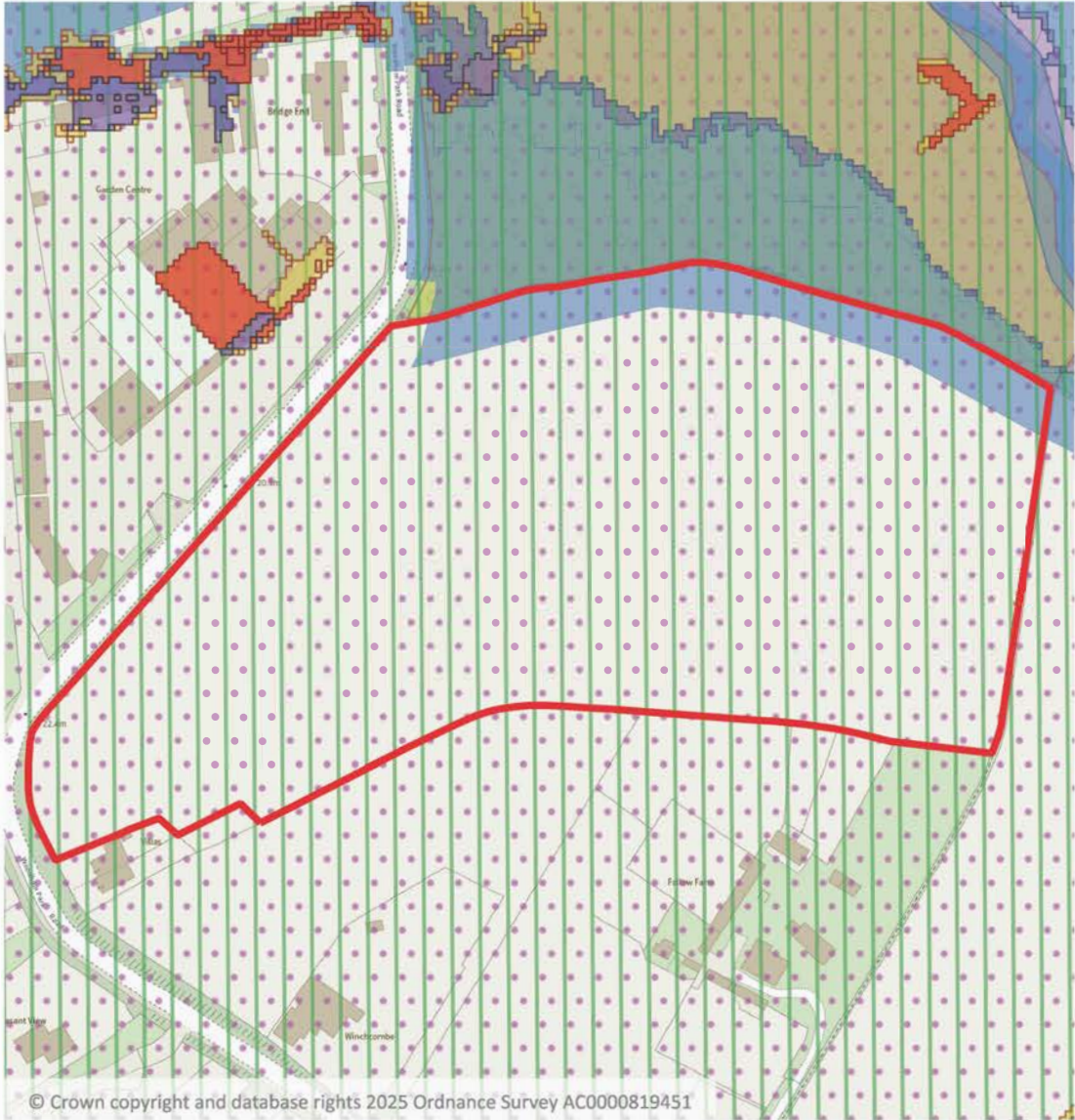
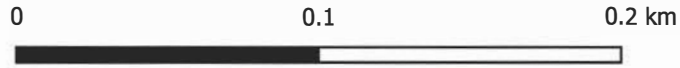
Other uses: The site is suitable for the development of 12,260sqm of E(g)(ii) floorspace as per application RU.24/0277. This is demonstrated not only by the granting of this permission but also by the Minor amendment and Discharge of conditions applications that have been granted. This should be added into the employment sections of the trajectory.



Date: 22/12/2025

Site: 487 Name: Land off Woodham Park Road, Woodham

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	513
Site Name	Animal and Plant Health Agency (APHA), New Haw
Address	Animal and Plant Health Agency (APHA) Woodham Lane New Haw
Postcode	KT15 3NB
Grid references	X: 504307 Y: 162776
Site area (ha)	93.42
How site was identified	Via application RU.24/0277
Ownership type	Public (DEFRA)
Existing use(s)	Agriculture / research
Is it Previously Developed Land (PDL) (Y/N)?	Partially (circa 21.3ha – 22.8%).
Surrounding uses	The site is located between the New Haw and Addlestone urban areas which lie to its south and north. The eastern boundary is set by the M25 and the western by Woodham Park Road.

Policy, environmental and heritage constraints

Site constraints (tick (✓) where relevant)			
Green Belt	✓ (partial)	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		SSSI	
Medium surface water flood risk		SNCI	✓
High surface water flood risk		LNR	
Agricultural Land Classification	Urban / Grade 4	Biodiversity Buffer Zone	✓
Within 5 km of TBH SPA	✓	Public open space	
Within 5-7 km of TBH SPA		Physical	
SANGS		Access	
Other (please specify)	Partially contains the Roman cremation cemetery, Row Town, Addlestone Area of High Archaeological Potential (located on the northern part of the site). The River Wey (plus tributaries) Biodiversity Opportunity Area runs through the middle of the site. Adjacent to the All Saints Church, Woodham Lane, New Haw Locally Listed Building. The eastern edge lies within the M25 AQMA and is adjacent to the M25.		

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as any proposed development on this part of the site would not cause substantial harm to the openness of the Green Belt it is, in principle acceptable. Alternatively, the site would need to either be removed from the Green Belt; be able to demonstrate Very Special Circumstances; or be identified as 'grey belt' land to justify development.
Flood Zones / risk	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Agricultural Land Classification	As this site is ALC Grade 4, the land is not considered as part of the Best and Most Versatile (BMV), which may not merit consideration in the planning process.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development
SNCI	The potential impact of any development on the Hall's Farm Wood and Grassland SNCI would need to be taken into account as part of any development proposals.
Biodiversity Buffer Zone	As part of the site lies within 8m of an OS identified watercourse, this part of the site should not be included in the developable area of the site.
Area of High Archaeological Potential	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.
Biodiversity Opportunity Area	The potential impact of any development on the River Wey (plus tributaries) BOA would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on the Locally Listed All Saints Church would need to be taken into account as part of any development proposals.
AQMA	Development adjacent to the AQMA will need to consider the impact of this designation as part of the design of any proposals.
Noise and vibration from adjacent motorway	A noise and vibration study would be required to support any application in connection with the adjoining motorway.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development	This site has an extensive planning history. Below is a summary of the main, most relevant applications since 2017.

description, approved / refused etc.)

RU.24/0798

Prior Approval for demolition of 4 buildings at Grange Farm, known as buildings B327 (including shed and wet room), B352, B353 and B335. (grant).

RU.24/0277

Outline planning application for the phased redevelopment of the site including the demolition of existing buildings and erection of new research and development buildings, with ancillary buildings including car parking, servicing, landscaping improvements, works to public rights of way, flood alleviation and associated works. Access as a matter for consideration (all other matters reserved). (Phased development, each and every phase being a separate and severable part of the development).

Discharge of conditions approved under RU.25/0445, RU.25/0446, RU.25/0447 and RU.25/0448

Non-material amendment approved under RU.25/1061, RU.25/1115, RU.25/1268 and RU.25/1290.

RU.23/0772

Prior Approval for the demolition of B509 agricultural building located on the Halls ASU within the wider APHA Campus. (grant).

RU.23/0611

Extensions and alterations to Buildings 342 and 343. (grant).

RU.23/0022

Two- three storey extensions, single storey extensions, with associated plant, flues and external staircase to existing building (grant).

RU.22/1846

Hybrid planning application, with outline planning permission for the provision of x2 buildings, site levelling, creation of hardstanding, plant areas, sub stations, landscaping and associated works with detailed consideration of reserved matters relating to the means of access, layout and landscaping. (grant).

Discharge of conditions granted under RU.23/1684, RU.24/0086, RU.24/0135, RU.24/0155, RU.24/0179, RU.24/0961,

Minor / nonmaterial amendment approved under RU.23/1685, RU.24/0151, RU.24/0576, RU.24/0819

Reserved matters application pending under RU.25/1411.

RU.22/1219

Prior notification for demolition in relation to Building 105 and two small adjacent ancillary buildings; B131 and the adjacent steel cabin under Part 11 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). (grant).

RU.21/0783

Prior Notification for the proposed demolition of Buildings 63 and 107 under Part 11 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). (grant).

RU.21/0470

Certificate of lawfulness of existing use to confirm the use of the sites known as Halls, Coombelands and Grange for scientific research (Use Class E (g) (ii) based on use for a period in excess of 10 years. (grant).

RU.18/0652

Erection of a single storey plantroom associated with the operation of Building 55 and associated works (grant).

RU.18/0185

Demolition of building 90, extension and alterations to building 61A including replacement incinerator, chimney and new service yard. Installation of fire suppression system relocated plant and associated works. (grant).

Discharge of conditions granted under RU.19/0516, RU.19/0580.

RU.17/1979

Erection of a single storey building for the cleaning of equipment and associated works (grant).

Discharge / removal / variation of conditions granted under RU.18/0535 and RU.19/0065.

RU.17/1795

Erection of a single storey modular office building on an area of existing hardstanding and associated works. (grant)

RU.17/1477

EIA Scoping Opinion for demolition of building B90 and removal of the existing 22m chimney, extension to building B61A, erection of a new 22m chimney, installation of new incinerator plant, creation of a covered service yard, and associated works. (Scoping agreed).

RU.17/0473

Erection of a single storey pitched roof modular storage building with mezzanine floor on an area of existing hardstanding and associated works (grant).

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	26	The site was most recently promoted through the 2021 Call for Sites. Prior to that the site had been promoted during the preparation of the Runnymede 2030 Local Plan for 26 units.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓	12,260sqm (net)	As per application RU.24/0277.
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 land has been granted permission for a comprehensive redevelopment under RU.24/0277 and is therefore considered to be suitable for this level of additional commercial development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for commercial development as per RU.24/0277.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable for commercial development as per RU.24/0277.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

The site is considered to be suitable for the development of an additional 12,260sqm additional Class E floorspace as permitted under RU.24/0277. However, as the site is within the Green Belt, the proposed residential uses are not considered to be suitable until such a time that evidence can demonstrate that the Green Belt policy constraints can be overcome.

Residential units provided to the assessment of supply: 0

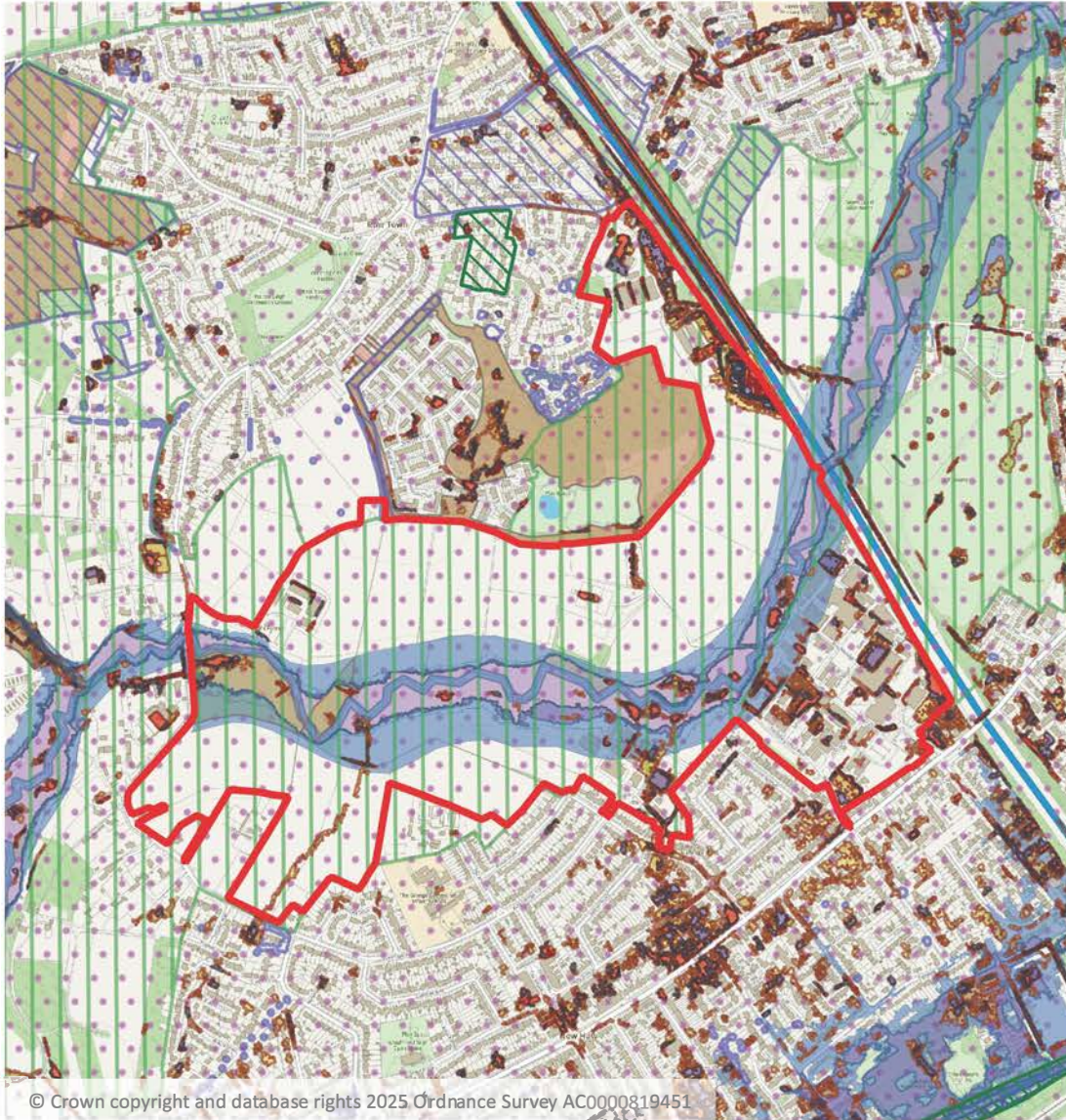
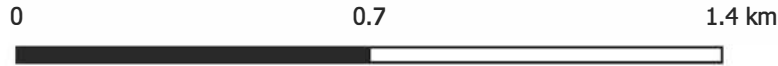
Other uses provided to the assessment of supply: 12,260sqm Class E floorspace.



Date: 22/12/2025

Site: 513 Name: Animal and Plant Health Agency (APHA), New Haw

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



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Scale: 1:15,000

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

