

Runnymede 2030

Local Plan

Runnymede Strategic Land Availability Assessment 2021

February 2022



Important Notice: Disclaimer

The Strategic Land Availability Assessment (SLAA) is a key part of the evidence base that will be used to inform the Council's next iteration of the Local Plan. It does not in itself constitute planning policy. It is important to note that the SLAA **does not** allocate sites for development. The identification of a site in this document as having the potential for housing or other development is based on the evidence before the Council at the time of writing. The SLAA will not prejudice or influence the determination of any subsequent or future planning application for that site. Additionally, the Council has not assessed the relative sustainability of the sites in this SLAA. This will be considered in more detail at a later stage of the preparation of the Local Plan through the Council's Sustainable Places paper and detailed site selection work.

Any comments made in relation to a particular site do not constitute a planning brief or formal planning advice.

All proposals for housing development arising during the plan period will be considered on their individual merits in relation to adopted and emerging development plan policies and other material considerations relevant at the time of determination. At this present time all planning applications are being assessed according to the adopted development plan. In Runnymede, this is the National Planning Policy Framework (NPPF)¹, adopted Runnymede 2030 Local Plan², the Surrey Minerals Plan 2011³, Aggregates Recycling Joint Development Plan Document (2013)⁴ and the Surrey Waste Local Plan 2019-2033⁵ published by Surrey County Council, Policy NRM6 of the South East Plan (SEP) and the Thorpe Neighbourhood Plan (2021).

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¹ [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

² [Runnymede 2030 Local Plan – Runnymede Borough Council](#)

³ [Surrey Minerals Plan Core Strategy Development Plan Document 2011 - Surrey County Council \(surreycc.gov.uk\)](http://surreycc.gov.uk)

⁴ [Aggregates Recycling Joint Development Plan Document - Surrey County Council \(surreycc.gov.uk\)](http://surreycc.gov.uk)

⁵ [Surrey Waste Local Plan 2019-2033 - Surrey County Council \(surreycc.gov.uk\)](http://surreycc.gov.uk)

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Executive Summary

The purpose of the Strategic Land Availability Assessment (SLAA) is to help the Council identify specific sites that will help meet housing and / or employment requirements as well as the needs of Gypsies, Travellers and Travelling Showpeople within Runnymede and the wider Housing Market and Functional Economic areas.

This SLAA is an update to the Runnymede SLAA Report January 2018. The document has been produced in accordance with national planning policy and guidance and the jointly produced SLAA methodology with Spelthorne Borough Council (which was published in December 2021), who share the same Housing Market Area (HMA).

The SLAA has not been jointly prepared with neighbouring authorities as these authorities are at different stages of Local Plan preparation. However, this does not preclude the authorities continuing to work collaboratively and on an ongoing basis with each other on matters related to meeting housing and other development needs.

The SLAA evidence is used to assist the Council in identifying the supply of housing, which will help deliver the identified housing requirement, as set out in the adopted Runnymede 2030 Local Plan

193 sites have been considered as part of this process, utilising a number of sources of supply. A list of all sites can be found at Appendix 1 and the assessment of sites is available to view in the SLAA site book⁶.

94 sites are considered to be 'deliverable' using the definition set out in the National Planning Policy Framework 2021 i.e., these sites are deemed suitable, available and achievable for development and therefore can be delivered within five years. This includes those submitted for residential (suggested on 72 sites), residential institutions (suggested on 3 sites), student accommodation (suggested on 6 sites), Gypsy and Traveller and Travelling Showpeople pitches / plots (suggested on 10 sites) and employment developments (suggested on 24 sites). It should be noted that the figures for the different types of sites amount to a higher number than the total number of sites that were deemed deliverable due to some sites being proposed for multiple uses, e.g., residential and Gypsy and Traveller pitches/plots.

Taking account of sources of supply and assumptions, officers estimate that the five-year supply of housing is made up of 3,915 units, which includes sites under construction and an element of C2 (older persons', student and residential institution accommodation) to C3 conversion. This is equal to a supply of 5.82 years.

⁶ <https://www.runnymede.gov.uk/planning-policy/planning-policy-evidence-based-documents/7>

In accordance with the NPPF, the Council is applying the appropriate buffer of 5%. The 5% buffer applies in Runnymede Borough because of previous good levels of delivery resulting in a 2021 Housing Delivery Test result of 109%. In addition, account has also been taken within the calculation of the 5-year supply, of the shortfall between completions since the beginning of the plan period and the housing requirement, as set out in the adopted Runnymede 2030 Local Plan (see Table 1 of Appendix 11 for more detail).

The average annual housing delivery figure, as set out in the adopted Runnymede 2030 Local Plan, is 500 dwellings per annum between 2015-2030. This figure will need to be updated in the next iteration of the Local Plan, as the Council will need to use the housing need figure from the Government's Standard Method approach, unless it can demonstrate exceptional circumstances for adopting a different approach. It is the housing target contained in the adopted Local Plan, as opposed to the figure generated by the Standard Method that has been used in the housing trajectories. In the next iteration of the SLAA this position will be reviewed, and the Council will rely on the housing need figure contained in its Housing and Economic Development Needs Assessment (HEDNA) (currently under production) from the date that the next version of the Local Plan is expected to be adopted.

Introduction

1. The National Planning Policy Framework (NPPF) requires every local planning authority to assess the amount of land that is available for housing and economic development in its area. In the past, these assessments tended to focus solely on housing but have now been expanded in Government planning policy guidance to also include economic development uses.
2. This assessment focuses on land available for housing, employment and other economic development uses (as defined by the NPPF), residential institutions (Use Class C2), the travelling community and student accommodation. Land available for Suitable Alternative Natural Greenspace (SANG) is also noted. It should be noted that the site size thresholds that a site must meet to be included in the SLAA are as follows:
 - The site should be able to accommodate 5 or more net additional dwellings; or
 - It should be at least 0.25 hectares in size; or
 - it should be able to accommodate at least 500sqm of additional floorspace (for non-residential developments).
3. The evidence contained in the SLAA will be used to underpin the development of the next iteration of the Local Plan, which the Council is seeking to have adopted during the course of 2025.

Assessment

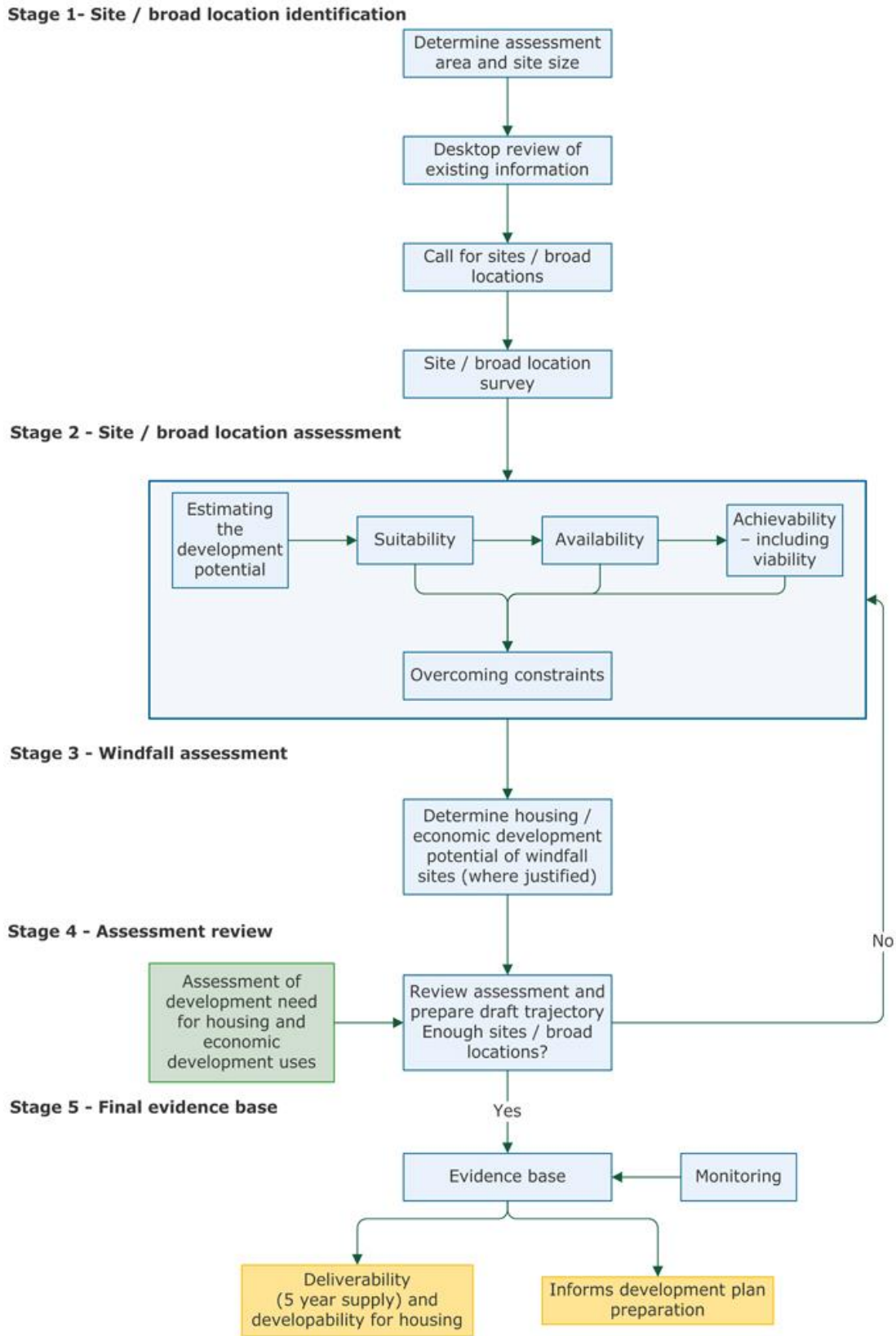
Methodology – Stage 1: Identification of sites and broad locations

4. The approach to the SLAA is based on the methodology set out in the National Planning Policy Guidance (PPG) and summarised below in Figure 1.
5. The housing target in the adopted Runnymede 2030 Local Plan is an average of 500dpa and was agreed under the transitional arrangements. The Council is relying on this target in both the 5- and 10-year trajectories for this interim SLAA. This is because at the time of writing, the annual housing target has not been agreed for the next iteration of the Local Plan. In the next iteration of the SLAA, the Council will update the target to reflect the conclusions drawn from in the Council's Housing and Economic Development Needs Assessment (HEDNA) which has not been completed at the time of producing this interim SLAA.
6. Importantly, the SLAA also identifies land for other uses besides housing; in particular sites that could be used to help meet identified needs for employment. The Council's Employment Land Review (ELR), March 2016, was sensitivity checked by consultants. The consultants in the 2018 partial SHMA update found that there was a surplus of office accommodation in the Borough (taking account of existing commitments) and a need for between 25,200 and 32,500sqm of industrial floorspace. The SLAA identifies a B-use supply of some 53,783sqm (gross) of

floorspace and includes land at Byfleet Road, which is allocated in the Local Plan to meet the industrial shortfall identified in the SHMA.

7. It should be noted that at the time of the publication of the 2021 SLAA, an updated ELR is in the process of being produced and thus updated targets for the Borough were not available at the time of writing. Therefore, the Council has utilised the target from the previous iteration but will be looking to produce a revised 2022 SLAA in the latter part of 2022 which should be able to take account of an updated target for employment land and floorspace needs, as well as other policy changes since the previous ELR and SLAA were produced (e.g., revisions to the NPPF and Use Classes Order).
8. To ensure a consistent methodology across the Housing Market Area, the Runnymede SLAA has been produced in accordance with a joint SLAA methodology produced between Runnymede and Spelthorne Borough Councils, who are identified as sharing the same Housing Market Area (HMA) in the Runnymede / Spelthorne Strategic Housing Market Assessment (SHMA) (2015).

Figure 1: Methodology Flowchart



Source: PPG Housing and Economic Land Availability Assessment Paragraph: 005 Reference ID: 3-005-20190722 Revision date: 22 07 2019

9. In accordance with the PPG advice, a wide range of sources have been used to identify SLAA sites. The process which the Council went through, to try and identify sites for inclusion in the SLAA, is set out in the table below:

Type of site	Description
Any pre-application inquiries / expired permissions which might yield sites for inclusion in the SLAA.	Sites where the Council is already in discussion with a developer (where it is not confidential or where the landowner agrees to publicise the site). Sites where planning permission has expired in the last three years, where there is a reasonable prospect of a new application being submitted based on discussions with the applicant/agent.
Undetermined planning applications at appeal.	Sites which officers consider could potentially be approved for development.
Planning application refusals or withdrawn.	Sites where the principle of residential or economic development has been agreed but have been refused for another reason, e.g., where refusal is due to matters of design.
The Council's Brownfield Land Register.	Sites identified in the Brownfield Land Register.
Unimplemented / outstanding planning permissions.	Sites in the Council's monitoring data where development has been permitted but has not commenced and permission has not expired.
Planning permissions under construction.	Sites where development has started but is not completed.
Prior approvals permitted for conversion from office to residential use.	<p>For these sites, additional checks on likely delivery were undertaken.</p> <ul style="list-style-type: none"> • Where it was confirmed that the housing units were expected to be delivered by the applicant/agent, the net figure for the site was included in the trajectory; • Those that said that their sites wouldn't be delivered in the time period were not included in the trajectory; and • Where no response was received, a non-implementation rate of 67% was applied to the dwelling numbers approved.
Local Plan sites that have not been granted permission.	Sites which have been allocated for housing or economic development in the Runnymede 2030 Local Plan, but which have not yet been granted planning permission.
Sites considered in Neighbourhood Plans in the Borough.	Sites considered as part of preparing a Neighbourhood Plan and sites allocated

Type of site	Description
	in an adopted (made) Neighbourhood Plan which haven't yet been permitted.
Sites put forward during a Call for Sites exercise.	Any sites submitted directly to the Council for consideration through periods of consultation and / or submitted independently e.g., from landowners, agents and developers. A formal 'Call for Sites' took place in late 2020 and early 2021. The Council also accepted sites promoted outside of the formal 'Call for Sites' period.
Sites already within the SLAA process.	Sites previously submitted as part of the SLAA process will remain within it for three years (unless promoters indicate to the Council that they wish their sites to be removed), provided that they meet the criteria for assessment, set out above in paragraph 2.
Surplus public sector land.	Land owned / promoted by the Council, Surrey County Council or other public bodies such as the NHS. Central Government's register of public sector land in the Borough was also checked to see if there were any potential areas / sites available.
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings).	Sites identified in either rural or urban locations, where a building is vacant or underused. Information was sought from the Council's empty property register. All site owners identified and contacted to see if they would like their sites included in the SLAA. These sites are shown in Appendix 3.
Making productive use of under-utilised facilities such as garage blocks.	Following discussions with the Council's Housing Department, a number of garages were identified.
Large scale redevelopment and redesign of existing residential or employment areas.	Following discussions with the Council's Housing Department a small number of large areas for redesign and redevelopment were identified.
Site suggestions from officers.	Sites from general knowledge of the Borough were also included if they had not already been identified through other sources of supply. This included suggestions from the Council's Commercial Services Team and Development Management officers.

10. A total of 193 sites have been considered in the SLAA. Of these, 71 sites were discounted from the SLAA because they were complete, had not been promoted for three years since the previous 2018 version of the SLAA (and promoters did not respond to the Council when contact was made to check if they wanted the site to

remain in the SLAA) or were considered as part of a wider SLAA site (a full list of these sites can be found at Appendix 2).

11. Information on how the Council has engaged with relevant partners as part of the Duty to Cooperate can be found on the Planning Policy web pages⁷.

Methodology – Stage 2: Site/broad location assessment

12. Stage 2 of the assessment process involved assessing whether the remaining sites were:

- **'Suitable'** for the type of development proposed considering land uses, constraints and other factors;
- **'Available'** based on the best information at hand that there weren't any insurmountable issues with the site and that it was expected that it could be developed; and
- **'Achievable'** this is an initial high-level judgement about the economic viability of the site and the ability of a developer to develop it within a particular time period.

13. Information on suitability, availability and achievability of developing the sites was collected and analysed through a combination of desktop assessments, using GIS, and information submitted by landowners, agents and developers. Existing studies, such as the Employment Land Review and the collation of data as part of compiling the Council's updated Brownfield Land Register (2021) were also used to inform the site assessments.

14. To determine whether a site is 'suitable' (in principle) for development, and if so the type and scale of development that might be appropriate, a number of considerations were relevant:

- Location – character and predominant uses within the area;
- Environmental Constraints – flood constraints; biodiversity; listed buildings; tree preservation orders; and
- Policy Constraints – Green Belt; whether the site is a designated employment site etc.).

15. After an assessment of suitability was undertaken, an assessment to determine the type and capacity of development that could be achieved was made (if it had not already had planning permission). When estimating the potential yield of a site, various factors were considered, including physical constraints, policy constraints planning history and densities in the vicinity of the site.

16. All available information was used to help ascertain whether a site was 'available' for development, including information gathered from the 'Call for Sites' exercise (or

⁷ [The Duty to Cooperate - Runnymede Borough Council](#)

when a landowner / agent promoted the site through individual site submissions), as well as investigating the planning history. In addition, where sites appeared to have become stalled, or there was little recent development / planning activity, additional checks were made with the relevant parties to determine if a site was still available or not. Where there was no evidence to suggest that the landowner would bring forward development on the site then it could not be considered available for development and thus was not included in the trajectory.

17. Sites which were both 'suitable and 'available' were then assessed in terms of whether they were achievable (the PPG confirms that a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time). Sites fall into two categories: 'deliverable' sites (those with a realistic prospect that it will be delivered within 5 years), and 'developable' sites (those available for years 6-10 or where possible for sites unlikely to be developed for 11 years or more). In total, there were 95 sites that made it through Stage 2 of the assessment process.
18. All sites considered as part of the SLAA process can be viewed on the Council's interactive mapping system⁸.
19. Sites considered as part of the SLAA process have also informed the Council's Brownfield Land Register, a Government requirement. This Register only records sites that are deemed to be deliverable and are brownfield (e.g., previously developed land).

Methodology – Stage 3: Windfall assessment (where justified)

20. Annex 2 of the NPPF states that windfall sites are 'Sites not specifically identified in the development plan'. In Runnymede, this historically applies to small-scale sites (e.g., those with a net gain of 1-4 units).
21. As set out in the NPPF and PPG, where justified, windfall sites can contribute towards housing supply. There must however be realistic evidence to demonstrate that delivery of windfall sites will consistently continue.
22. The SLAA methodology sets out that small-scale windfall has consistently contributed to the housing supply in Runnymede and that windfalls are continuing to come forward in the Borough. It is therefore proposed that the SLAA continues to include a windfall allowance in the housing trajectory of sites delivering up to 4 net additional dwellings.
23. To calculate what the windfall contribution should be for Runnymede in the trajectory, past completions on windfall sites from April 2016 to March 2021 were analysed and an average taken. This is set out in the table below.

⁸ <http://maps.runnymede.gov.uk/website/rmaps/main.html>

Year	Windfall figure
2016/17	48
2017/18	54
2018/19	65
2019/20	27
2020/21	38
Total	232/5 years = 46 units (average)

24. It is considered that a windfall allowance can be applied in Runnymede in the indicative housing trajectory, as there has been, and continues to be, a consistent and reliable supply of windfall sites in the Borough, as demonstrated in the table above. To avoid double counting of existing planning permissions, it is proposed that this allowance of 46 units per annum should be included from year 4 and onwards i.e., to allow for the completion of existing permissions.

Methodology – Stage 4: Assessment review

25. The SLAA is an iterative process, as is clearly set out in Figure 1 above. Stage 4 of the methodology requires the Council to review the assessment to prepare a trajectory to show whether there is enough available land supply to meet development needs. The SLAA will be kept under review and updated if necessary, prior to the submission of the reviewed Local Plan for examination.
26. Appendix 9 sets out the supply of residential sites and Appendix 8 the employment sites. Appendix 12 includes an indicative residential trajectory for Runnymede Borough which combines the SLAA assessment of all suitable, available and achievable sites (including those that relate to residential institutions and student accommodation), known small site windfall commitments (1-4 dwellings net) (see Appendix 5 for more detail), windfall site allowance (applied from year 4 onwards to avoid double counting the small sites windfall commitment figure) to provide an overall capacity figure for the Borough from 2021/22 to 2030/31.

Specialist accommodation

27. With respect to C2 residential institutions and student accommodation, the Planning Practice Guidance allows local planning authorities to count these sources of supply against their housing requirement based on the number of dwellings they release into the wider housing market. To avoid double-counting C2 and C3, the Housing Trajectory converts any commitments for C2 and student accommodation into their C3 equivalent. See Appendix 4 for details of the C2 developments included in the SLAA and how these have been taken into account by converting them to their C3 equivalents in the housing trajectory.

Gypsies, Travellers and Travelling Showpeople

28. Traveller needs have been updated for the Council by independent consultants in January 2018⁹. The adopted Runnymede 2030 Local Plan sets out the level of need over the Plan period and the proposed allocations which will help meet identified needs.
29. Appendix 6 sets out the updated position for the Borough in terms of the need and supply for Gypsy and Travellers and Travelling Showpeople pitches/plots.

Methodology – Stage 5: Final evidence base

30. The SLAA methodology reflects the requirements of the NPPF for local planning authorities to identify and update annually their housing land supply evidence for the Plan period.
31. The Government's standard method for calculating housing need sets out that there is an identified need for 536 dwellings per annum, however, as discussed above (see paragraph 5), the Council is using the target in the adopted Runnymede 2030 Local Plan for this interim SLAA which is an average of 500dpa. The table below helps the Council to identify how much of the need can be met in Runnymede based on the SLAA assessment findings.
32. The SLAA site assessments estimate the housing land supply over the Plan period as follows:

Indicative delivery period	Supply of dwellings
No. dwellings expected to be delivered in years 1-5 (deliverable)	3,879
Dwellings expected to be delivered in years 5-10 (developable)	3,160
Total	7,035
Per year delivery (average over 10 years)	703

33. The figures in the table, informed by the trajectory, include Local Plan allocations; small scale windfall sites contribution for future years (based on past completions) see paragraphs. 20-24 above; extant permissions on small scale windfall sites (1-4 units); prior approvals; estate regeneration; and an allowance for some C2 (which have been converted into a C3 equivalent).
34. For employment, there are no requirements to identify a 5-year supply of land. The Council has allocated land through the Local Plan at Byfleet Road for in the region of 20,000sqm additional B-use floorspace. A range of other employment sites also benefit from extant planning consents for additional B class floorspace which will help meet identified needs and, in the trajectory, this totals 53,783sqm.

⁹ [Gypsies and travellers \(policy documents and guidance\) – Runnymede Borough Council](#)

35. The Council will monitor delivery of sites through its Annual Monitoring Report, which will help update the SLAA on an annual basis, as well as monitoring the Local Plan.

Conclusions, monitoring and next steps

36. The evidence contained within the SLAA will help inform the approach to housing and employment needs in the next iteration of the Local Plan, which the Council is aiming to have adopted by the summer of 2025
37. The latest version of the SLAA will be submitted with the Local Plan and other evidence for examination.

Appendix 1 Sites from the 2018 SLAA that have been deleted from the 2021 SLAA

Site ID	Site name	Reason for deletion
4	Barrsbrook & Barrsbrook Cattery, Chertsey	No response from site owner / promoter about keeping the site in the SLAA
15	Bourne Car Park, Virginia Water	Development complete (RU.16/1261 & RU.17/0518)
28	Great Grove Farm, Murray Road, Ottershaw	Replaced by SLAA site 46
37	Wick Road, Englefield Green	Development complete (RU.14/1208)
49	Land to the rear of Aviator Park, Station Road, Addlestone	Development complete (RU.15/1280)
53	Addlestone One	Development complete
56	Land at Green Lane/Norlands Lane/Chertsey Lane, Thorpe	No response from site owner / promoter about keeping the site in the SLAA
107	Marshall Place Open Space	Development complete (RU.17/1118)
121	Luddington Farm, Stroude Road, Egham	No response from site owner / promoter about keeping the site in the SLAA
143	Alwyn House, Windsor Street, Chertsey	Development complete
162	Land at Cherrywood Avenue and Ilex Close, Englefield Green	Development complete (RU.16/0001)
167	Land at Woburn Hill, Addlestone	Site owner stated they wanted the site removed from the SLAA.
170	The Old Police Station, Egham	Development complete (RU.15/1800)
175	62, 63 and 64 The Avenue, Egham	Development complete (RU.16/1842)
176	Queen Elizabeth House, Tarin Court, Englefield Green	Development complete (RU.19/0174)
203	Warren Yard, Lyne Lane, Chertsey	No response from site owner / promoter about keeping the site in the SLAA
210	Primrose Cottage, Longcross Road, Chertsey	No response from site owner / promoter about keeping the site in the SLAA
212	Home Farm, Stroude Road, Virginia Water	Replaced by SLAA site 312 as site area for 212 no longer being promoted.
215	Land rear of 294 Stroude Road, Virginia Water	Previous site promoter stated he no longer owns the land so no confirmation that the site is available
216	Land at Abbey River and Burway Ditch, Chertsey	No response from site owner / promoter about keeping the site in the SLAA
219	Villa Santa Maria, St Anns Hill, Chertsey	No response from site owner / promoter about keeping the site in the SLAA
220	Norlands Lane Landfill Site, Thorpe	Site replaced by sites 430-434 as parcel has been split into multiple areas at landowner's request.
222	Land adjacent to Accommodation Road, Longcross	No response from site owner / promoter about keeping the site in the SLAA
223	Land to the West of Accommodation Road, Longcross	No response from site owner / promoter about keeping the site in the SLAA
228	Penton Hook Marina, Staines Road, Chertsey	No response from site owner / promoter about keeping the site in the SLAA

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Site ID	Site name	Reason for deletion
230	Grove Nursery, Spinney Hill, Addlestone	No response from site owner / promoter about keeping the site in the SLAA
232	78A Hummer Road, Egham	Permission lapsed
234	Eden Farm, Virginia Water	No response from site owner / promoter about keeping the site in the SLAA
236	Longcross Manor, Longcross Road, Chertsey	No response from site owner / promoter about keeping the site in the SLAA
238	Lynn's Park, Stonehill Road, Ottershaw	No response from site owner / promoter about keeping the site in the SLAA
239	19 Woodham Lane, Addlestone	No response from site owner / promoter about keeping the site in the SLAA
240	Land at Middle Hill	Development complete (RU.16/0627)
249	Prestige House, 23-26 High Street, Egham	Development complete (RU.18/0290)
250	Tamesis 1, The Glanty, Egham	Development complete (RU.14/1699)
254	Central Veterinary Laboratory Area A	No response from site owner / promoter about keeping the site in the SLAA
255	Chertsey Bittams	Site has been split in to five separate parcels with their own reference numbers (see SLAA sites 379-383)
259	Virginia Water West	Was previously a possible Green Belt release site but not taken forward and was never promoted
260	Sandhills and Lyne Lane	Was previously a possible Green Belt release site but not taken forward and was never promoted
262	Ottershaw West	Was previously a possible Green Belt release site but not taken forward and was never promoted
267	Land at Sewage Treatment Works, Lyne Lane	SCC confirm they are not promoting the site in the 2021 SLAA
270	Land East of Accommodation Road	No response from site owner / promoter about keeping the site in the SLAA
271	Five Oaks Farm, Lyne	No response from site owner / promoter about keeping the site in the SLAA
272	Land at Great Fosters	No response from site owner / promoter about keeping the site in the SLAA
275	Land North of The Avenue, Egham	No response from site owner / promoter about keeping the site in the SLAA
276	Luddington House	Development complete (RU.19/0860)
278	Redlands Farm	No response from site owner / promoter about keeping the site in the SLAA
280	Garage Site, Trumps Green Road	No relevant planning permission granted. Only recent application (for 3 net dwellings) was withdrawn. No subsequent promotion.
283	Garage showroom 1-3 New Haw Road	No relevant planning permission granted. Previous vehicle related applications did not involve sufficient floorspace (e.g., 500sqm net additional).
285	Sayes Court Kennels	Has not been promoted

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Site ID	Site name	Reason for deletion
286	Thynne Lodge, Green Lane, Staines-upon-Thames	No response from site owner / promoter about keeping the site in the SLAA
287	Land West of Bridge Lane	No response from site owner / promoter about keeping the site in the SLAA
296	Land adjacent to Edale, Rowtown	No response from site owner / promoter about keeping the site in the SLAA
298	Egham Leisure Centre	Development complete (RU.17/0488)
304	Land West of Roccos Cottage, Great Grove Farm	Permission lapsed
305	53 Hare Hill, Addlestone	Development complete (RU.16/1603)
306	The Black Horse, New Haw Road (now 'The Stables')	Development complete (RU.16/1933)
310	Meadowlands Park, Weybridge Road	Development complete (RU.15/0691)
311	16-18 Victoria Street, Englefield Green	Development complete (RU.17/1824)
313	Pinewood Court, Crockford Park Road	Development complete (RU.15/1937)
315	Meadlake Place, Egham	Development complete (RU.15/0428, RU.16/0397)
321	Church of Assumption, Harvest Road	No response from site owner / promoter about keeping the site in the SLAA
326	Addlestone Quarry	Site never promoted. Suggested by local resident in 2018 SLAA but has not been suggested again for inclusion.
327	Land at St Ann's Park	No response from site owner / promoter about keeping the site in the SLAA
331	120-122 Bridge Road	Development complete (RU.14/1652, RU.16/0308)
332	11 Osborne Road, Egham	Development complete (RU.17/0953)
333	2nd Floor, Chertsey Gate East, 43-47, London Street, Chertsey	Development complete (RU.19/0605)
334	219,221 & 225 Station Road, Addlestone	Development complete (RU.17/0530, RU.17/0914)
335	Unit 2, Stoneylands Road	Development complete (RU.16/1676)
337	2-4 Station Parade, Virginia Water	Development complete (RU.17/0388)

Smaller parcels of land have been considered as part of the wider sites where appropriate instead of being removed.

Appendix 2 All SLAA 2021 sites

Site ID	Site name
2	Woodcock Hall Farm, Thorpe
13	Stroude Farm, Stroude Road, Virginia Water
14	Brox End Nursery, Ottershaw
17	Land at Coombelands Lane, Addlestone
18	Land Between Warwick Avenue and Thorpe Industrial Estate, Thorpe Lea Road, Egham
19	Oak Tree Nursery, Stroude Road, Virginia Water
22	Land South of St Davids Drive & Roberts Way, situated between London Road & Bakeham Lane, Englefield Green
24	Land at Prairie Road, Hatch Close & Hatch Farm, Addlestone
29	Charnwood Nurseries, New Haw
30	CABI, Bakeham Lane, Virginia Water
32	Coltscroft, Rosemary Lane, Thorpe
36	Sandylands Home Farm East, Blays Lane, Englefield Green
38	Thorpe Park Farm, Staines Road, Thorpe
42	CEMEX Thorpe 1, Ten Acre Lane, Thorpe
44	CEMEX Thorpe 3, Ten Acre Lane, Thorpe
46	Land at Great Grove Farm (Charter Park), Ottershaw
48	Hanworth Lane, Chertsey
50	Brunel University Site, Coopers Hill Lane, Englefield Green
51	Byfleet Road, New Haw
52	Dial House & Wisteria, Englefield Green
59	Land at Hurst Lane, Virginia Water
60	Pycroft Road, Chertsey
62	Land at Addlestone Moor, Addlestone
77	232 Brox Road, Ottershaw
99	Longcross Garden Village
103	Stroude Road, Virginia Water
120	Hythe Farm, 81/83 Hythefield Avenue, Egham
122	79 Woodham Park Road, Woodham
123	CEMEX House, Coldharbour Lane, Thorpe
129	Wey Manor Farm, Wey Manor, New Haw
132	Ledger Drive, Addlestone
141	160-162 High Street, Egham
148	Land rear of 8 Stepgates, Chertsey
154	Land at Hawthorne, Addlestone
156	Blays House, Blays Lane, Englefield Green
157	Egham Gateway West
158	Land at Squires Garden Centre, Holloway Hill, Lyne
163	Land at Wellington Avenue, Wentworth, Virginia Water
165	Egham Library Opportunity Area
168	Land adjacent to Almnors Farm House, Almnors Road, Lyne
169	Downside, Chertsey
177	Royal Holloway University of London campus, Egham Hill, Englefield Green
178	10-22 High Street, Addlestone
190	Strodes College Lane Allocation, Egham
199	Land to the north west of Almnors Road, Lyne
201	Chertsey Opportunity Area

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Site ID	Site name
202	Pantiles Nurseries, Almnors Road, Lyne
204	Bellbourne Nursery, Hurst Lane, Virginia Water
205	Crockford Bridge Farm, New Haw Road, Addlestone
206	Trys Hill Farm, Lyne Lane, Lyne
208	Land adjacent Ulverscroft, Bakeham Lane, Englefield Green
213	Holme Farm, Woodham Park Road, Woodham (Central Vet Lab parcel C)
218	Rusham Park, Whitehall Lane, Egham
224	Land adjacent to 62 Addlestone Moor, Addlestone
225	Land adjacent to Sandgates, Guildford Road, Chertsey
226	40 Crockford Park Road, Addlestone
227	Woburn Park Farm, Addlestone Moor, Addlestone
229	Virginia Heights, Sandhills Lane, Virginia Water
231	St Peters Hospital, Guildford Road, Chertsey
233	6 Northcroft Road, Englefield Green*
235	Willow Farm, Ottershaw
241	Crest House, Station Road, Egham
248	Land to East of Orbis Causeway Business Park Staines
251	300 / 400 Bourne Business Park, Dashwood Lang Road, Addlestone
253	Egham Gateway East
256	Thorpe Lea Road North, Egham
257	Thorpe Lea Road West, Egham
258	Virginia Water North
261	Virginia Water South
263	Ottershaw East
264	Addlestone West Allocation
265	Lyne Hill Nursery, Lyne
266	Land West of St George's College, Woburn Hill, Addlestone
268	81-87 Woodham Park Road, Woodham
269	Land East of Thorpe Industrial Estate, Egham
273	Land South of Great Grove Farm, Ottershaw
274	Allington & 37, 47, 57 Howards Lane, Addlestone*
277	The Old Chalet, Virginia Water
279	Land North of Cowley Avenue, Chertsey
281	Land at Clockhouse Lane East, Egham
282	Land East of Fishing Lake, Thorpe Lea Road, Egham
284	Christmas Tree Farm, Ottershaw
288	Brockhurst, Brox Road, Ottershaw*
289	Webbs, The Green, Englefield Green
291	Land R/O 436 Stroude Road, Virginia Water*
292	Land east of Bishops Way, Egham
293	Land north of Kings Lane, Englefield Green
299	Barbara Clark House, St Jude's Road, Englefield Green
300	Land adjacent to 70 Crockford Park Road, Addlestone
301	Laleham Golf Club, Thorpe
303	Two Bridges, Guildford Street, Chertsey
309	Anners, Village Road, Thorpe
312	Jasmine Cottage, 1 & 2 Home Farm Cottages, Home Farm, Stroude Road, Virginia Water.
314	Culverdon House, Abbots Way, Chertsey
316	Units 4-8 Weybridge Business Park, Addlestone

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Site ID	Site name
317	Land fronting The Glanty, Staines-upon-Thames
318	Addlestone East
319	9-11 Victoria Street, Englefield Green
320	High Street North Opportunity Area, Egham
322	Padd Farm, Hurst Lane, Virginia Water
323	Cacti Nursery, Bousley Rise, Ottershaw
325	King's Oak Fields, Row Town, Addlestone
328	Old Library Site, Church Road, Addlestone
329	Garages at Ripley Avenue, Egham
330	1 High Street & 2 Church Road, Addlestone
336	302 Woodham Lane, New Haw
338	18-20 St Georges Road, Addlestone
339	Land at Mill Lane, Thorpe
340	Land at Green Road, Thorpe
343	Land south of Ruxbury Road, Chertsey
344	Angel Farm, Longcross Road, Lyne
345	Land adjacent to Byfleet Road BBU, New Haw
346	Clockhouse Nursery, Virginia Water
347	New Oak Farm, Hardwick Lane, Lyne
348	65-67 Bridge Road, Chertsey*
349	Clifton Garden Centre, Woburn Hill, Addlestone
350	Hamm Court Farm, Hamm Court, Addlestone
351	Black Lake Farm, Stroude Road, Virginia Water
352	ADP House, Syward Place, 40-48 Pycroft Road, Chertsey
353	Lakeside, 30 The Causeway, Staines upon Thames
354	Highmoor Farm, Stroude Farm, Virginia Water
355	Land west of Guildford Road, Ottershaw
356	The George, Chertsey Road, Addlestone*
357	Unit 2, Aviator Park, Addlestone
358	Middlesex Court, Addlestone
359	Parkside and Braeside, New Haw
360	Land to the south of Moated Farm Drive, New Haw
361	Unit A, Gogmore Lane, Chertsey
363	Lakeview, 1000 Hillswood Drive, Ottershaw
364	Lotus One, The Causeway, Staines-upon-Thames
365	Foundation House, Stonylands Road, Egham
367	Haleworth House, Egham Hill, Englefield Green
368	Christ Church Longcross Road, Longcross
369	Land at 97 and 98 Harvest Road, Englefield Green
370	Tamesis 2, The Glanty, Egham
371	31 The Causeway Staines-Upon-Thames
374	Global House Station Place, Fox Lane North, Chertsey
375	Rivermead House, Hamm Moor Lane, Addlestone*
376	76 Liberty Lane & 2 Fieldhurst Close, Addlestone*
378	Portman House / Rutherwyk House, Guildford Street, Chertsey
379	Chertsey Bittams A
380	Chertsey Bittams B
381	Chertsey Bittams C
382	Chertsey Bittams D
383	Chertsey Bittams E
384	Central Veterinary Laboratory Parcel B, Addlestone

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Site ID	Site name
388	Centrum, 36 Station Road, Egham
389	Victoria Inn, 427 Woodham Lane, Woodham*
390	Parkwood, Wick Lane, Englefield Green*
391	Lindsey House 1-11 Station Road and 2-4 High Street, Addlestone*
392	Runnymede House, 96-97 High Street, Egham*
393	St George's College, Woburn Hill, Addlestone
394	Melita House, Bridge Road, Chertsey
395	Chilsey House, Chilsey Green Road, Chertsey
396	40 Station Road, Egham
397	Thorpe C of E Infant School, The Bence, Thorpe
398	Chertsey High School, Chertsey Road, Addlestone*
399	Land at Ridgewood, Ridgemead Road, Englefield Green*
400	St Anthony's Cottage & Wentworth Grange, Portnall Drive, Virginia Water*
401	Still Waters, Wellington Avenue, Virginia Water*
402	Fernbank Farm, Bridge Lane, Virginia Water*
403	Land between 32 & 36 Abbots Drive, Virginia Water*
404	Kingswood Hall, RHUL, Cooper's Hill Lane, Englefield Green
406	Bishopsgate School, Bishopsgate Road, Englefield Green
407	Darley Dene School, Garfield Road, Addlestone
408	Salesian School Annexe, Highfield Road, Chertsey
409	American Community School, London Road, Virginia Water
410	PGR Building, Ten Acre Lane/Delta Way, Egham
411	3 Simplemarsh Road, Addlestone
412	12 Simplemarsh Road, Addlestone
413	Runnymede Hotel and Spa, Windsor Road, Egham
414	Krome House, 244-256 Station Road, Addlestone
415	214 Wendover Road, Staines-upon-Thames
416	38-40 Woodham Lane, New Haw
417	2 and 2a Guildford Road, Chertsey
418	Plot 2000, Hillswood Business Campus, Ottershaw
419	Chesters, Luddington Avenue, Virginia Water
420	Holly Close garages, Englefield Green
421	Unit 2, Lotus Park, Staines-upon-Thames
422	Eastworth House, Eastworth Road, Chertsey
423	Unit 1, Aviator Park, Addlestone
424	Land West of Thorpe Bypass (B388), Egham
425	Land adjacent to Lyne Lane Sewage Treatment Works, Lyne
426	15 London Street, Chertsey
427	8 Manorcrofts Road, Egham
428	Land to rear of 299 - 311 Green Lane, Chertsey
429	East Lodge, Bishopsgate Road, Englefield Green
430	Norlands Lane Landfill Site, Thorpe - Parcel A
431	Norlands Lane Landfill Site, Thorpe - Parcel B
432	Norlands Lane Landfill Site, Thorpe - Parcel C
433	Norlands Lane Landfill Site, Thorpe - Parcel D
434	Norlands Lane Landfill Site, Thorpe - Parcel E
435	1 Guildford Street, Chertsey

* These sites were promoted through the 2021 SLAA process but were not assessed due to them not meeting the site size requirements (e.g., they result in a net gain of 4 or fewer residential units or less than 500sqm of floorspace), not having any 'planning status' or having subsequently expired during the production of the 2021 SLAA.

Appendix 3 Vacant / derelict sites in Runnymede Borough

Vacant sites as at 01/08/21
Unit 1, Gogmore Lane, Chertsey, KT16 9AP
Avis Rent A Car Ltd, The Causeway, Staines-Upon-Thames, TW18 3AL
Brake Brothers, Alpha Way, Crabtree Road, Thorpe Industrial Estate, Egham, TW20 8RT
Capital Demolition, Woodham Park Road, Woodham, Addlestone, KT15 3TG
Plots 1 & 2, Fordwater Trading Estate, Ford Road, Chertsey, KT16 8HG
47 Guildford Street, Chertsey, KT16 9BA
Foundation House, Stoneylands Road, Egham, TW20 9QR

This table includes whole sites and buildings but does not include partial vacancies where a full redevelopment would be unlikely to be possible.

It should be noted that whilst all of the landowners of these sites were contacted to ask if the sites were available for development, no response was received to any of the letters. As such, it has been assumed for the purpose of the 2021 SLAA that none of these sites are available for development.

Appendix 4 C2 sites in the SLAA 2021

Below is a table that sets out the C2 sites that were assessed as part of the SLAA 2021. This includes the conversion into an equivalent of C3 units as set out in the SLAA methodology.

Residential institutions

It should be noted that the conversion rate for residential institution units/bedspaces into a C3 equivalent for the trajectory of housing land supply is 1.9:1, and thus 1.9 units / bedspaces of residential institution units are required to account for one C3 unit in the trajectory. This is line with the 2011 Census data for Runnymede Borough which is what the PPG advises LPAs to use to determine an appropriate conversion rate.

SLAA site no.	Site name	Settlement area	No. of units (C3 equivalent)	Year(s) site is expected to deliver units
99	Longcross Garden Village	Longcross	60 (32)	2026/27 and 2027/28
123	Cemex House, Coldharbour Lane, Thorpe	Thorpe	79 (42)	2024/25 and 2025/26
417	2 and 2a Guildford Road, Chertsey	Chertsey	-12 (-6)	2022/23
Total			127 (67)	

As can be seen in the table above, there is a net total of 127 units / bedspaces set out in the SLAA, which is equivalent to 67 C3 residential units. This is included as part of the overall supply of housing land in the Borough. It should be noted that the figures in the table above do not match exactly due to rounding.

Student accommodation

The conversion rate for student units/bedspaces into a C3 equivalent for the trajectory of housing land supply is 3.1:1, and thus 3.1 units/bedspaces of student accommodation units are required to account for one C3 unit in the trajectory. This is line with the 2011 Census data for Runnymede Borough which is what the PPG advises LPAs to use to determine an appropriate conversion rate.

SLAA site no.	Site name	Settlement area	No. of units (C3 equivalent)	Year(s) site is expected to deliver units
157	Egham Gateway West	Egham	100 (32)	2021/22 to 2023/24
190	Strodes College Lane Allocation, Egham	Egham	107 (35)	2022/23 to 2024/25
218	Rusham Park, Whitehall Lane, Egham	Egham	1400 (452)	2024/25 and 2025/26
241	53 Station Road, Egham	Egham	14 (5)	2021/22
369	Land at 97 and 98 Harvest Road, Englefield Green	Englefield Green	166 (54)	2022/23 to 2024/25

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404	Kingswood Hall, RHUL, Cooper's Hill Lane, Englefield Green	Englefield Green	-352 (-114)	2026/27 to 2030/31
Total			1,435 (464)	

As can be seen in the table above, there is a net total of 1,435 units of student accommodation set out in the SLAA, which is equivalent to 464 C3 residential units. This is included as part of the overall supply of housing land in the Borough.

Appendix 5 Small site commitments included in years 1-3 of the trajectory

Below is a table that sets out all the small windfall sites (e.g., those that would provide a net gain of 1-4 additional units) that have an extant permission. As discussed in Appendix 7 below, a 7% discount rate has only been applied in the trajectory to those sites that have not been implemented as it is assumed that those sites that have been implemented will deliver the full number of units.

Application number	Site address	Net no. of units	Under construction (U/C or not started (N/S))
RU.17/1786	7 St Georges Road, Addlestone, KT15 2AY	2	U/C
RU.17/1515	Victoria Inn, 427 Woodham Lane, Woodham, KT15 3QE	2	U/C
RU.17/0513	113, 117 and land to the rear of 117A New Haw Road, New Haw, KT15 2DA	1	U/C
RU.18/1230	81 Church Road, Addlestone, KT15 1SF	1	U/C
RU.18/1492	53 Grove Court, Egham, TW20, 9PZ	1	U/C
RU.18/0458	78 & 80 Station Road, Egham, TW20 9LF	4	U/C
RU.18/1672	Shandon, Thorpe Road, Egham, TW18 3EQ	3	N/S
RU.18/0748	5 Otter Close, Ottershaw, KT16 0NP	1	U/C
RU.18/1897	Land at Ridgewood, Ridgemean Road, Englefield Green, TW20 0YD	1	N/S
RU.18/1751	2A Beechtree Avenue, Englefield Green, TW20 0SR	1	N/S
RU.18/1238	6 Beechtree Avenue, Englefield Green, TW20 0SR	1	U/C
RU.18/1761	2A South Road, Englefield Green, TW20 0RL	2	N/S
RU.18/0867	Gate Lodge, Merlewood, Virginia Water, GU25 4LR	1	N/S
RU.18/1353	The Old Telephone Exchange, Longcross Road, Longcross, KT16 0DP	2	U/C
RU.19/1067	5 Old Road, Addlestone, KT15 1EW	1	N/S
RU.19/0838	Land adjacent 108A Church Road, Addlestone, KT15 1SG	2	N/S
RU.19/0645	2 Bourne Mews, 190 Station Road, Addlestone, KT15 2BD	1	N/S
RU.19/1166	Unit A, 76 Station Road, Addlestone, KT15 2BD	1	N/S
RU.19/1470	36 School Lane, Addlestone, KT15 1TB	1	U/C
RU.19/0856	49 Sayes Court, Addlestone, KT15 2NA	1	U/C
RU.18/0783	The Willows 7 Eaves Close, Addlestone, KT15 2BF	1	U/C
RU.20/0066	48 Guildford Street, Chertsey, KT16 9BE	1	N/S
RU.18/1519	Land adjacent 2 Glebe Road, Egham, TW20 8BT	2	U/C
RU.20/0198	1 Mount Lee Lodge, 27 Egham Hill, Egham, TW20 0EU	1	N/S
RU.19/1530	The Old Workshop, Rosemary Lane, Thorpe, TW20 8PS	1	N/S

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Application number	Site address	Net no. of units	Under construction (U/C or not started (N/S))
RU.19/0592	28 St Judes Road, Englefield Green, TW20 0BY	2	U/C
RU.19/1217	Castle Hill Farm, The Green, Englefield Green, TW20 0YX	1	N/S
RU.19/1268	32A St Judes Road, Englefield Green, TW20 0BY	2	N/S
RU.19/0588	41 Oak Tree Close, Virginia Water, GU25 4JG	1	U/C
RU.20/0209	34 School Lane, Addlestone, KT15 1TB	1	N/S
RU.20/0554	107 Liberty Lane, Addlestone, KT15 1NW	1	N/S
RU.20/1136	87A Station Road, Addlestone, KT15 2AR	1	N/S
RU.21/0072	The George, Chertsey Road, Addlestone, KT15 2EA	3	N/S
RU.20/1777	18 Ongar Place, Addlestone, KT15 1JF	1	N/S
RU.20/1762	38 Prairie Road, Addlestone, KT15 2TW	1	N/S
RU.20/1664	6 Rose View, Hollies Court, Addlestone, KT15 2NB	1	N/S
RU.19/1745	182A Station Road, Addlestone, KT15 2BD	1	N/S
RU.20/0515	5 Mead Lane, Chertsey, KT16 8NJ	1	N/S
RU.19/0590	48 London Street, Chertsey, KT16 8AA	1	N/S
RU.20/1196	23-25 Guildford Street, Chertsey, KT16 9HL	1	U/C
RU.19/1183	22 Guildford Road, Chertsey, KT16 9BJ	2	N/S
RU.20/1617	126 Little Green Lane, Chertsey, KT16 9QA	1	N/S
RU.20/0248	54 Station Road, Egham, TW20 9LF	1	N/S
RU.20/0534	Alchemy House, 15 Band Lane, Egham, TW20 9LN	1	N/S
RU.20/0814	Land at Marchamont House, High Street, Egham, TW20 9HQ	2	N/S
RU.20/0423	Rear of 50 Rusham Road, Egham, TW20 9LP	2	N/S
RU.20/0494	Hollywood Gardens, Coach Road, Ottershaw, KT16 0PA	1	U/C
RU.18/1570	79 Woodham Park Road, Woodham, KT15 3TJ	1	N/S
RU.20/0492	Sequoia, Sheerwater Avenue, Woodham, KT15 3DS	1	N/S
RU.20/0606	10 Woodham Lane, New Haw, KT15 3NA	2	N/S
RU.20/0252	227D Woodham Lane, New Haw, KT15 3NR	1	N/S
RU.20/0465	8 Bulkeley Close, Englefield Green, TW20 0NS	1	U/C
RU.20/1752	Land between 32 & 36 Abbots Drive, Virginia Water, GU25 4PJ	1	N/S
RU.21/0994	38 School Lane, Addlestone, KT15 1TB	1	N/S
RU.21/0097	229 Woodham Lane, Addlestone, KT15 3NU	4	N/S
RU.21/0404	Land Adjacent To 108d Church Road, Addlestone, KT15 1SG	2	U/C
RU.21/1224	2 Fieldhurst Close and 76 Liberty Lane, Addlestone, KT15 1NN	1	N/S
RU.21/0608	7 Mead Lane, Chertsey, KT16 8NJ	3	N/S
RU.21/0239	114-116 Guildford Street, Chertsey, KT16 9AH	1	N/S
RU.21/0188	44 Pooley Green Road, Egham, TW20 8AF	2	N/S
RU.21/0559	57 Warwick Avenue, Egham, TW20 8LR	1	N/S

Application number	Site address	Net no. of units	Under construction (U/C or not started (N/S))
RU.21/0530	17 Park Road, Egham, TW20 9BJ	3	N/S
RU.21/1032	137 - 139 Second Floor Offices High Street, Egham, TW20 9HL	4	N/S
RU.21/0826	137 - 139 First Floor Offices High Street, Egham, TW20 9HL	2	N/S
RU.21/1402	136 - 139 Ground Floor Offices High Street, Egham, TW20 9HL	2	N/S
RU.21/1158	The White Lion, High Street, Egham, TW20 9HQ	2	N/S
RU.21/0687	Land adjacent to Plots 4 & 5 Old Farm Close, Thorpe, TW20 8QF	2	N/S
RU.21/1210	1C Common Lane, New Haw, KT15 3LJ	1	N/S
RU.21/0275	15 Kingsley Avenue, Englefield Green, TW20 0PP	1	N/S
RU.21/0441	20 Ashwood Road (Land to West), Englefield Green, TW20 0SU	1	N/S
RU.21/1629	Burnside, Gorse Hill Road, Virginia Water, GU25 4AR	1	N/S
Total		106	

A summary of the number of units that the above list of sites are expected to deliver is set out in the table below.

Year permission granted	17/18	18/19	19/20	20/21	21/22	All pre-discount	Minus 7% non-implementation rate
Sites not implemented	0	8	11	27	32	78	73
Sites under construction	5	10	8	3	2	28	28
Total	5	18	19	30	34	106	101

As at the time of writing the SLAA, there was a total of 106 units that were permitted on small scale windfall sites that would deliver 1-4 net additional units, and of these, 28 were under construction and thus no discount was applied to these. The 7% discount was applied to the remaining 78 units, which resulted in the removal of five units from the expected level of delivery from small scale windfall sites over the next three years. Therefore, this left a total of 101 units being expected to come forward on small sites in years 1-3 of the trajectory split evenly as 33, 34 and 34 units in each year. In years 4-5 of the trajectory, the windfall allowance has been applied, and how this has been calculated has been set out in Methodology – Stage 3: Windfall assessment in the main body of the report.

Appendix 6 Gypsy and Traveller delivery and sites in the SLAA 2021

The Council's Runnymede 2030 Local Plan sets out the following need for Gypsies and Travellers under Policy SL22:

Type	2015-2022	2023-2027	2028-2030
Pitches	71	12	0
Plots	16	2	1
Total	87	14	1

The delivery of plots and pitches has been as follows over the plan period to 2021/22. (Please note that these figures were deducted from the Council's total needs figures prior to the table above and in Policy SL22 being finalised):

Year	Number of plots / pitches
2015/16	0
2016/17	0
2017/18	3
2018/19	2
2019/20	0
2020/21	0
Total	5

There are a number of Gypsy and Traveller pitches that are required to be delivered as part of a number of allocated sites in the Local Plan, and these are as follows:

SLAA site no.	Site name	Settlement area	No. of pitches / plots	Year(s) site is expected to deliver plots / pitches
384	Central Veterinary Laboratory - Parcel B	Addlestone	2	2024/25
60	Pycroft Road, Chertsey	Chertsey	5	2024/25
379	Chertsey Bittams A	Chertsey	5	2024/25
380	Chertsey Bittams B	Chertsey	2	2029/30
381	Chertsey Bittams C	Chertsey	12	2028/29
256	Thorpe Lea Road North	Egham	2	2026/27
257	Thorpe Lea Road West	Egham	3	2025/26
99	Longcross Garden Village	Longcross	10	2026/27
263	Ottershaw East	Ottershaw	2	2025/26
261	Virginia Water South	Virginia Water	2	2023/24
Total			45	

Based on the above, in the trajectory, there are 35 pitches and 10 plots due to be delivered on allocated sites over the Local Plan period, out of the pitch target of 83 and the plot target of 19. Therefore, a further 48 pitches and 9 plots are required to be delivered.

However, it should be noted that as part of Policy SL22, the Council will also be working proactively to bring 48 existing pitches which are authorised for occupation for Gypsies and Travellers, but which are not currently being used for this use back into use for Gypsies and Travellers. If this ambition is delivered, then the needs of the Borough's Gypsies and Travellers would be met in full. In relation to the need for 9 remaining plots for Showmen and how this will be met, it may be possible to deliver via other means, such as modest expansions of authorised Showmen's sites in the Borough, and via proposals for the redevelopment of previously developed sites to provide plots where proposals would comply with other policies of the Local Plan.

Appendix 7 Non-implementation rate calculations

This calculation has been undertaken for two different types of site. The first applies to all C3 sites excluding the following:

1. prior approval sites where no response has been received from applicants about their development intentions (these have their own separate non implementation rate (see below);
2. allocated sites; and
3. sites with an implemented planning consent.

The second non-implementation rate applies to those that were granted permission for development via a Permitted Development (PD) Right. Neither of these rates have been applied to sites allocated in the Runnymede 2030 Local Plan, as these are expected to deliver at least the number of units set out in the respective site-specific policy.

Calculation of the non-implementation rate for sites with planning permission

The calculation of the non-implementation rate is based on those applications that have been permitted in the years set out in the table below (which is based on the Council's monitoring data) but which subsequently expired.

Monitoring year	Total number of units granted planning permission	Net number of units not implemented	Units expired %
2019/20	360	8	2.22
2020/21	269	23	8.55
2021/22 (to 30 th September 2021)	426	39	9.15
Total (average)	1,055	70	6.64% (rounded to 7%)

This non-implementation rate has also been applied to the small-scale windfall sites total that are expected to come forward in the years 2021/22 to 2023/24 of the trajectory. The 7% discount rate has been applied to those sites that have not been implemented yet, as it is assumed that those that have commenced construction will deliver the full number of dwellings permitted.

As at the time of writing the SLAA, there was a total of 106 units that were permitted on small scale windfall sites, and of these, 28 were under construction and thus no discount was applied to these. The 7% discount was applied to the remaining 78 units, which resulted in the removal of five units from the expected level of delivery from small sites over the next three years. Therefore, this left a total of 101 units being expected to come forward on small sites in years 1-3 of the trajectory split evenly as 33, 34 and 34 units in each year. In years 4-5 of the trajectory, the windfall allowance has been applied as explained in Methodology – Stage 3: Windfall assessment in the main body of the report.

Calculation of the windfall rate of units granted permission via Permitted Development Rights Applications

Permitted development rights (PDRs) are rights to make certain changes to a building without the need to apply for planning permission. They derive from a general planning permission granted by Parliament, rather than from permission granted by the local planning authority (LPA). Before some PDRs can be used, the developer must first obtain “prior approval” in relation to specified aspects of the development from the LPA. Some PDRs cover building operations, such as home extensions, whereas others cover change of use of buildings. Under the 2015 Order, planning permission is not needed for changes in use of buildings within each subclass and for certain changes of use between some of the use classes.

The Council has monitored the prior approval applications relevant to the changes of use between different classes. Analysis of this data shows that 41 prior approvals have been granted between 2015-2021, relevant to change in use classes E, B2 and B8.

If all the applications where prior approval details have been approved are implemented in full, 47,623.42sqm of E, B2 and B8 floorspace would have been lost (Over 99% Class E). The table below shows the geographic breakdown of how this potential loss of floorspace is split across the Borough. The table also shows what stage the prior approval applications are at in the development process (broken down by floorspace).

Prior approvals granted in Runnymede since 1st April 2015

Geographic Area	Prior approval issued but not implemented (sqm)	Prior approval under construction (sqm)	Prior approval completed (sqm)	Total (sqm)
Addlestone	4,815	3,252.07	346	8,413.07
Chertsey	18,396.35	1,427	6,540	26,363.35
Egham/Englefield Green/Staines	8,852	0	3,995	12,847
Rest of borough	40	0	0	
Total	32,103.35	4,679.07	10,881	47,623.42

It is clear from the table above that almost 33% of the floorspace for Prior Approvals have been implemented (15,560.07sqm). Therefore, this implementation rate for Prior Approvals of 33% is used as part of the trajectory to discount 67% of the units proposed on large sites (e.g., that have permission for a development that would result in a net gain of 10 or more residential units) that have been granted permission via a PDR application where the Council has received no response from the site owner / agent as to whether the permission is going to be implemented or not. This to reflect the fact that a large number of sites that get a permission via this route are not actually developed.

For those sites where a definite response from the site owner / agent was received (either to confirm that they would be or definitely would not be implementing the permission) this rate has not been applied as either the developer / agent has confirmed that all of the units would be coming forward, or none would be coming forward at all as the permission would not be implemented. Where developers confirmed that sites would be delivered, they were added to

the trajectory. Delivery timescales are in line with developer intentions where provided. The standard 7% non-implementation rate was applied to such sites.

Appendix 8 Supply of Non-residential uses

The table below sets out the various non-residential sites and developments that have been submitted as part of the SLAA. The total floorspace for E(g), B2 and B8 uses it set out at the bottom (with the individual sites marked with an asterisk in the table below), though it should be noted that the list below also includes other uses such as retail, healthcare and educational developments as well. Please note that these sites and floorspace figures only relate to those developments that would result in a net gain of non-residential floorspace. For a complete picture of the losses and gains in non-residential floorspace in the Borough please see the Council's Annual Monitoring Report records.

Site no.	Site address	Amount of employment floorspace / land (net)
251	300-400 Bourne Business Park, Dashwood Lang Road, Addlestone	145sqm gym space (on 1.95ha site).
264	Addlestone West allocation	500sqm retail / food and drink as well as health / community facilities
393	St George's College, Woburn Hill, Addlestone	2,082.7sqm floorspace (use class F)
407	Darley Dene School, Garfield Road, Addlestone	144sqm (use class F) on 0.89ha site.
379	Chertsey Bittams A	0.1ha of community space
408	Salesian School Annexe, Highfield Road, Chertsey	753sqm additional education floorspace (use class F)
418	Plot 2000, Hillswood Business Campus, Ottershaw*	8,400sqm (NIA) office floorspace
157	Egham Gateway West*	76sqm offices and 1,247sqm cinema with a net loss of -1,166sqm for retail / A class uses.
165	Egham Library	725sqm community uses
190	Strodes College Lane Opportunity Area, Egham	239sqm retail as part of larger application for retirement accommodation.
248	Land to East of Orbis Causeway Business Park Staines	160-bed hotel of 7,804sqm, 429 car parking spaces, 1,792sqm retail floorspace, a net loss of 9,137sqm B1 and a net gain of 1,775sqm of B2 and B8 floorspace.
317	Land fronting The Glanty, Staines-upon-Thames*	12,883sqm office and 108sqm retail floorspace as per RU.15/1933
370	Tamesis 2, The Glanty, Egham*	2,202sqm office floorspace
371	31 The Causeway, Staines-Upon-Thames*	7,435sqm (GIA) of Class E and 2,606sqm of B8 floorspace as per the most recent pre-application information from agent.
410	PGR Building, Ten Acre Lane - Delta Way, Egham	change of use from B8 to commercial (E) (600sqm).
413	Runnymede Hotel and Spa, Windsor Road, Egham	3,460sqm additional hotel floorspace.
406	Bishopsgate School, Bishopsgate Road, Englefield Green	1,895sqm of sport hall facilities associated with the Bishopsgate School
177	RHUL campus, Egham Hill, Englefield Green	Circa 40,000sqm floorspace for various university related uses associated with the 2031 masterplan.

Site no.	Site address	Amount of employment floorspace / land (net)
99	Longcross Garden Village*	7,350sqm net additional office park and 36,000sqm data centre (Sui Generis).
263	Ottershaw East	800sqm class E floorspace.
397	Thorpe C of E Infant School, The Bence, Thorpe	127sqm of school facilities (0.82ha site).
409	American Community School, London Road, Virginia Water	659sqm additional school floorspace (use class F).
51	Byfleet Road, New Haw*	17,491sqm of B2 / B8 floorspace based on live application RU.21/0207.
345	Land adjacent to Byfleet Road, New Haw*	1,000sqm of B1c / B8 floorspace.
Total E(g), B2 and B8 use floorspace		53,783sqm

Appendix 9 Supply of residential sites

The table below sets out the list of sites that are projected to come forward over the 10-year trajectory as part of this SLAA. A more detailed breakdown of when these are expected come forward is set out in the 10-year trajectory in the following appendix (Appendix 10). The table below sets out the sites and how many units they are expected to provide in total. This is not the final calculated total for the 10-year supply as it does not take account of discount rates etc. This is set out in the 10-year trajectory in the following appendix.

SLAA site number	Site name	Settlement Area	Total site capacity (net)
C3 accommodation¹⁰			
17	Land at Coombelands Lane, Addlestone	Addlestone	20
132	Ledger Drive, Addlestone	Addlestone	16
178	10-22 High Street, Addlestone	Addlestone	14
264	Addlestone West allocation	Addlestone	70
318	Addlestone East	Addlestone	68
328	Old library site, Church Road, Addlestone	Addlestone	12
330	1 High Street & 2 Church Road, Addlestone	Addlestone	6
338	18-20 St George's Road, Addlestone	Addlestone	7
357	Unit 2 Aviator Park, Addlestone	Addlestone	154
358	Middlesex Court, Addlestone	Addlestone	140
384	Central Veterinary Laboratory - Parcel B	Addlestone	150
414	Krome House, 244-256 Station Road, Addlestone	Addlestone	35
423	Unit 1, Aviator Park, Addlestone	Addlestone	106
48	Hanworth Lane, Chertsey	Chertsey	206
60	Pyrcroft Road, Chertsey	Chertsey	275
169	Unit 1 and 1a Downside, Chertsey	Chertsey	30
231	St Peters Hospital, Chertsey	Chertsey	400
314	Culverdon House, Abbots Way, Chertsey	Chertsey	27
361	Unit A, Gogmore Lane, Chertsey	Chertsey	9
378	Portman House / Rutherwyk House, Guildford Street, Chertsey	Chertsey	6
379	Chertsey Bittams A	Chertsey	175
380	Chertsey Bittams B	Chertsey	120
381	Chertsey Bittams C	Chertsey	9
382	Chertsey Bittams D	Chertsey	175
383	Chertsey Bittams E	Chertsey	75
395	Chilsey House, Chilsey Green Road, Chertsey	Chertsey	31
417	2 and 2a Guildford Road, Chertsey	Chertsey	48
426	15 London Street, Chertsey	Chertsey	10
435	1 Guildford Street, Chertsey	Chertsey	14
141	160-162 High Street, Egham	Egham	10
157	Egham Gateway West	Egham	99
165	Egham Library	Egham	60
253	Egham Gateway East	Egham	45
256	Thorpe Lea Road North	Egham	90
257	Thorpe Lea Road West	Egham	250

¹⁰ Includes large PD sites where landowner/promoter has confirmed their intention to implement

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SLAA site number	Site name	Settlement Area	Total site capacity (net)
281	Land at Clockhouse Lane East, Thorpe	Egham	5
320	High Street North Opportunity Area, Egham	Egham	50
329	Garages at Ripley Avenue, Egham	Egham	10
353	Lakeside, 30 The Causeway, Staines upon Thames	Egham	103
365	Foundation House, Stonylands Road, Egham	Egham	8
388	Centrum, 36 Station Road, Egham	Egham	29
396	40 Station Road, Egham	Egham	14
415	214 Wendover Road, Staines-upon-Thames	Egham	11
52	Dial House & Wisteria, Englefield Green	Englefield Green	10
156	Blays House, Blays Lane	Englefield Green	100
289	Webbs, The Green, Englefield Green	Englefield Green	10
299	Barbara Clark House, St Jude's Road, Englefield Green	Englefield Green	26
319	9-11 Victoria Street, Englefield Green	Englefield Green	7
404	Kingswood Hall, RHUL, Cooper's Hill Lane, Englefield Green	Englefield Green	161
420	Holly Close Garages, Englefield Green	Englefield Green	9
99	Longcross Garden Village	Longcross	1,778
368	Christ Church Longcross Road, Longcross	Longcross	5
202	Pantiles Nurseries and 198 Almnors Road, Lyne	Other (Lyne)	59
14	Land at Brox End Nursery and 183 Brox Road, Ottershaw	Ottershaw	45
263	Ottershaw East	Ottershaw	200
2	Woodcock Hall Farm, Thorpe	Thorpe	10
32	Coltscroft, Rosemary Lane, Thorpe	Thorpe	24
38	Thorpe Park Farm, Coldharbour Lane, Thorpe	Thorpe	20
44	CEMEX Thorpe 3, Then Acre Lane, Thorpe	Thorpe	40
309	Anners, Village Road, Thorpe	Thorpe	6
30	CABI, Bakeham Lane, Virginia Water	Virginia Water	28
258	Virginia Water North	Virginia Water	120
261	Virginia Water South	Virginia Water	140
312	Home Farm, Stroude Road, Virginia Water	Virginia Water	7
336	302 Woodham Lane, New Haw	Woodham and New Haw	14
359	Parkside and Braeside, New Haw	Woodham and New Haw	127
416	38-40 Woodham Lane, New Haw	Woodham and New Haw	7
Large PD sites - No answer on intention to implement received			
303	Two Bridges, Guildford Street, Chertsey	Chertsey	13
352	ADP House, 40-48 Pyrcroft Road, Chertsey	Chertsey	127
364	Lotus One, The Causeway, Staines-upon-Thames	Egham	20

Strategic Land Availability Assessment 2021

SLAA site number	Site name	Settlement Area	Total site capacity (net)
421	Unit 2, Lotus Park Staines-upon-Thames	Egham	24
367	Haleworth House, Egham Hill, Englefield Green	Englefield Green	14
Initial total:			6,343
Specialist- residential institutions			
99	Longcross Garden Village	Longcross	60 (32)
123	Cemex House, Coldharbour Lane, Thorpe	Thorpe	79 (42)
417	2 and 2a Guildford Road, Chertsey	Chertsey	-12 (-6)
Total*			127 (67)
<i>*Numbers in brackets represent the C3 equivalent which is based on a local ratio of 1.9:1. Please note that the 'converted to C3' numbers are added into the trajectory.</i>			
Specialist - student			
157	Egham Gateway West	Egham	100 (32)
190	Strodes College Lane Allocation, Egham	Egham	107 (35)
218	Rusham Park, Whitehall Lane, Egham	Egham	1,400 (452)
241	53 Station Road, Egham	Egham	14 (5)
369	Land at 97 and 98 Harvest Road, Englefield Green	Englefield Green	166 (54)
404	Kingswood Hall, RHUL, Cooper's Hill Lane, Englefield Green	Englefield Green	-352 (-114)
Total*			1,435 (464)
<i>*Numbers in brackets represent the C3 equivalent which is based on a local ratio of 3.1:1. Please note that the 'converted to C3' numbers are added into the trajectory.</i>			

Appendix 10 10-year housing supply trajectory

SLAA site number	Site name	Settlement Area	Total site capacity (net)	New housing units 2021-22	New housing units 2022-23	New housing units 2023-24	New housing units 2024-25	New housing units 2025-26	New housing units 2026-27	New housing units 2027-28	New housing units 2028-29	New housing units 2029-30	New housing units 2030-31	Notes
C3														
17	Land at Coombelands Lane, Addlestone	Addlestone	20	20										Site for a total of 43 units, but only 20 remain under construction
132	Ledger Drive, Addlestone	Addlestone	16								16			Site is not deemed deliverable able in years 1-5 but is developable in the longer term.
178	10-22 High Street, Addlestone	Addlestone	14		14									Has planning permission for redevelopment (RU.18/0118) and u/c in the latter part of 2021.
264	Addlestone West allocation	Addlestone	70					35	35					No planning permission. Site in public ownership. Information on development timetable provided by Council's Assets team who are working with partners to develop a scheme for the site
318	Addlestone East	Addlestone	68				34	34						Site has extant planning consent (RU.18/0743). Council has been advised amended application expected in early part of 2022 from new site owner who is then keen to commence redevelopment.
328	Old library site, Church Road, Addlestone	Addlestone	12				12							Council owned site. No planning permission. RBC Assets team has advised on their intended development timeline.
330	1 High Street & 2 Church Road, Addlestone	Addlestone	6	6										Implemented permission under RU.15/1538.
338	18-20 St George's Road, Addlestone	Addlestone	7	7										Council owned site which has planning consent (RU.17/1193) and which is under construction.
357	Unit 2 Aviator Park, Addlestone	Addlestone	154		154									Applicant has implemented the 2 prior approval applications granted on this site (RU.20/1558 and RU.20/1579) and has advised that scheme completion is due in Feb/March 2022.
358	Middlesex Court, Addlestone	Addlestone	140						28	28	28	28	28	RBC's Housing Department have confirmed that the site could be redeveloped and intensified. The density proposed would result in an increase from 114dph to 194dph which is considered acceptable in principle due the edge of centre location of the site, although this will be subject to detailed design considerations.
384	Central Veterinary Laboratory - Parcel B	Addlestone	150				50	50	50					Allocated site. No planning permission. Development timescale provided by the developer.
414	Krome House, 244-256 Station Road, Addlestone	Addlestone	35		35									Has prior approval under RU.19/1519 and a subsequent permission under RU.21/0189. Under construction and owner has advised that units will come on stream in 2022.
423	Unit 1, Aviator Park, Addlestone	Addlestone	106		26	26	27	27						Prior approval granted under RU.21/1339 and RU.21/1340. Agent has confirmed that prior approval will be implemented.
48	Hanworth Lane, Chertsey	Chertsey	206	39	113	54								Extant planning consents for all remaining parts of this allocated site (RU.18/0443 and RU.18/1280). RU.18/1280 under construction.
60	Pycroft Road, Chertsey	Chertsey	275				50	50	50	55	35	35		Allocated site. No planning consent but live planning application RU.21/0893 under consideration at the site. Development timetable provided by agent for application taken into account but a more cautious approach has been taken by the Council.
169	Unit 1 and 1a Downside, Chertsey	Chertsey	30						15	15				The agent acting for the landowner suggests that the site could accommodate in the region of 30 units which would represent a density of 150dph. This seems a reasonable approximation for a development in this edge of town centre location providing that concerns raised by Development Management colleagues could be overcome, and providing that the proposed building height (unknown at this stage) would respect the character of the existing townscape.
231	St Peters Hospital, Chertsey	Chertsey	400	35	45	45	45	45	45	45	45	50		Implemented planning permission under RU.17/1815. Delivery rates provided by the developer Cala Homes.
314	Culverdon House, Abbots Way, Chertsey	Chertsey	27		27									Extant planning permission under RU.21/1236. Agent has confirmed that the units are due to be delivered in 2023.
361	Unit A, Gogmore Lane, Chertsey	Chertsey	9		9									Extant planning consents RU.20/0250 (outline) and RU.21/0148 (reserved matters).
378	Portman House / Rutherwyk House, Guildford Street, Chertsey	Chertsey	6	6										Planning approval granted under RU.19/1823 and under construction
379	Chertsey Bittams A	Chertsey	175			43	44	44	44					Allocated site. Live planning application under consideration RU.21/0272. Delivery timescales informed by discussions with agent.
380	Chertsey Bittams B	Chertsey	120						30	30	30	30		This site is suitable for the development proposed as it has been allocated in the Runnymede Local Plan 2030 for a minimum of 120 net additional C3 dwellings and 2 net additional serviced Gypsy / Traveller pitches.
381	Chertsey Bittams C	Chertsey	9								9			This site is suitable for the development proposed as it has been allocated in the Runnymede Local Plan 2030 for a minimum of 9 net additional C3 dwellings and 11 net additional serviced Gypsy / Traveller pitches (plus the retention of the existing pitch).
382	Chertsey Bittams D	Chertsey	175			87	88							Allocated site. Granted outline consent subject to signing of S106 under RU.17/1749. Delivery timescales provided by agent.
383	Chertsey Bittams E	Chertsey	75						19	19	19	18		This site is suitable for the development proposed as it has been allocated in the Runnymede Local Plan 2030 for a minimum of 75 net additional C3.
395	Chilsey House, Chilsey Green Road, Chertsey	Chertsey	31		31									Prior approval granted under RU.21/0678. Agent has advised that client is intending to progress the approved scheme in coming year.
417	2 and 2a Guildford Road, Chertsey	Chertsey	48			48								Live application currently under consideration at the site RU.21/1634. Indicative delivery timescale informed by discussions with agent.

426	15 London Street, Chertsey	Chertsey	10			10									Live application under consideration RU.21/1604 for 26 units. Developer expecting to start on site in Summer 2022 providing permission is granted. Lower number entered as extant building could be converted under PD if current application is not successful.
435	1 Guildford Street, Chertsey	Chertsey	14				14								Applicant has confirmed site remains available after planning refusal RU.20/0673 and is considering a revised scheme for a reduced number of units (12-16).
141	160-162 High Street, Egham	Egham	10			10									Although previous permission has expired (RU.15/1382), owner has confirmed that they intend to re-apply and redevelop the upper floors of the site for residential.
157	Egham Gateway West	Egham	99	33	33	33									Allocated site. Under construction following planning consent being granted under RU.19/0437.
165	Egham Library	Egham	60			15	15	10	10	10					Part of site is an Opportunity Area in the Local Plan. In public ownership. Part of redevelopment expected to come forward within 5 years based on discussions with the Council's Assets Team.
253	Egham Gateway East	Egham	45						15	15	15				This site should be taken forward into the housing trajectory for a minimum of 45 additional residential units. Although Policy IE9 of the Runnymede 2030 Local Plan has indicated that it expects the site to come forward in 2022-2024, the Council's Assets & Regeneration Team expect the site to come forward in years 6-10 of the trajectory.
256	Thorpe Lea Road North	Egham	90				18	18	18	18	18				Allocated site. No live planning consent but on Glenville Farm part of site, agent has confirmed that application is being developed to be submitted during course of 2022 to allow for redevelopment to commence early 2023 but a more cautious estimate has been taken by the Council.
257	Thorpe Lea Road West	Egham	250				25	25	50	50	50	50			Allocated site. A number of recent refused applications and 2 live applications (RU.21/1324 and RU.21/0192) under consideration. Based on developer interest and current activity, a small amount of development is expected to occur within 5 years.
281	Land at Clockhouse Lane East, Thorpe	Egham	5				5								No live planning consent but agent has confirmed that site is available within 5 years.
320	High Street North Opportunity Area, Egham	Egham	50						20	20	10				The site could contribute approximately 50 net additional residential units and thus these should be added into the trajectory, but at a later stage due to these being expected to come forwards post 2025, in line with Policy IE12 of the Runnymede Local Plan 2030.
329	Garages at Ripley Avenue, Egham	Egham	10				10								Council owned site where planning consent previously granted under RU.17/1932 but expired. RBC Housing team has advised that they intend to resubmit a planning application in 2022 or 2023 and deliver the site within 5 years.
353	Lakeside, 30 The Causeway, Staines upon Thames	Egham	103		34	34	35								Prior approvals granted for 103 units under RU.21/0482, RU.21/0483 and RU.21/0484. Agent has advised that they intend to explore implementing these consents should the larger redevelopment proposal that they intend to submit imminently is not approved.
365	Foundation House, Stonylands Road, Egham	Egham	8		8										Planning permission granted under RU.20/1001 and a number of discharge conditions applications since approved.
388	Centrum, 36 Station Road, Egham	Egham	29		29										Prior approval granted under RU.20/1727. Agent has stated that they expect the site to come forward in the next 2 to 3 years, possibly with all units coming forward in one year.
396	40 Station Road, Egham	Egham	14		14										Planning permission granted under RU.20/1407 and discharge of conditions application currently under consideration.
415	214 Wendover Road, Staines-upon-Thames	Egham	11		11										Planning permission granted under RU.19/1146. Discharge of conditions applications approved in 2021
52	Dial House & Wisteria, Englefield Green	Englefield Green	10		10										Planning permission granted under RU.18/1649 (decision issued in Jan 2020).
156	Blays House, Blays Lane	Englefield Green	100						25	25	25	25			The site is suitable for development as it has been allocated for a net gain of 100 units in the adopted Runnymede 2030 Local Plan. In terms of delivery of residential units across the site, the agent acting on behalf of the landowner has confirmed that following the refusal of the recent prior approval application at the site, there are currently no set timescales for the delivery of the site. Based on this, the Council is taking a cautious approach in its assumptions regarding the delivery of this site.
289	Webbs, The Green, Englefield Green	Englefield Green	10				10								No live application but site has been confirmed as available within 5 years, achievable at the level of development proposed, and has been assessed as suitable for this level of development.
299	Barbara Clark House, St Jude's Road, Englefield Green	Englefield Green	26	26											Planning permission granted under RU.18/1908 and under construction.
319	9-11 Victoria Street, Englefield Green	Englefield Green	7		7										Planning permission granted under RU.20/0107 and numerous discharge of condition and amendment applications from 2020 and 2021.
404	Kingswood Hall, RHUL, Cooper's Hill Lane, Englefield Green	Englefield Green	161						32	32	32	32	33		The site could be redeveloped over the longer term, however this would only be able to potentially occupy a small proportion (circa 1.5ha of the whole area suggested as the site is within the Green Belt).
420	Holly Close Garages, Englefield Green	Englefield Green	9				9								Council owned site. No live consent but RBC Housing team and confirmed their intention to deliver the site within 5 years.
99	Longcross Garden Village	Longcross	1778	78		100	175	225	225	250	250	250	225		Allocated site. Extensive pre application advice undertaken. Planning application expected imminently for Longcross South. Delivery timescales for southern site informed by agent. 78 units in 2021/22 reflects completion of northern site.
368	Christ Church Longcross Road, Longcross	Longcross	5		5										Planning permission granted under RU.19/0694
202	Pantiles Nurseries and 198 Almers Road, Lyne	Other (Lyne)	59				29	30							Planning permission granted under RU.19/0843. Remains extant.
14	Land at Brox End Nursery and 183 Brox Road, Ottershaw	Ottershaw	45		11	34									Allocated site. Planning permission granted under RU.20/0675 and scheme under construction. Delivery timescale informed by agent.
263	Ottershaw East	Ottershaw	200				20	50	50	50	30				Allocated site. Planning application withdrawn following concerns raised by officers but understood that revised application expected later in the year

2	Woodcock Hall Farm, Thorpe	Thorpe	10			10									Allocated site in Thorpe Neighbourhood Plan. Delivery timeframe informed by discussions with landowner held by the Neighbourhood Forum
32	Coltscroft, Rosemary Lane, Thorpe	Thorpe	24			12	12								Allocated site in Thorpe Neighbourhood Plan. Recent dismissed appeal at the site following non determination of RU.20/1706. Site has recently (December 2021) been sold to new developer who has confirmed they anticipate delivery of the scheme in 2024 calendar year.
38	Thorpe Park Farm, Coldharbour Lane, Thorpe	Thorpe	20						20						Due to it containing and being in close proximity to a number of Nationally Listed Buildings, the development of this site would be have done in a sympathetic way. In addition, the flood risk at the site would need to be addressed which make may the site more challenging to deliver. Therefore, the site should be expected to come forward over a medium-term timeframe.
44	CEMEX Thorpe 3, Then Acre Lane, Thorpe	Thorpe	40			20	20								Allocated site in Thorpe Neighbourhood Plan. Owner has advised that the intention is to submit an application during 2022 and deliver the site within the period covered by the 5 year supply.
309	Anners, Village Road, Thorpe	Thorpe	6	6											Planning permission granted under RU.14/1798 and approved scheme under construction.
30	CABI, Bakeham Lane, Virginia Water	Virginia Water	28		14	14									Resolution to grant planning permission under RU.20/0405 subject to execution of the legal agreement
258	Virginia Water North	Virginia Water	120				40	40	40						Allocated site. No planning consent but agent has advised that planning application expected to be submitted in late 2022. Earliest completions on site expected in 2024, with completion of scheme expected in 2026 through a phased development.
261	Virginia Water South	Virginia Water	140				35	35	35	35					Allocated site. No live application at current time. Agent for the applicant who controls approx. half of the allocation (circa 70 units) has confirmed that they envisage the site delivering over 3 years from 2023. The Council has adjusted to take a more cautious approach.
312	Home Farm, Stroude Road, Virginia Water	Virginia Water	7	7											Implemented consent under RU.17/1728. Confirmed by RU.21/1895 CLUED
336	302 Woodham Lane, New Haw	Woodham and New Haw	14		14										Planning permission granted under various consents including RU.17/1120, RU.20/1309 and RU.21/1031.
359	Parkside and Braeside, New Haw	Woodham and New Haw	127					42	42	43					Council owned site. No planning permission however RBC Housing department has confirmed expected delivery timetable for the site.
416	38-40 Woodham Lane, New Haw	Woodham and New Haw	7		7										Planning permission granted under RU.20/0189
	Large PD sites - No answer on intention to implement received														
303	Two Bridges, Guildford Street, Chertsey	Chertsey	13		13										Prior approval granted under RU.21/0011
352	ADP House, 40-48 Pyrcroft Road, Chertsey	Chertsey	127		42	42	43								Prior approval granted under RU.21/0704 and RU.21/0944.
364	Lotus One, The Causeway, Staines-upon-Thames	Egham	20		20										Prior approval granted under RU.21/1321
421	Unit 2, Lotus Park Staines-upon-Thames	Egham	24		24										Prior approval granted under RU.21/1322
367	Haleworth House, Egham Hill, Englefield Green	Englefield Green	14	14											Prior approval granted under RU.18/1573
	Initial total		198	14	99	42	43	0							
	PD Non-implementation rate @ 67%		65	5	33	14	14	0							
	Initial total (excludes completions):		6,210	268	655	638	836	760	898	740	612	518	286		
	Allocated sites		4,328	172	169	363	590	582	681	577	511	458	225		
	Total excluding allocated sites		1,811	85	453	261	232	178	217	163	101	60	61		
	7% discount	Discounted 7% on certain C3 sites for non-implementation (e.g. planning / PD permissions) but not allocated sites	127	6	32	18	16	12	15	11	7	4	4		
	TOTAL post discount:		6,084	262	623	620	820	748	883	729	605	514	282		
	Specialist-residential institutions														
	<i>Completions (net)</i>	RBC wide	353 (186)												
99	Longcross Garden Village	Longcross	60 (32)						16	16					This site is expected to come forward over the medium term due as part of the wider development of the strategic allocation.
123	Cemex House, Coldharbour Lane, Thorpe	Thorpe	79 (42)					21	21						Planning permission granted under RU.18/0703. Details, discharge of conditions and amendment applications from 2020 and 2021.

Appendix 11 5 Year Housing Land Supply statement

Runnymede Borough Council Five Year Housing Land Supply December 2021

Introduction

1. Runnymede Borough Council can demonstrate more than five years' supply of deliverable housing sites from a 31 March 2021 base date. This assessment identifies that there is a 5.82-year supply of housing sites.
2. This position statement has been prepared in line with the 2021 NPPF and the latest national Planning Practice Guidance. It supersedes any earlier assessment of Five-Year Housing Land Supply (5YHLS).

Basis for Calculation

3. The five-year period is 1 April 2021 to 31 March 2026. This accords with paragraph 74 of the 2021 National Planning Policy Framework (NPPF). To update the supply, all completed sites and expired permissions were removed and sites with permission at the baseline were added. Completions are captured separately and are reflected in the calculation of the 5-year requirement.
4. Runnymede is covered by an adopted Local Plan housing requirement, as set out in the Runnymede 2030 Local Plan (July 2020). The requirement is 7,507 dwellings over the period 2015 to 2030. This gives an annualised rate of 500 dwellings per annum. Table 1 below updates this as a 5-year supply requirement, taking account the completions already secured between 2015 and 2020.

Table 1: Housing Requirement

Completions against Local Plan target	
Plan target 2015-2030	7,507
Annualised plan target	500
Target 2015-21 (6 x 500)	3,000
Completions 2015-21	2,298
Supply shortfall against target	-702
5 Year Housing Land Supply target	
Target 2021-26 (5 x 500)	2,500
Shortfall to be added	702
Total including shortfall	3,202
5% buffer	160
Total (3,202) + 5% buffer	3,362
Annualised target	672

5. The total 5YHLS requirement for 2021-2026 is 3,362 homes.
6. In accordance with the NPPF, Runnymede Borough Council can show a five-year supply of deliverable housing sites applying the appropriate buffer of 5%. The 5% buffer applies in Runnymede because of previous good levels of delivery resulting in a 2021 Housing Delivery Test result of 109%.
7. A Housing Delivery Test result of over 95% means that no consequences will apply for any under-delivery (PPG Housing Supply and Delivery, Para 042). Therefore, in

accordance with NPPF paragraph 74, the appropriate buffer to be applied is 5% to ensure choice and competition in the market for land, and the Council is not required to prepare an action plan as per paragraph 76 of the NPPF.

Measuring the deliverable supply

8. We have reviewed the Council's monitoring data against the revised NPPF test for identifying deliverable sites (taking account of the further guidance provided in the online NPPG).
9. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of, in Runnymede's case, 5% to ensure choice and competition in the market for land.
10. To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
 - i. sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - ii. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

(Extracts from NPPF (2021) paragraph 74 and the glossary).

11. Planning Practice Guidance (2021) section 'Housing supply and delivery' Paragraph 007 sets out that the 'clear evidence' to demonstrate that housing completions will begin within five years may include:
 - Current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
 - Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
 - Firm progress with site assessment work; or
 - Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

12. The NPPF Glossary in Annex 2 divides up deliverable sites into categories, as follows:

- To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:
 - a. sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - b. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

13. The first category of sites (category A) are presumed to be deliverable. These are highlighted green in the accompanying trajectory. The second category of sites (category B) can be added if there is clear evidence of a realistic prospect that housing will be delivered and are highlighted in orange in the accompanying trajectory.

14. Category A sites for Runnymede include full permissions, permitted development and non-major outline permissions (5-9 units). These are sites that are within the category of sites set out in paragraph 11(a) above.

15. Category B sites include Local Plan Allocations, major outline permissions and Neighbourhood Plan allocations (for example the types of sites set out in paragraph 11(b) above). An overview of the makeup of the current 5YHLS is set out in Table 2 below.

Table 2 Overview of 5 Year Housing Land Supply

Component	Net dwellings (including equivalent where these have been converted for student / residential institutions)
2021-26 - category A sites	1,991
2021-26 - category B sites	1,165
7% discount rate to certain C3 sites ¹	-52
Small site commitments (years 1-3): under construction	28
Small sites commitments (years 1-3): permissions, not yet started	78
Residential institutions	35
Student accommodation	578
Windfall allowance (years 4-5)	92
Deliverable 5-Year Housing Land Supply (total)	3,915

¹ Please see Appendix 7 of the accompanying 2021 Strategic Land Availability Assessment which explains why this non-implementation rate was included as part of the 5YHLS calculation and how it was calculated.

16. Sites have only been included where we are satisfied that there is clear evidence of a realistic prospect of delivery. Information relating to the deliverability of each site are set out in the 'Notes' column in the accompanying trajectory. As mentioned above, this does not require complete certainty, and reflects conclusions drawn at the time at which each site was assessed.

5 Year Housing Land Supply – conclusion

17. The 5-Year Housing Land Supply calculation is as follows:

Table 3: 5 Year Housing Land Supply Calculation

Component	Dwellings
Total Housing Requirement (3,202) + 5% buffer (See Table 1)	3,362
Annualised target (3,362 divided by 5 years)	672 per annum
5 Year Housing supply (See Table 2)	3,915
Supply divided by annualised target	5.82 years of supply

18. Taking the requirement from Table 1 of 3,362 homes and the supply of 3,915 homes from Table 2 gives a 5-year supply of 5.83 years. This is arrived at by dividing the requirement by 5 to create an annualised figure of 672 (see Table 1). The 3,915 is then divided by the annualised requirement of 672 which gives the result of 5.82 years.

19. 5.82 years is a healthy and robust supply for Runnymede Borough. This alongside a strong Housing Delivery Test result shows good ongoing delivery and reflects the strong performance of the Runnymede 2030 Local Plan in delivering homes.

20. The Council acknowledges that within the 5-year supply are the following sites, which are noted in the adopted Runnymede 2030 Local Plan as being dependent (in terms of their delivery timescales) on the delivery of necessary mitigation along the A320 corridor. However, in terms of the deliverability of these sites, the Council would comment as follows:

21. Trajectory page 1:

Site 48 - Hanworth Lane, Chertsey. None of the approved units at this site are subject to any grampian conditions preventing their occupation until the A320 works are complete, so delivery of the units is not restricted.

Site 60 - Pycroft Road. Assumed in housing trajectory that no units will come forward until the 2024/25 monitoring year, after the A320 corridor works are due to be complete.

Site 231 - St Peters Hospital. The scheme is under construction. Discharge of conditions application RU.19/0431 has allowed 150 market homes and the approved C2 units to come forward at the site prior to the completion of the relevant A320 corridor improvements. This is reflected in the housing trajectory.

22. Trajectory page 2:

Site 379 - Chertsey Bittams A. Live application RU.21/0272 is due to be considered at Planning Committee in March 2022. The County Highways Authority has confirmed in their consultation response to this application that, 'Given the A320 improvements planned, it is anticipated that the relatively small impact on the A320 will be short term, with the build out of this site (assuming permission is granted), and the A320 HIF works proceeding in tandem. It is therefore the CHA's [County Highways Authority's] view that requiring the A320 works to be completed prior to occupation would be unreasonable'. As such, for the purpose of the trajectory, delivery has not been restricted.

Site 382 - Chertsey Bittams D. No Grampian condition attached as part of approved outline consent RU.17/1749. As such, for the purpose of the trajectory, delivery has not been restricted.

23. Trajectory page 3:

Site 99 - Longcross Garden Village. Extensive pre-application discussions have taken place regarding this site with Homes England, the County Highway Authority and the Council. Based on these discussions, the Council has no reason to doubt the trajectory provided by the applicant which is reflected in the trajectory.

Site 263 - Ottershaw East. Assumed in the housing trajectory that no units will come forward until the 2024/25 monitoring year, after the A320 corridor works are due to be complete.

Appendix 12 5 Year Housing Land Supply trajectory

SLAA site number	Site name	Settlement Area	Total site capacity (net) for years 1-5 (does not always reflect total site capacity which goes further into the Local Plan period).	New housing units 2021-22	New housing units 2022-23	New housing units 2023-24	New housing units 2024-25	New housing units 2025-26	Notes
C3 accommodation									
17	Land at Coombelands Lane, Addlestone	Addlestone	20	20					Scheme under construction and more than half complete.
178	10-22 High Street, Addlestone	Addlestone	14		14				Has planning permission for redevelopment (RU.18/0118) and under construction in the latter part of 2021.
264	Addlestone West allocation	Addlestone	35					35	No planning permission. Site in public ownership. Information on development timetable provided by Council's Assets team who are working with partners to develop a scheme for the site
318	Addlestone East	Addlestone	68				34	34	Site has extant planning consent (RU.18/0743). Council has been advised amended application expected in early part of 2022 from new site owner who is then keen to commence redevelopment.
328	Old library site, Church Road, Addlestone	Addlestone	12				12		Council owned site. No planning permission. RBC Assets team has advised on their intended development timeline.
330	1 High Street & 2 Church Road, Addlestone	Addlestone	6	6					Implemented permission under RU.15/1538.
338	18-20 St George's Road, Addlestone	Addlestone	7	7					Council owned site which has planning consent (RU.17/1193) and which is under construction.
357	Unit 2 Aviator Park, Addlestone	Addlestone	154		154				Applicant has implemented the 2 prior approval applications granted on this site (RU.20/1558 and RU.20/1579) and has advised that scheme completion is due in Feb/March 2022.
384	Central Veterinary Laboratory - Parcel B	Addlestone	100				50	50	Allocated site. No planning permission. Development timescale provided by the developer.
414	Krome House, 244-256 Station Road, Addlestone	Addlestone	35		35				Has prior approval under RU.19/1519 and a subsequent permission under RU.21/0189. Under construction and owner has advised that units will come on stream in 2022.
423	Unit 1, Aviator Park, Addlestone	Addlestone	106		26	26	27	27	Prior approval granted under RU.21/1339 and RU.21/1340. Agent has confirmed that prior approval will be implemented.
48	Hanworth Lane, Chertsey	Chertsey	206	39	113	54			Extant planning consents for all remaining parts of this allocated site (RU.18/0443 and RU.18/1280). RU.18/1280 under construction.
60	Pycroft Road, Chertsey	Chertsey	100				50	50	Allocated site. No planning consent but live planning application RU.21/0893 under consideration at the site. Development timetable provided by agent for application taken into account but a more cautious approach has been taken by the Council.
231	St Peters Hospital, Chertsey	Chertsey	215	35	45	45	45	45	Implemented planning permission under RU.17/1815. Delivery rates provided by the developer Cala Homes.
314	Culverdon House, Abbots Way, Chertsey	Chertsey	27		27				Extant planning permission under RU.21/1236. Agent has confirmed that the units are due to be delivered in 2023.
361	Unit A, Gogmore Lane, Chertsey	Chertsey	9		9				Extant planning consents RU.20/0250 (outline) and RU.21/0148 (reserved matters).
378	Portman House / Rutherwyk House, Guildford Street, Chertsey	Chertsey	6	6					Planning approval granted under RU.19/1823 and under construction
379	Chertsey Bittams A	Chertsey	131			43	44	44	Allocated site. Live planning application under consideration RU.21/0272. Delivery timescales informed by discussions with agent.

382	Chertsey Bittams D	Chertsey	175			87	88		Allocated site. Granted outline consent subject to signing of S106 under RU.17/1749. Delivery timescales provided by agent.
395	Chilsey House, Chilsey Green Road, Chertsey	Chertsey	31		31				Prior approval granted under RU.21/0678. Agent has advised that client is intending to progress the approved scheme in coming year.
417	2 and 2a Guildford Road, Chertsey	Chertsey	48			48			Live application currently under consideration at the site RU.21/1634. Indicative delivery timescale informed by discussions with agent.
426	15 London Street, Chertsey	Chertsey	10			10			Live application under consideration RU.21/1604 for 26 units. Developer expecting to start on site in Summer 2022 providing permission is granted. Lower number entered as extant building could be converted under PD if current application is not successful.
435	1 Guildford Street, Chertsey	Chertsey	14				14		Applicant has confirmed site remains available after planning refusal RU.20/0673 and is considering a revised scheme for a reduced number of units (12-16).
141	160-162 High Street, Egham	Egham	10			10			Although previous permission has expired (RU.15/1382), owner has confirmed that they intend to re-apply and redevelop the upper floors of the site for residential.
157	Egham Gateway West	Egham	99	33	33	33			Allocated site. Under construction following planning consent being granted under RU.19/0437.
165	Egham Library	Egham	40			15	15	10	Part of site is an Opportunity Area in the Local Plan. In public ownership. Part of redevelopment expected to come forward within 5 years based on discussions with the Council's Assets Team.
256	Thorpe Lea Road North	Egham	36				18	18	Allocated site. No live planning consent but on Glenville Farm part of site, agent has confirmed that application is being developed to be submitted during course of 2022 to allow for redevelopment to commence early 2023.
257	Thorpe Lea Road West	Egham	50				25	25	Allocated site. A number of recent refused applications and 2 live applications (RU.21/1324 and RU.21/0192) under consideration. Based on developer interest and current activity, a small amount of development is expected to occur within 5 years.
281	Land at Clockhouse Lane East, Thorpe	Egham	5				5		No live planning consent but agent has confirmed that site is available within 5 years.
329	Garages at Ripley Avenue, Egham	Egham	10				10		Council owned site where planning consent previously granted under RU.17/1932 but expired. RBC Housing team has advised that they intend to resubmit a planning application in 2022 or 2023 and deliver the site within 5 years.
353	Lakeside, 30 The Causeway, Staines upon Thames	Egham	103		34	34	35		Prior approvals granted for 103 units under RU.21/0482, RU.21/0483 and RU.21/0484. Agent has advised that they intend to explore implementing these consents should the larger redevelopment proposal that they intend to submit imminently is not approved.
365	Foundation House, Stonylands Road, Egham	Egham	8		8				Planning permission granted under RU.20/1001 and a number of discharge conditions applications since approved.
388	Centrum, 36 Station Road, Egham	Egham	29			29			Prior approval granted under RU.20/1727. Agent has stated that they expect the site to come forward in the next 2 to 3 years, possibly with all units coming forward in one year.
396	40 Station Road, Egham	Egham	14		14				Planning permission granted under RU.20/1407 and discharge of conditions application currently under consideration.
415	214 Wendover Road, Staines-upon-Thames	Egham	11		11				Planning permission granted under RU.19/1146. Discharge of conditions applications approved in 2021
52	Dial House & Wisteria, Englefield Green	Englefield Green	10		10				Planning permission granted under RU.18/1649 (decision issued in Jan 2020).

289	Webbs, The Green, Englefield Green	Englefield Green	10				10		No live application but site has been confirmed as available within 5 years, achievable at the level of development proposed, and has been assessed as suitable for this level of development.
299	Barbara Clark House, St Jude's Road, Englefield Green	Englefield Green	26	26					Planning permission granted under RU.18/1908 and under construction.
319	9-11 Victoria Street, Englefield Green	Englefield Green	7		7				Planning permission granted under RU.20/0107 and numerous discharge of condition and amendment applications from 2020 and 2021.
420	Holly Close Garages, Englefield Green	Englefield Green	9				9		Council owned site. No live consent but RBC Housing team and confirmed their intention to deliver the site within 5 years.
99	Longcross Garden Village	Longcross	578	78		100	175	225	Allocated site. Extensive pre application advice undertaken. Planning application expected imminently for Longcross South. Delivery timescales for southern site informed by agent. 78 units in 2021/22 reflects completion of northern site.
368	Christ Church Longcross Road, Longcross	Longcross	5		5				Planning permission granted under RU.19/0694
202	Pantiles Nurseries and 198 Almnors Road, Lyne	Other (Lyne)	59				29	30	Planning permission granted under RU.19/0843. Remains extant.
14	Land at Brox End Nursery and 183 Brox Road, Ottershaw	Ottershaw	45		11	34			Allocated site. Planning permission granted under RU.20/0675 and scheme under construction. Delivery timescale informed by agent.
263	Ottershaw East	Ottershaw	70				20	50	Allocated site. Planning application withdrawn following concerns raised by officers but understood that revised application expected later in the year.
2	Woodcock Hall Farm, Thorpe	Thorpe	10			10			Allocated site in Thorpe Neighbourhood Plan. Delivery timeframe informed by discussions with landowner held by the Neighbourhood Forum
32	Coltscroft, Rosemary Lane, Thorpe	Thorpe	24			12	12		Allocated site in Thorpe Neighbourhood Plan. Recent dismissed appeal at the site following non determination of RU.20/1706. Site has recently (December 2021) been sold to new developer who has confirmed they anticipate delivery of the scheme in the 2024 calendar year.
44	CEMEX Thorpe 3, The Acre Lane, Thorpe	Thorpe	40			20	20		Allocated site in Thorpe Neighbourhood Plan. Owner has advised that the intention is to submit an application during 2022 and deliver the site within period covered by 5 year supply.
309	Anners, Village Road, Thorpe	Thorpe	6	6					Planning permission granted under RU.14/1798 and approved scheme under construction.
30	CABI, Bakeham Lane, Virginia Water	Virginia Water	28		14	14			Resolution to grant planning permission under RU.20/0405 subject to execution of the legal agreement
258	Virginia Water North	Virginia Water	80				40	40	Allocated site. No planning consent but agent has advised that planning application expected to be submitted in late 2022. Earliest completions on site expected in 2024, with completion of scheme expected in 2026 through a phased development.
261	Virginia Water South	Virginia Water	70				35	35	Allocated site. No live application at current time. Agent for the applicant who controls approx. half of the allocation (circa 70 units) has confirmed that they envisage the site delivering over 3 years from 2023. The Council has adjusted to take a more cautious approach.
312	Home Farm, Stroude Road, Virginia Water	Virginia Water	7	7					Implemented consent under RU.17/1728. Confirmed by RU.21/1895 CLUED
336	302 Woodham Lane, New Haw	Woodham and New Haw	14		14				Planning permission granted under various consents including RU.17/1120, RU.20/1309 and RU.21/1031.
359	Parkside and Braeside, New Haw	Woodham and New Haw	42					42	Council owned site. No planning permission however RBC Housing department has confirmed expected delivery timetable for the site.

All enquiries about this paper should be directed to:

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