

Surrey Heath Borough Council Local Plan 2019 – 2038

Countryside Capacity Study

December 2020



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1. Introduction

1.1 A new Local Plan for Surrey Heath

1.1.1 Surrey Heath Borough Council is preparing a new Local Plan for the Borough which will set out the strategies and policies that will guide the development of the Borough up to 2038.

1.1.2 In developing the new Local Plan, it is essential that the Council is able to draw upon a comprehensive evidence base that provides robust, relevant and up-to-date evidence in respect of a range of strategic matters that affect Surrey Heath. This will enable sound decisions to be made in respect of the strategies and policies that are best placed to deliver a positively prepared Plan that allows Surrey Heath to develop in a way that is sustainable and consistent with the Policies in the National Planning Policy Framework (NPPF). One such strategic matter is housing.

1.2 Housing Delivery within Surrey Heath

1.2.1 Housing delivery is a key element of preparing a Local Plan. The Government has emphasised the need to plan for the right homes in the right places and expects local authorities to develop up-to-date plans with their communities that meet their housing requirement (or, if that is demonstrably not possible, to work with neighbouring authorities to ensure it is met).

1.2.2 Housing delivery is a significant issue for Surrey Heath, with land availability within the Borough heavily restricted, largely as a result of environmental designations, including:

- The Thames Basin Heaths Special Protection Area (TBH SPA) and associated 400m buffer zone, in addition to Special Areas of Conservation (SAC);
- Parcels of Special Scientific Interest;
- Farnborough Airport Safeguarding Zone; and,
- Floodzones 3a and 3b.

1.2.3 In addition to the above, over 44% of land within Surrey Heath is designated as Metropolitan Green Belt. As a strategic policy of land use constraint covering nearly half of the Borough, this designation has a significant effect on the availability of development land.

1.2.4 In this context the Council has undertaken a significant portfolio of work to seek to meet its identified housing needs, which currently stands at 332 dwellings per annum, using the Government's Standard Methodology.

1.2.5 To date, this work has established that, at 5025 dwellings, the Council is able to meet a significant proportion of its total housing need figure within settlement areas, on previously developed land and in sustainable locations within the Countryside beyond the Green Belt that are known to be available (identified through the Councils Call for Parcels and Strategic Land Availability Assessment (SLAA) processes). However, despite this the Council still has an identified shortfall of between 220-951 dwellings, excluding any buffer.

1.2.6 To date, the Council has, in light of the significant level of housing need faced by the Borough and the notable policy and environmental constraints to housing development within the Borough, sought to undertake a number of proactive steps in order to seek to maximise the Borough's future supply of housing within the Local Plan. This is considered not only essential in securing a robust Local Plan that is compliant with national planning policy, but

is also vital in demonstrating to other Authorities that the Council has left no stone unturned in seeking to meet its needs, in the eventuality that the Council needs assistance from other Authorities to help deliver any outstanding housing need requirements. The work undertaken to date includes (but is not limited to):

- Reviewing the capacity of Parcels identified within the Camberley Town Centre Area Action Plan;
- Co-location of services;
- Examining the housing potential of public sector land;
- Working with Government through the One Public Estate programme;
- Considering the potential for the release of employment Parcels;
- Considering the potential capacity of underutilised land;
- Optimising the development capacity of Parcels identified through the Strategic Land Availability Assessment (a separate Study that documents Surrey Heath's housing supply over the Plan Period).

1.2.7 Notwithstanding this, in view of the significant policy and environmental constraints to housing development within Surrey Heath, in addition to the recognition that these steps have to date been unable to identify sufficient land to address the Council's existing shortfall against its housing needs, it is now considered essential to explore further options to seek to meet housing need, including whether any additional capacity for residential development can be identified within the Countryside beyond the Green Belt, without compromising the overall function of the countryside in itself.

1.3 Countryside beyond the Green Belt within Surrey Heath

1.3.1 Countryside beyond the Green Belt comprises 32% of land within Surrey Heath (see Figure 1), with the majority of the Borough's designated Countryside lying within the Blackwater Valley in the western half of the Borough, surrounding the settlements of Camberley and Frimley, Frimley Green, Mytchett, Deepcut, Bagshot and Lightwater. Two further small pockets of Countryside beyond the Green Belt are located adjacent to the settlement areas of Windlesham and West End.

1.3.2 The countryside beyond the Green Belt within the Borough performs a number of roles. Many areas of the countryside form a heathland landscape, recognised at the national level for its importance for biodiversity. The countryside also has a major role to play as a leisure resource for the Borough and contributes to the defence of the nation as a location for army barracks, military ranges, training areas and test tracks. It is also recognised that the countryside beyond the Green Belt plays a notable role in retaining the separate identity of the many, closely situated towns and villages within this part of the Blackwater Valley.

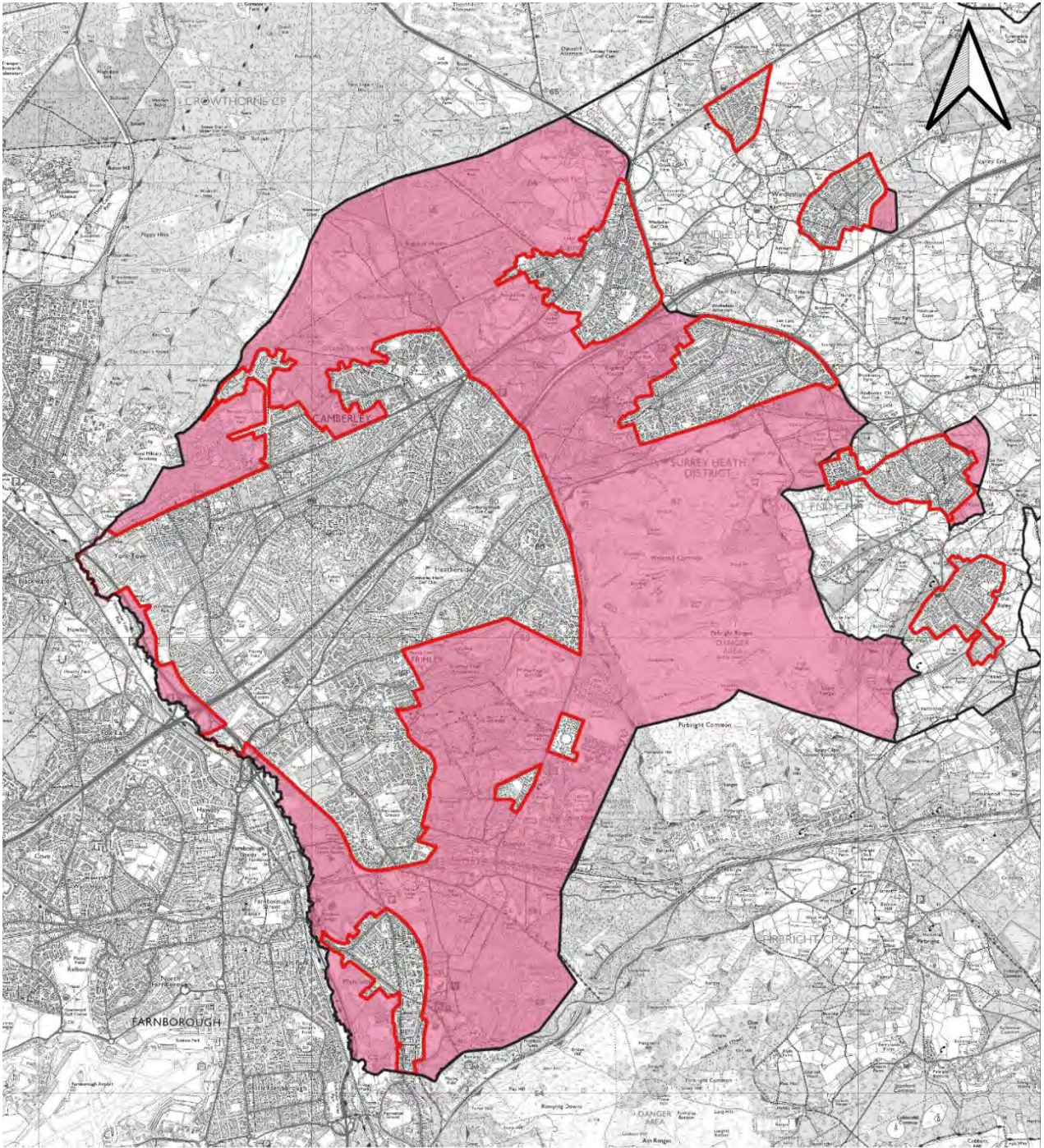





Figure 1: Countryside Beyond the Green Belt within Surrey Heath

-  Surrey Heath Boundary
-  Settlement Area
-  Countryside beyond the Green Belt



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- 1.3.3 The Surrey Heath Core Strategy and Development Management Policies Development Plan Document sets out the current approach taken to development within the Countryside beyond the Green Belt. This can broadly be described as an approach of moderate constraint, which seeks to balance objectives of the protection and enhancement of the countryside whilst allowing the area to develop sustainably¹. This accords with Policy contained within the National Planning Policy Framework².
- 1.3.4 Whilst the valuable contribution that the countryside makes to the character and biodiversity of the Borough is recognised, it is also noted that it is essential that as the emerging Local Plan is developed, appropriate consideration is given to whether the extent of the designation remains appropriate, particularly given the Council's pressing housing needs.
- 1.3.5 What this Study will do**
- 1.3.6 The purpose of this Study was to undertake a review of the Countryside beyond the Green Belt to identify whether any land (not yet identified through the Strategic Land Availability Assessment) could be considered suitable for release from the countryside in order to assist in meeting the Council's current shortfall against its housing needs.
- 1.3.7 A summary of the methodology used to undertake the assessment is set out in the following section.

¹ Available at: <https://www.surreyheath.gov.uk/residents/planning/planning-policy/surrey-heath-current-local-plan/core-strategy-and-development>

² Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

2. Summary of the methodology used for the identification of potential areas of search for land to meet development needs within the Countryside beyond the Green Belt

2.1 Introduction

- 2.1.1 The purpose of this Study was to provide a comprehensive review of the countryside within Surrey Heath, with a view to identifying refined areas within the Countryside beyond the Green Belt that may have the capacity to assist with meeting the Council's housing needs.
- 2.1.2 In the absence of an established methodology for undertaking such a Study, Surrey Heath developed a bespoke methodology to identify refined areas of search, with regard had to the National Planning Policy Framework (NPPF). By developing a robust methodology, the Council was able to ensure consistency in how the assessment was undertaken across the study area.
- 2.1.3 The methodology used to identify refined areas within the Countryside beyond the Green Belt is set out in full at Appendix 1, but for the purposes of clarity is summarised below.

2.2 Initial Subdivision of the Study Area

- 2.2.1 Prior to undertaking the assessment, the study area (comprising land designated as Countryside beyond the Green Belt falling within the administrative boundary of Surrey Heath) was first subdivided into initial Land Parcels (see Figure 2), in line with the approach set out within the Surrey Heath Green Belt and Countryside Study 2017. This used natural and manmade permanent features, including the M3 Motorway, adopted highways, railway lines, rivers and the Basingstoke Canal to subdivide the study area. Notwithstanding this, at this Stage, no unique reference numbers were assigned to the identified initial Land Parcels, with this step deferred to the end of Stage 1. This was because it was recognised that at Stage 1 of the assessment process (which seeks to filter out all land subject to absolute constraints to development), a significant amount of land within the initial Parcels would be filtered out from further consideration, giving rise to the likelihood of significant subdivision and refinement of the initial Parcels.

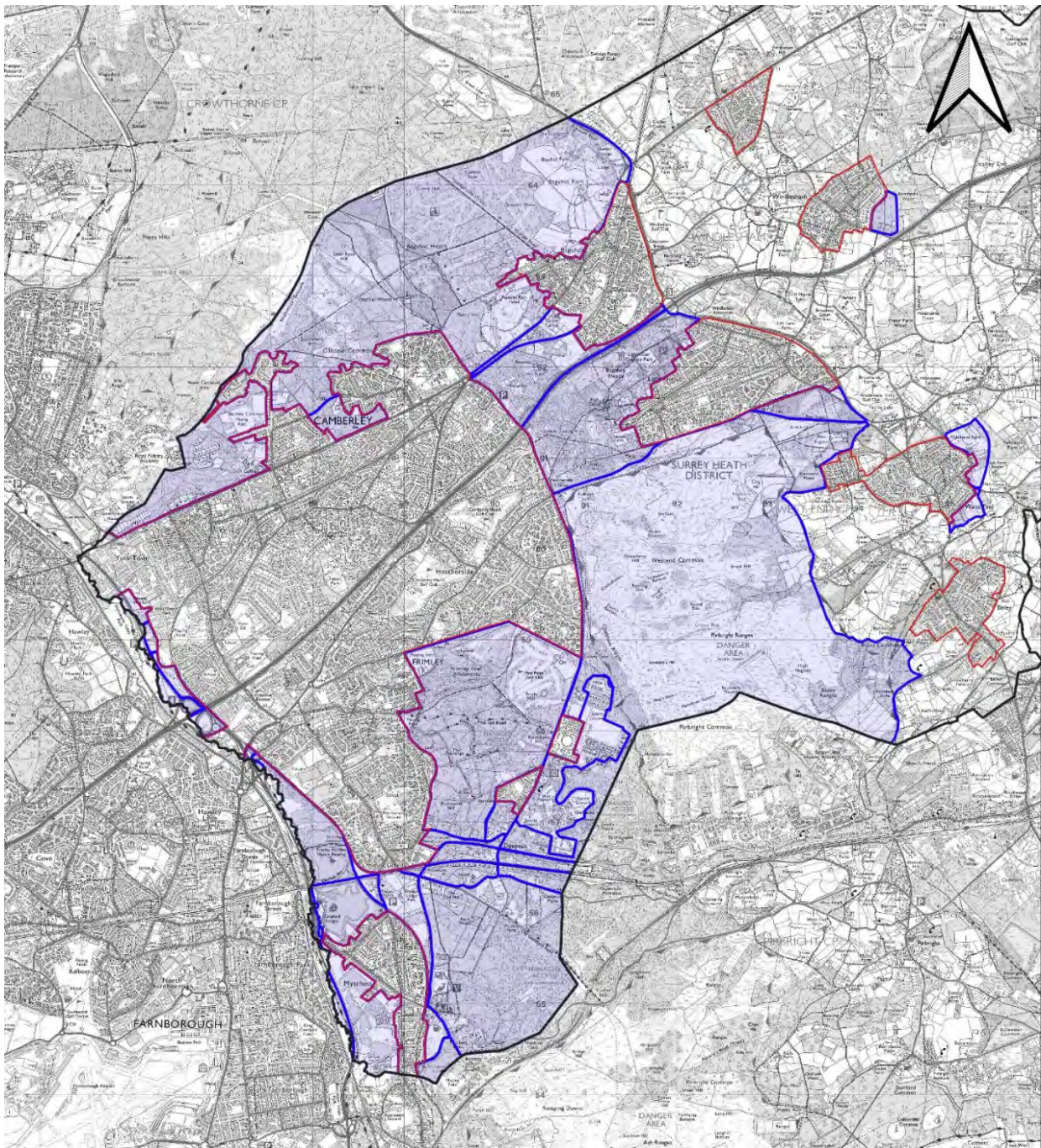





Figure 2: Initial Land Parcels within the Countryside Beyond the Green Belt

-  Surrey Heath Boundary
-  Settlement Area
-  Initial Countryside Land Parcels (please note no reference numbers given until Stage 1)

0 1 2 km



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2.3 Stage 1

2.3.1 At Stage 1 of the assessment process any land within the study area subject to absolute constraints was filtered out from further consideration. This was a prudent step to take at the beginning of the assessment process, as the principle of residential development within such areas is deemed unacceptable; therefore this land would not have any potential to help in meeting the Council's housing needs. The absolute constraints for the purposes of the methodology were replicated from the Council's Strategic Land Availability Assessment (SLAA) Methodology and included:

- Land lying wholly within, or adversely constrained by, a European Nature Conservation Parcel (SAC and SPA including the Thames Basin Heaths Special Protection Area)
- Land lying wholly within, or adversely constrained by, a Parcel of Special Scientific Interest (SSSI).
- Land lying within, or adversely constrained by ancient woodland.
- Land which lies wholly within, or adversely constrained by, the 400m buffer zone of the Thames Basin Heath Special Protection Area (SPA).
- Land lying wholly within, or adversely constrained by, Flood Zone 3b – functional flood plain;
- Land lying wholly within or adversely constrained by the Public Safety Zone for Farnborough Airport.

2.3.2 Over 70% of land designated as Countryside beyond the Green Belt within the Borough is affected by policy or environmental constraints which represent an absolute constraint to residential development (see Figure 3). As such a significant amount of land within the Broad Areas was filtered out at Stage 1.

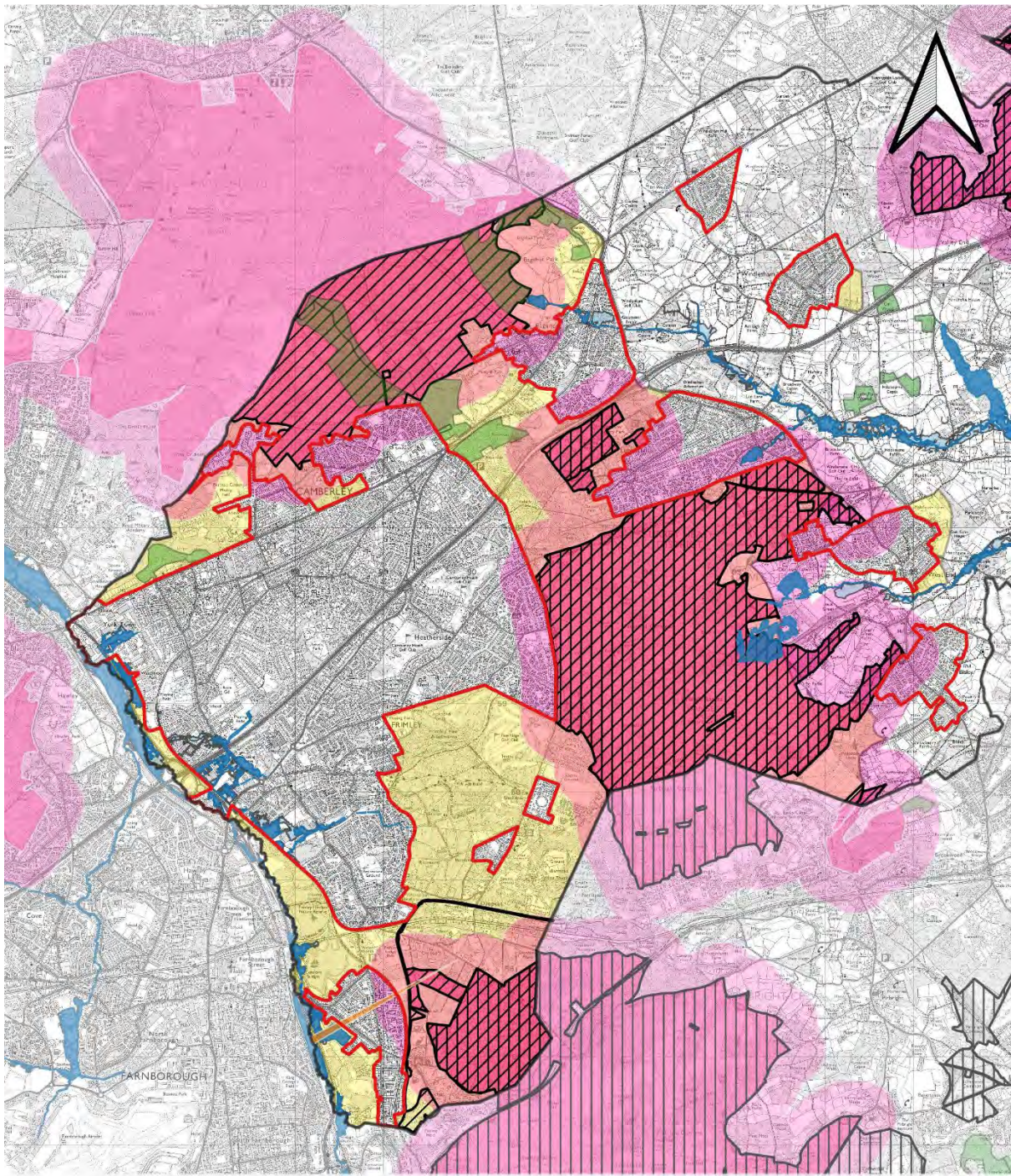


Figure 3: Absolute Constraints within the Countryside Beyond the Green Belt

Legend

- | | | |
|-----------------------------------|----------------------|-------------------------|
| Surrey Heath Boundary | Ancient Woodland | SSSI |
| Settlement Area | SPA | Farnborough Airport PSZ |
| Countryside Beyond the Green Belt | SPA 400m Buffer Zone | Flood Zone 3b |
| | SAC | |



Once affected land was filtered out from consideration, the remaining land was subdivided into smaller, more refined Parcels with boundaries defined by the features set out within Paragraph 2.2.1 above and the boundaries of adjacent absolute constraints. Each Parcel was then provided with a unique reference number to enable different areas to be easily distinguished from each other and to increase transparency and traceability in the assessment process, before being taken through the Stage 2 assessment.

2.4 Stage 2: Consideration of significant non-absolute constraints

2.4.1 Each Parcel was then considered against any significant non-absolute constraints found within its boundaries.

2.4.2 By examining the type and degree of significant non-absolute constraints applicable to each Parcel, a good understanding of the relative suitability and deliverability of land within each Parcel could be established. Where land within a Parcel was found to have significant barriers in terms of its suitability or deliverability, it is unlikely to be capable of helping to meet the Councils housing needs across the plan period.

2.4.3 At the Stage 2 assessment, Officers made a qualitative assessment to develop a robust understanding of the significant non-absolute constraints affecting each Parcel, including:

- Availability;
- Physical Constraints;
- Tree Preservation Orders;
- Heritage Assets;
- Sites of Nature Conservation Importance;
- Biodiversity Opportunity Areas;
- Flood Zones 3a and 2;
- Suitable Alternative Natural Greenspace;
- Contamination;
- Parks and Green Spaces; and,
- Neighbouring uses.

2.4.4 Once a detailed understanding was gained of how each Parcel was affected by significant non-absolute constraints, planning judgement was employed to draw to a conclusion on whether there were any areas within each Parcel that could be considered further for their potential to accommodate residential development, and whether there were areas that should be excluded from further consideration, owing to the significant barriers to development that the identified non-absolute constraints were likely to engender. In this refining exercise, the decision was taken to exclude from further consideration any existing Parcels currently identified within the Council's Strategic Land Availability Assessment (SLAA), as the suitability and deliverability of these areas will have already been established through the SLAA.

2.4.5 Once refined Parcels for further assessment were identified, these were then taken through to Stage 3 of the assessment process.

2.5 Stage 3a: Locational Preferences

2.5.1 At Stage 3a of the assessment process, consideration was given to the location of each refined area as it was recognised that small scale development remote from

existing settlements would be unlikely to deliver a sustainable pattern of development, and would be more likely to undermine the character of the countryside. This Stage sought to filter out from further consideration any refined Parcels that are located in excess of 50m from an identified settlement (notwithstanding areas of previously developed land, where development could take place in principle).

- 2.5.2 Any areas not subsequently filtered out of the Stage 3a assessment were identified as having potential capacity for further development, qualifying for further investigation through detailed site assessments.

2.6 Stage 3b: Detailed site assessments

- 2.6.1 The refined list of sites identified following Stage 3a were subject to detailed site assessments, which is the final step of site refinement and assessment process in the Countryside Capacity Study. The site assessments drew conclusions about the sites' potential for residential development, the phasing for any residential development that may come forward at the site, and provided an indication of the possible dwellings capacity that could be delivered at the site. The results of this informed the total indicative capacity that could be generated from the final list of sites considered in this Study³.

2.7 Recording the results of the assessment

- 2.7.1 Two sets of pro formas were completed for each Land Parcel. The Stage 2 pro forma provided a brief textual explanation in respect of how each Land Parcel performs in respect of the each of the above specified significant non-absolute constraints. The Stage 3b pro forma provided detailed site assessments with accompanying site plans displaying constraints impacting the site and its surrounding context. A textual explanation was also provided setting out the overall conclusions of the assessment.
- 2.7.2 The next Section sets out the findings of the capacity assessment.

³ Subject to sites being identified as available in the SLAA.

3. Key Findings

3.1 Outcomes of Stage 1

3.1.1 In line with the Methodology summarised at Section 2 and set out in detail at Annex 1, prior to the assessment taking place, 36 initial Land Parcels were identified, replicating those originally identified through the Green Belt and Countryside Study 2017.

3.1.2 At Stage 1 of the assessment, which sought to remove from further consideration any land within the study area affected by an absolute constraint (as defined within the methodology), a significant amount of land was filtered out of the assessment. This can be attributed to the prevalence of designations identified as absolute constraints to development found within the Countryside. This led to the identification of 33 Land Parcels for detailed consideration at Stage 2 of the assessment. A list of the refined Land Parcels identified following Stage 1 is set out in Table 1 below and the mapped Parcels can be viewed in Figure 4.

Reference	Name	Area (ha)
CS1	Land west of the junction between the A30 and A322, at Bagshot Park	30.2
CS2	Land north of the A30, Bagshot	23.84
CS3	Land South of the A30, Bagshot	17.41
CS4a	Land South of the Ascot to Guildford Railway Line, Bagshot	3.23
CS4b	Land North East of the Maultway, north west of the M3	17.03
CS5	Land North East of the Maultway, South East of the M3	18.46
CS6	Land at Diamond Ridge	9.24
CS7a	Land at the RMA and Staff College	63.65
CS7b	Land North of the A30 London Road	4.36
CS8	Land at Watchmoor Reserve	8.02
CS9	Land north west of Junction 4 of the M3 Motorway	4.79
CS10	Land South of Junction 4 of the M3	7.13
CS11	Land South West of the Ascot to Guildford and South East of the A325	2.19
CS12	Land Between the River Blackwater and the Ascot to Guildford Mainline	49.16
CS13	Land at Sturt Chord	2.52
CS14	Land at the Quays	33.98
CS15	Land West of Sturt Road	4.6
CS16	Land South West of Coleford Bridge Road and Sherrard Way	1.79
CS17	Land South West of Coleford Bridge Road and West of Mytchett Road	44.4
CS18	Land South of Mytchett Lake Road	1.05
CS19	Land North Mytchett Lake Road	3.07
CS20	Land at Frimley Lodge Park	9.98
CS21	Land South of the South West Mainline and north of the Guildford Road	1.87
CS22	Land South of the South West Mainline and West of Deepcut Bridge Road	13.4

CS23	Land South of the South West Mainline and East of Deepcut Bridge Road	4.52
CS24	Land North of the South West Mainline and West of Deepcut Bridge Road	13.3
CS25	Land North of the South West Mainline and East of Deepcut Bridge Road	7.4
CS26	Land South of Lake Road	8.5
CS27	Land at Frith Hill	282.1
CS28	Land West of Deepcut Bridge Road and North of Lake Road	10.14
CS29	Land at Princess Royal Barracks	99.14
CS30	Housing Reserve Parcel, Heathpark Wood	10.25
CS31	Housing Reserve Parcel, West End	25.11

Table 1: List of Land Parcels identified for further assessment following Stage 1

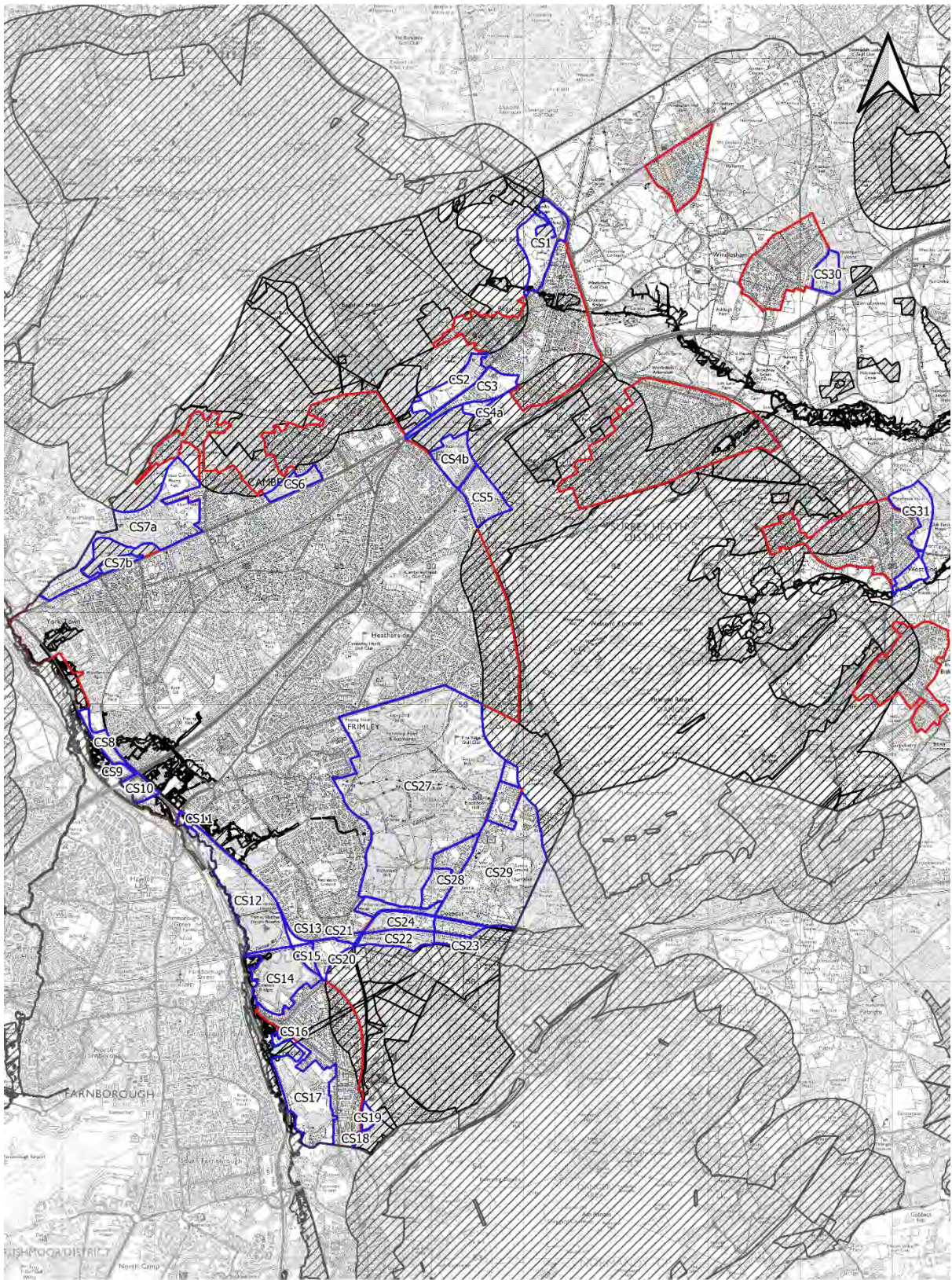


Figure 4: Refined Land Parcels for Detailed Assessment at Stage 2

- Countryside Parcels
- Surrey Heath Boundary
- Settlement Area
- Areas of Absolute Constraint

0 1000 2000 m

3.2 Outcomes from Stage 2

- 3.2.1 At Stage 2, each Land Parcel was examined to establish the non-absolute constraints to which each was subject. In many cases, land availability, accessibility and physical constraints, such as Parcel shape were identified as key factors warranting the exclusion of land from further consideration for residential development. In particular, it was noted that there are extensive areas of MOD land within the Countryside beyond the Green Belt which are currently understood to be required for operational development and are therefore considered unavailable for residential development.
- 3.2.2 In view of the significant non-absolute constraints identified, planning judgement was then used to identify a total of 19 refined areas to be taken through to the next stage of the assessment process. All other land was excluded from further consideration as a result of the likely impact upon Parcel suitability and deliverability of the non-absolute constraints identified. A full list of refined areas is set out below in Table 2, and can be viewed at Figure 5.

Reference	Name	Locality	Area
CS1R	Land at the Cricketers, Bagshot	Bagshot	0.67
CS2R	Land at Pennyhill Park	Bagshot	6.1
CS3R	Land at Bagshot Garage	Bagshot	0.22
CS6R	Camberley Judo & Boxing Clubs	Camberley	0.69
CS14AR	Land to the Rear of Properties, Coleford Bridge Road	Mytchett	1.25
CS14BR	Land North West of Willow Close	Mytchett	0.39
CS14CR	Land North East of Minehurst Road	Mytchett	3.03
CS16R	Land South West of Sheridan Way	Mytchett	1.27
CS17AR	Land South West of Lindsford Farm	Mytchett	2.04
CS17BR	Land at Grove Farm, North	Mytchett	0.83
CS17CR	Land at Grove Farm, South	Mytchett	0.93
CS22R	Land at Corry Hill	Deepcut	1.4
CS23R	Land North Guildford Road	Deepcut	3.3
CS24R	Land at Frimhurst	Deepcut	3.73
CS25R	Land south of the Basingstoke Canal	Deepcut	4.9
CS27AR	Land North of Lake Road	Deepcut	9.32
CS27BR	Land at the Grange	Deepcut	3.15
CS27CR	Land at Frith House/Dalruadh	Deepcut	1.85
CS27DR	Land at Frimley Fuel Allotments and Pine Ridge	Deepcut	91.55
CS28R	Land East of Bellew Road	Deepcut	1.45

Table 2: List of Refined Areas for Future Search

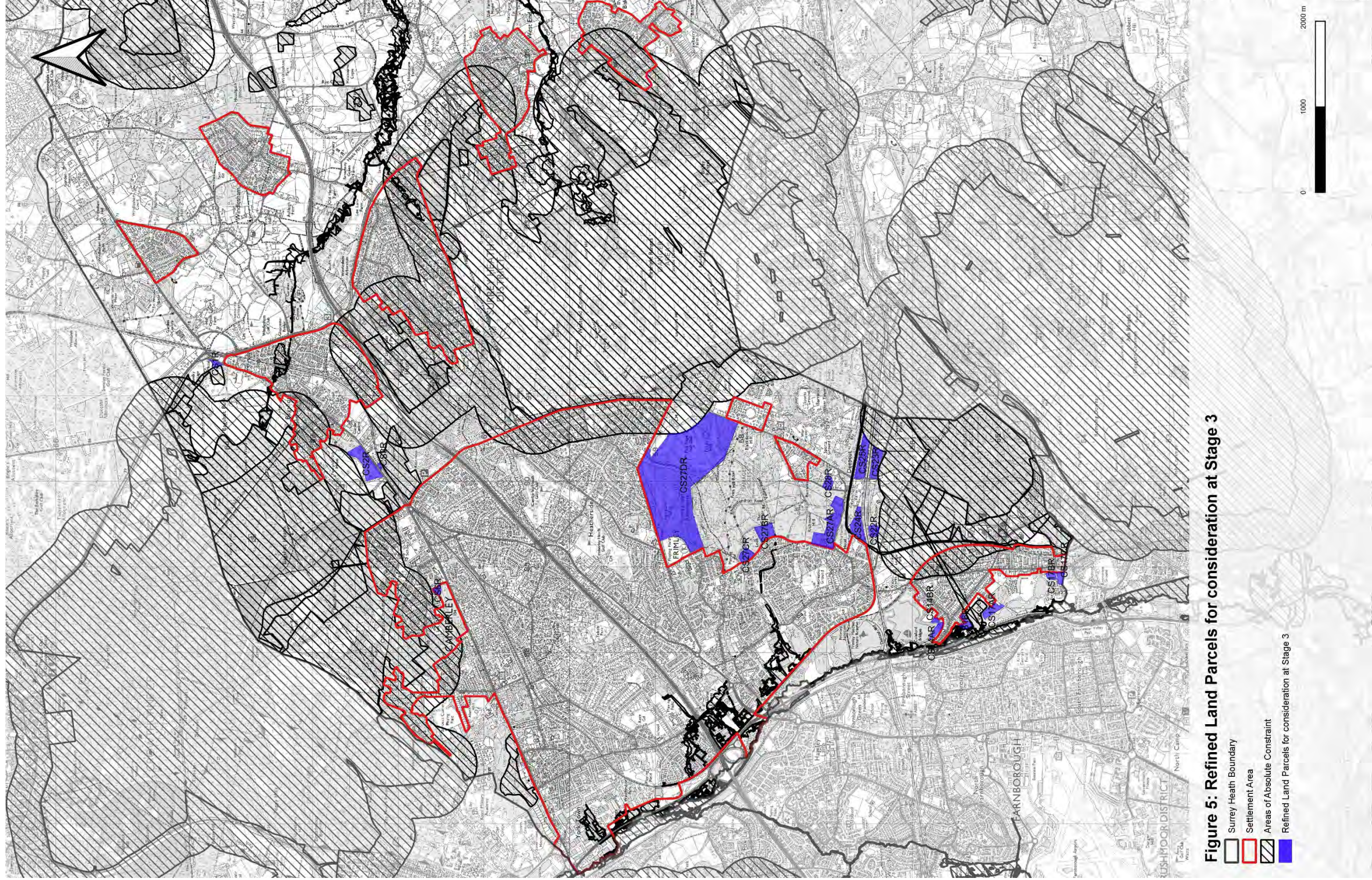




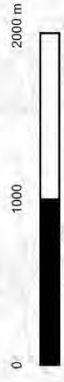


Figure 5: Refined Land Parcels for consideration at Stage 3

-  Surrey Heath Boundary
-  Settlement Area
-  Areas of Absolute Constraint
-  Refined Land Parcels for consideration at Stage 3



3.3 Outcomes from Stage 3a

3.3.1 At Stage 3a, the refined Land Parcels were considered for their spatial relationship with existing settlements and whether they constituted previously developed land.

3.3.2 Stage 3a sought to exclude any areas not within 50m of an existing settlement, on the basis that the development of isolated Land Parcels beyond this distance from a settlement are unlikely to result in a sustainable pattern of development and hold significant potential to undermine the integrity of the countryside through poorly planned urbanising development. Following the Stage 3a assessment, it was concluded that 13 refined Land Parcels could be considered further for residential development. These are set out in Table 3 below and are shown in green at Figure 6.

Reference	Name	Locality	Reason considered suitable?
CS1R	Land at the Cricketers, Bagshot	Bagshot	PDL, within 50m of a defined settlement
CS3R	Land at Bagshot Garage	Bagshot	PDL
CS6R	Camberley Judo & Boxing Clubs	Camberley	Connected to settlement & PDL
CS14AR	Land to the Rear of Properties, Coleford Bridge Road	Mytchett	Connected to Settlement
CS14BR	Land North West of Willow Close	Mytchett	Connected to Settlement
CS16R	Land South West of Sheridan Way	Mytchett	Connected to Settlement
CS17AR	Land South West of Lindsford Farm	Mytchett	Connected to Settlement
CS17BR	Land at Grove Farm, North	Mytchett	Connected to Settlement
CS17CR	Land at Grove Farm, South	Mytchett	Connected to Settlement
CS27AR	Land North of Lake Road	Deepcut	Connected to Settlement
CS27BR	Land at the Grange	Deepcut	Connected to Settlement
CS27CR	Land at Frith House/Dalruadh	Deepcut	Connected to Settlement
CS27DR	Land at Frimley Fuel Allotments and Pine Ridge	Deepcut	Connected to Settlement

Table 3: Land Parcels for further consideration for residential use

3.3.3 Five remaining Land Parcels were considered as being unsuitable for further consideration for residential use, owing to their distance from existing defined settlements. A further Land Parcel was found to be located within 50m of the defined settlement of Frimley and Camberley, but was noted as being cut off from the settlement by the Basingstoke Canal; the Parcel was considered unsuitable for further consideration on this basis. The Parcels excluded at Stage 3a are set out in Table 4 below and are shown in red on Figure 6.

Reference	Name	Locality	Reason excluded
CS2R	Land at Pennyhill Park	Bagshot	Not PDL and exceeds 50m from settlement

CS22R	Land at Corry Hill	Deepcut	Not PDL and exceeds 50m from settlement
CS23R	Land North Guildford Road	Deepcut	Not PDL and exceeds 50m from settlement
CS24R	Land at Frimhurst	Deepcut	Not PDL. Within 50m of a settlement, but disconnected from the settlement by the Basingstoke Canal
CS25R	Land south of the Basingstoke Canal	Deepcut	Not PDL and exceeds 50m from settlement
CS28R	Land East of Bellew Road	Deepcut	Not PDL and exceeds 50m from settlement

Table 4: Land Parcels Excluded at Stage 3a

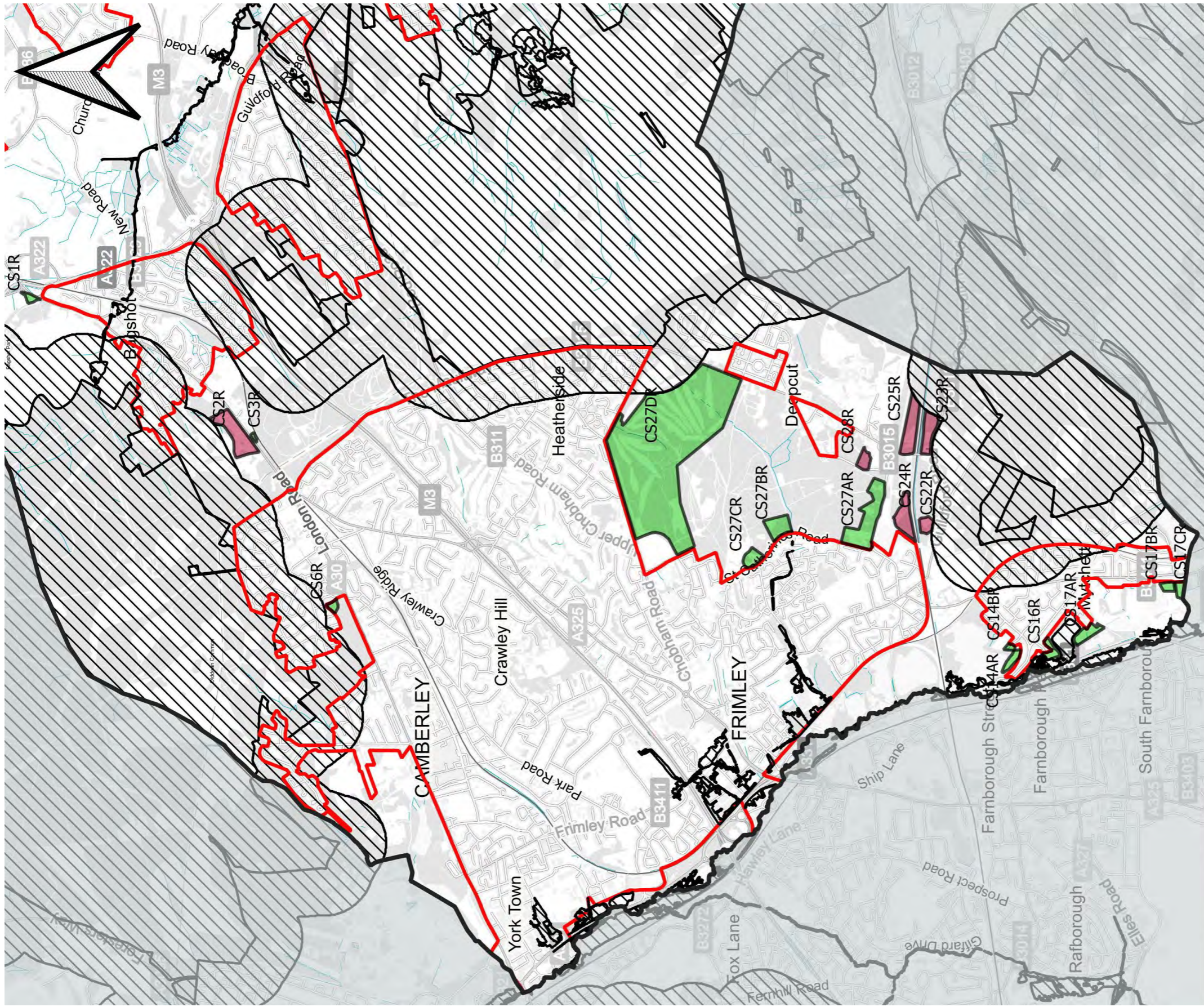







Figure 6: Outcomes of Stage 3a Assessment

-  Surrey Heath Boundary
-  Land Parcels identified as suitable for further consideration
-  Settlement Area
-  Land Parcels identified as unsuitable for further consideration
-  Areas of Absolute Constraint

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3.4 Stage 3b Final Detailed Site Assessments

- 3.4.1 The refined Land Parcels that were identified at Stage 3a as being suitable for consideration for residential development were then subject to detailed site assessments at Stage 3b.
- 3.4.2 Stages 1-3a of the assessment process in this Study sought to scope out sites with insurmountable constraints, barriers to development and significant non-absolute constraints. The detailed site assessments at Stage 3b looked in greater depth at all non-absolute constraints and site specific considerations that could impact the potential for development at the sites. The assessments are documented in Annex 3 of this Study.
- 3.4.3 The Stage 3b site assessment process applied the Surrey Heath Strategic Land Availability Assessment (SLAA) Methodology⁴ in consideration of the sites' suitability and achievability, however, this Study does not factor in the availability of the sites, which will be explored through the Call for Sites and SLAA processes.
- 3.4.4 Site CS27DR – 'Land at Frimley Fuel Allotments and Pine Ridge' was identified at Stage 3a as a Land Parcel to be carried forward to Stage 3b of the assessment. Due to the strategic nature of the site, and having regard to suggested proposals put forward at the land in previous Call for Sites exercises, the site has not been assessed at Stage 3b of this Study. Instead, it will be necessary for the site to be investigated through a separate assessment process, if the site is confirmed to be available for development, having regard to the broader range of use types and infrastructure that would be required for a strategic site. Subject to confirmation of availability of the land, the site would then be assessed through the SLAA process, alongside all other suitable and achievable Stage 3b sites.
- 3.4.5 The Stage 3b assessments fully evaluated the sites' potential for residential development. Having regard to the conclusions drawn through the assessments, each site was classified in accordance with the SLAA categories set out in the Surrey Heath SLAA Methodology, which are as follows:
- Deliverable (0-5 years)
 - Developable medium term (6-10 years)
 - Developable long term (11-15 years)
 - Not Currently Developable (15+ years)
 - Excluded
- 3.4.6 In addition to the classification of sites according to their potential phasing for residential development, indicative capacities for housing were also derived for each site categorised as Deliverable or Developable, having regard to their site specific circumstances. The finalised list of sites and their collective total capacity is discussed in the Results section of this Study. It is, however, important to note that the results of the detailed assessments at Stage 3b do not confirm that the land will be recommended for allocation within the Draft Local Plan, or will be granted Planning Permission. The Parcels that were found to have potential to contribute to the borough's supply of sites over the Plan Period at Stage 3b are set out in Table 5 below.

⁴ Surrey Heath SLAA Methodology:

<https://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/SLAA2019/2.%20SLAA%202019%20Appendix%201%20-%20SLAA%20Methodology.pdf>

Reference	Name	Locality	Development Category ⁵ Subject to Confirmation of Availability	Indicative Capacity
CS1R	Land at the Cricketers, Bagshot	Bagshot	Deliverable 0-5 years	20
CS3R	Land at Bagshot Garage	Bagshot	Developable 6-10 years	7
CS6R	Camberley Judo & Boxing Clubs	Camberley	Deliverable 0-5 years	24
CS16R	Land South West of Sheridan Way	Mytchett	Deliverable 0-5 years	16
CS17AR	Land South West of Lindsford Farm	Mytchett	Developable 6-10 years	36
CS17BR	Land at Grove Farm, North	Mytchett	Deliverable 0-5 years	25
CS17CR	Land at Grove Farm, South	Mytchett	Deliverable 0-5 years	22
CS27AR	Land North of Lake Road	Deepcut	Developable 11-15 years	72
CS27BR	Land at the Grange	Deepcut	Deliverable 0-5 years	26
CS27CR	Land at Frith House/Dalruadh	Deepcut	Deliverable 0-5 years	11
CS27DR	Land at Frimley Fuel Allotments and Pine Ridge	Deepcut	This site due to its strategic scale will be subject to a detailed assessment process, independent from this study if the landowner confirms availability.	n/a
Total Indicative Capacity from Stage 3b Final Countryside Sites				259

Table 5: Final List of Countryside Sites and Indicative Capacities at Stage 3b⁶

3.4.7 For two of the sites assessed at Stage 3b, the detailed assessments identified circumstances that dictated the sites were unlikely to be suitable or achievable for residential development. In such instances, this led to the Exclusion of those sites at the final stage (Stage 3b) of the assessment process. The reason for their exclusion was due to predicted increases in flooding, based on future climate change modelling. The modelling showed part or all of the sites being within Flood Zone 3a by the 2080s, and a predicted 70% increase in the severity of flooding at the sites also within this timescale. The identification of the implications of future flooding at the sites having regard to the impacts of climate change was not possible to detect through the earlier stages of this Study, which assessed the sites in broader terms without the level of detail considered at Stage 3b. The Parcels excluded at Stage 3b are set out in Table 6 below.

Reference	Name	Locality	Development Category ⁷ Subject to Confirmation of Availability	Estimated Capacity
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⁵ Categories are defined in the Surrey Heath SLAA Methodology

⁶ Excludes CS27DR - 'Land at Frimley Fuel Allotments and Pine Ridge' which will be investigated through a separate process, having regard to the broader range of use types and infrastructure required for strategic sites.

⁷ Categories are defined in the Surrey Heath SLAA Methodology

CS14AR	Land to the Rear of Properties, Coleford Bridge Road	Mytchett	Excluded	n/a
CS14BR	Land North West of Willow Close	Mytchett	Excluded	n/a

Table 6: Land Parcels Excluded at Stage 3b

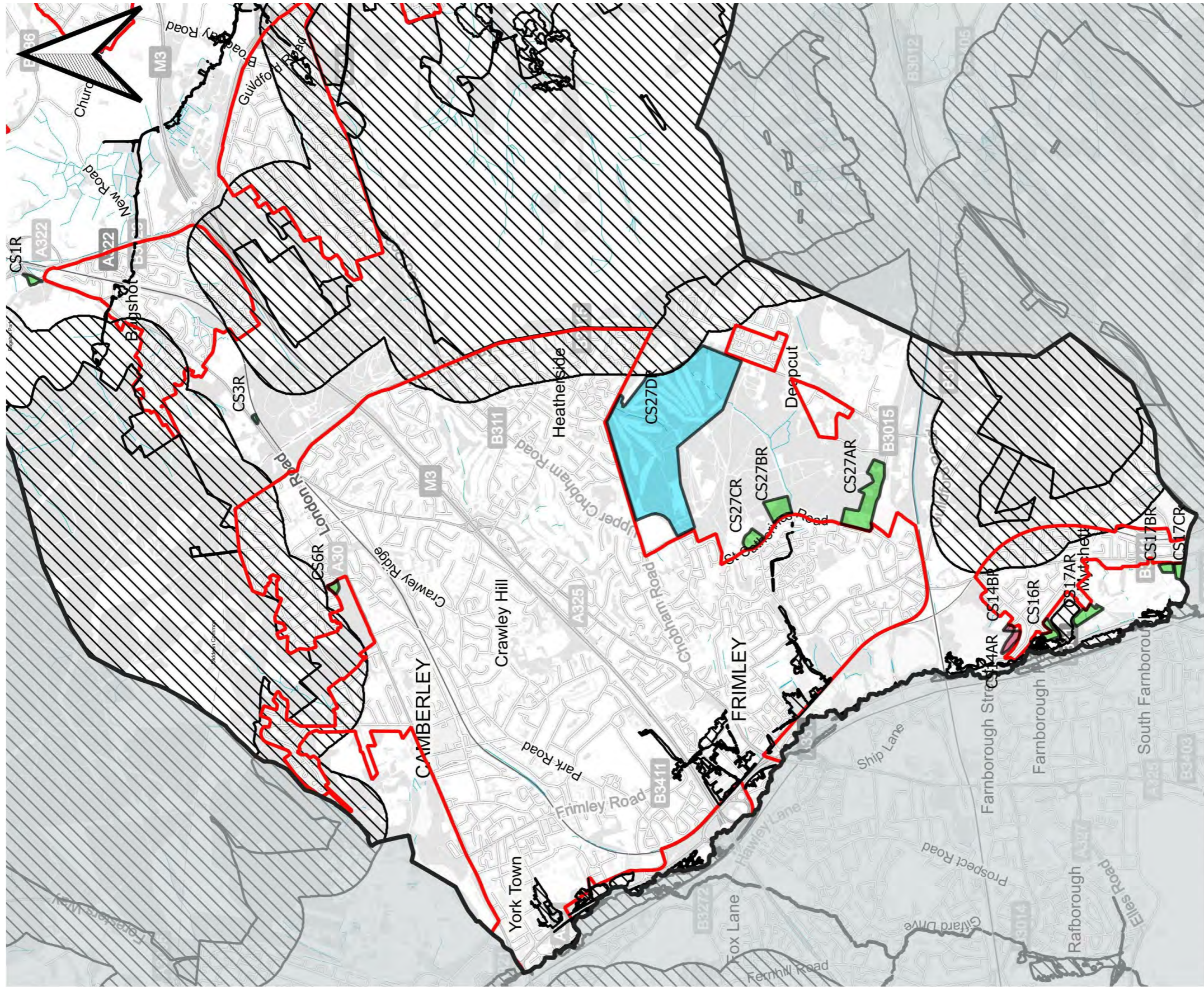








Figure 7: Outcomes of Stage 3b Assessment

-  Survey Heath Boundary
-  Land Parcels with Potential for Future Residential Development
-  Settlement Area
-  Land Parcels to be Considered through a Separate Assessment Process
-  Areas of Absolute Constraint
-  Land Parcels not with Potential for Future Residential Development



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3.5 Results

- 3.5.1 The detailed final site assessments at Stage 3b of this Study determined that there were seven Deliverable sites with a total indicative capacity for 144 dwellings and three Developable sites with a total indicative capacity for 115 dwellings which could contribute to the Council's housing supply over the Plan Period, subject to confirmation of their availability. In accordance with the Methodology for this Study⁸, the sites are all located in the Countryside beyond the Green Belt within 50m of a settlement area or on previously developed land, and were not identified through a prior SLAA process. Two sites were excluded at Stage 3b, having been found not to be suitable or achievable for residential development at the detailed assessment stage.
- 3.5.2 Accordingly, the Countryside Capacity Study identifies a total of ten sites that could form part of the Council's housing supply over the new Local Plan period, with an overall total indicative capacity of 259 dwellings.
- 3.5.3 This Study forms a key piece of evidence which contributes to demonstrating that the Council has been proactive in seeking to identify potential housing sites to help meet its Local Housing Need figure. To achieve this, a robust approach has been taken to the identification of land for residential use through sequentially searching for land within settlement areas and sustainable brownfield sites before seeking to identify appropriate sustainable sites within the Borough's Countryside Beyond the Green Belt.
- 3.5.4 Following the conclusion of this Study, the next step in determining the potential for the finalised list of Deliverable and Developable countryside sites to form part of the housing supply for the Local Plan will be the determination of their availability through a Call for Sites exercise whereby landowners are contacted to establish the availability of the land considered. The finalised list of countryside sites following Stage 3b of this Study will then be carried forward to form a component of the SLAA. The availability considerations for the sites will then be taken account of in the SLAA, whereby this information will be used to inform conclusions about the potential future development of the land.

⁸ See Annex 1: Methodology used for the identification of potential areas of search for land to meet development needs within the Countryside beyond the Green Belt

Annex 1: Methodology used for the identification of potential areas of search for land to meet development needs within the Countryside beyond the Green Belt

3.6 Introduction

- 3.6.1 The purpose of this Study is to provide a comprehensive review of the countryside within Surrey Heath (see Figure 1), with a view to identifying potential areas of search within the countryside that are may have the capacity to assist with meeting the Council's housing needs, subject to further scrutiny in respect of their sustainability, availability and the overall contribution they make to the character and function of the countryside.
- 3.6.2 In the absence of an established methodology for undertaking such a Study, Surrey Heath has developed a bespoke methodology to identify potential areas of search, with regard had to the National Planning Policy Framework (NPPF). The methodology is intended to ensure consistency in how the assessment is undertaken across the study area.
- 3.6.3 The following section discusses the assessment methodology that Surrey Heath will use to identify potential areas of search.

3.7 Identification of land parcels for assessment

- 3.7.1 Prior to undertaking the assessment, the study area (comprising land designated as Countryside beyond the Green Belt falling within the administrative boundary of Surrey Heath) will first be subdivided into a series of initial Land Parcels. For the purposes of consistency, the approach taken to identifying Land Parcels for assessment will follow that used within the Surrey Heath Green Belt and Countryside Study 2017. This saw the study area subdivided using permanent and manmade natural features, including the M3 Motorway, adopted highways, railway lines, rivers and the Basingstoke Canal.
- 3.7.2 In cases where this approach results in the identification of Parcels incorporating land falling outside of the Borough, the outer boundary of the Parcel will be redefined by the administrative boundary. The re-drawing of the boundaries of affected Parcels in this way reflects that land falling outside the Borough is not within the scope of this study.
- 3.7.3 In some cases, this approach may result in the definition of small Parcels under 2ha in size (for example where a number of A and B roads intersect in close proximity). In such cases, the small Parcel will be integrated into an adjacent Parcel for the purposes of assessment, and to ensure consistency with the previous Green Belt and Countryside Study.
- 3.7.4 The initial Land Parcels will then be taken through Stage 1 of the assessment process. It should be noted that Parcels will not be allocated a reference number until the end of the Stage 1 assessment. This is in recognition that a significant amount of land is likely to be filtered out through the Stage 1 assessment, giving rise to the need to subdivide and adjust the boundaries of the initial Parcels accordingly.

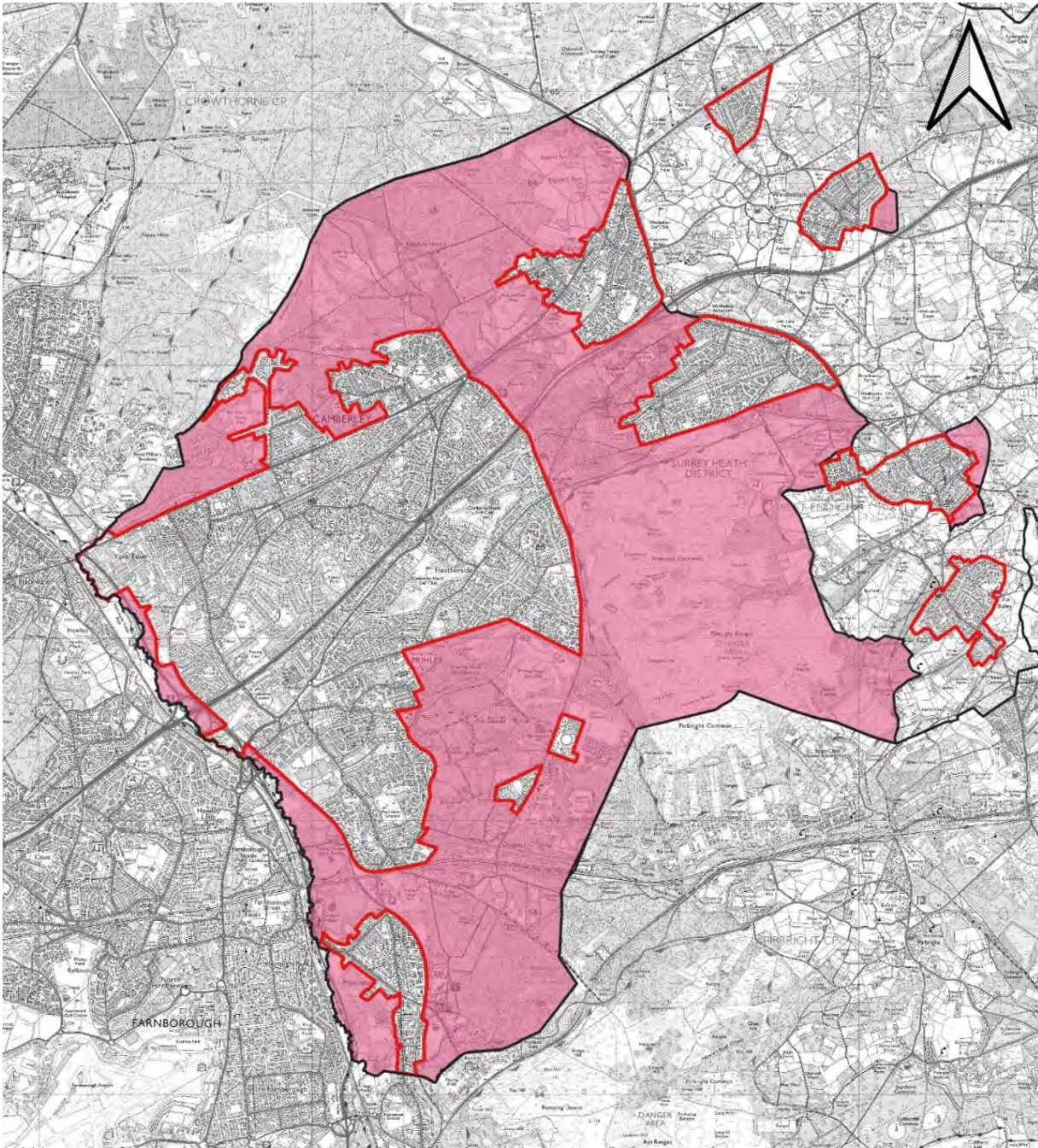





Figure 1: Countryside Beyond the Green Belt within Surrey Heath

-  Surrey Heath Boundary
-  Settlement Area
-  Countryside beyond the Green Belt

0 1 2 km



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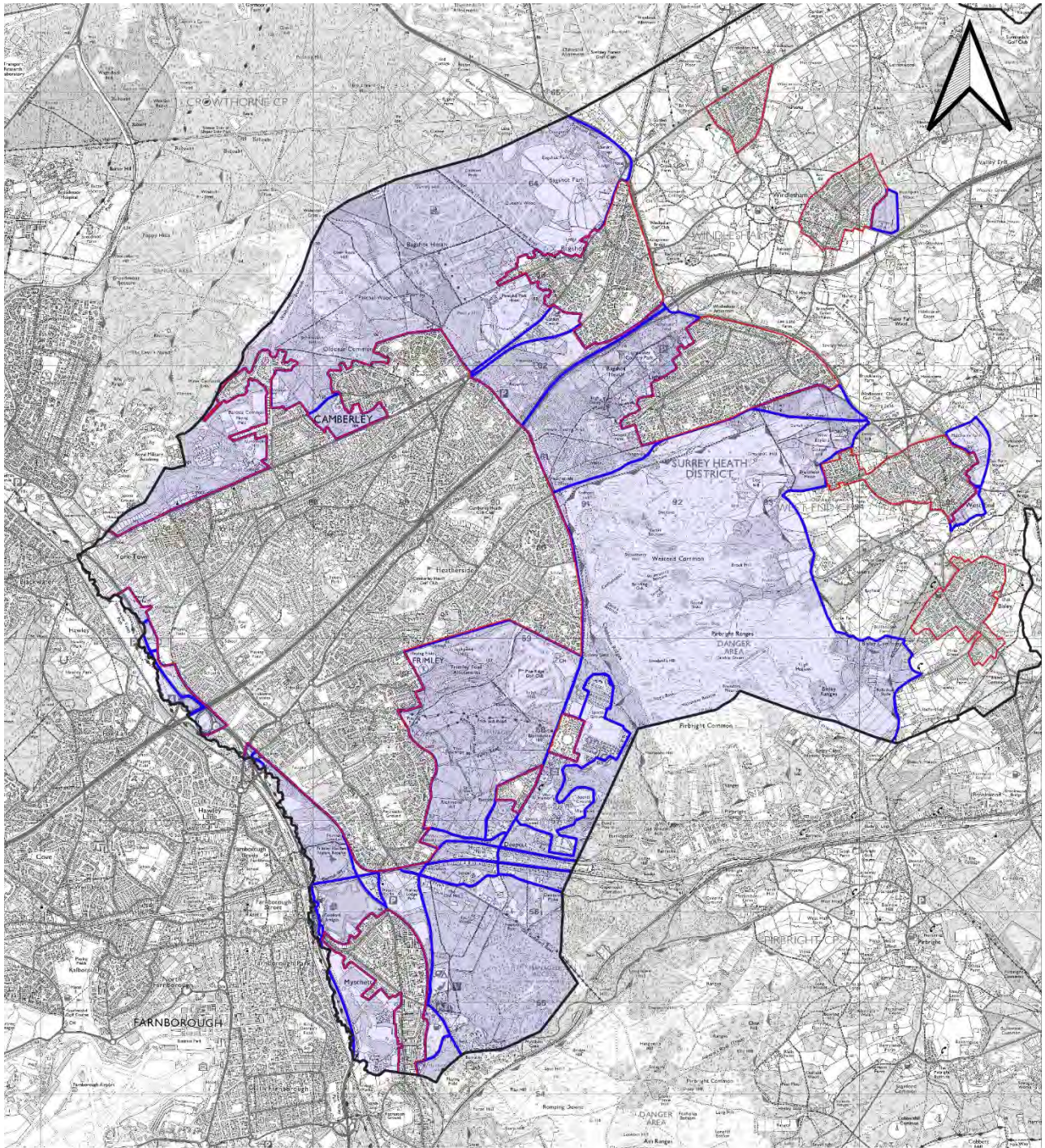





Figure 2: Initial Land Parcels within the Countryside Beyond the Green Belt

-  Surrey Heath Boundary
-  Settlement Area
-  Initial Countryside Land Parcels (please note no reference numbers given until Stage 1)



3.8 Stage 1: Filtering out areas subject to absolute constraints

3.8.1 At Stage 1, consideration will be given to the presence of absolute constraints to development within the initial Land Parcels.

3.8.2 Over 70% [2136 ha] of the Countryside beyond the Green Belt is affected by policy or environmental constraints which represent an absolute constraint to residential development (see Figure 3). Areas subject to these absolute constraints are considered to have no potential for accommodating residential development and as such, at Stage 1 of this methodology, these areas will be filtered out from further consideration.

3.8.3 The absolute constraints for the purposes of this methodology are replicated from the Council's Strategic Land Availability Assessment (SLAA) and include:

Constraint	Justification
Land lying wholly within, or adversely constrained by, a European Nature Conservation Parcel (SAC and SPA including the Thames Basin Heaths Special Protection Area)	Protected by European Law and brought into UK law through the Habitats and Species Regulations 2017 as amended
Land lying wholly within, or adversely constrained by, a Parcel of Special Scientific Interest (SSSI). Land lying wholly within, or adversely constrained by ancient woodland.	National nature designation
Land lying wholly within, or adversely constrained by, the 400m buffer zone of the Thames Basin Heath Special Protection Area (SPA). Suggested uses other than C3 residential will be considered on an individual basis, dependent on the nature of the use proposed and impacts upon the SPA.	Natural England have advised that it is not possible to prevent harm arising from residential development within 400m of the SPA
Land lying wholly within, or adversely constrained by, Flood Zone 3b – functional flood plain	National policy ⁹ directs that functional floodplain is not developable for residential uses, including residential care homes, caravans and mobile homes. Other uses that are directed not to be developable in functional floodplain are set out in Planning Practice Guidance note on flood zones.
Land lying wholly within, or adversely constrained by, the Public Safety Zone for Farnborough Airport	Development in this area would be contrary to Department of Transport Circular 01/10 which seeks to prevent new development in the PSZ, and to reduce it over time as circumstances allow.

3.8.4 Land affected by an absolute constraint will be sifted out at Stage 1, having no capacity to accommodate residential development. All remaining land will be carried forward into Stage 2 of the Study, with refined Land Parcels identified within each initial Land Parcel using the features set out within Paragraph 2.2.1 and the notional boundaries formed by the absolute constraints set out above.

⁹ Technical Guidance to the National Planning Policy Framework (March 2012) CLG.

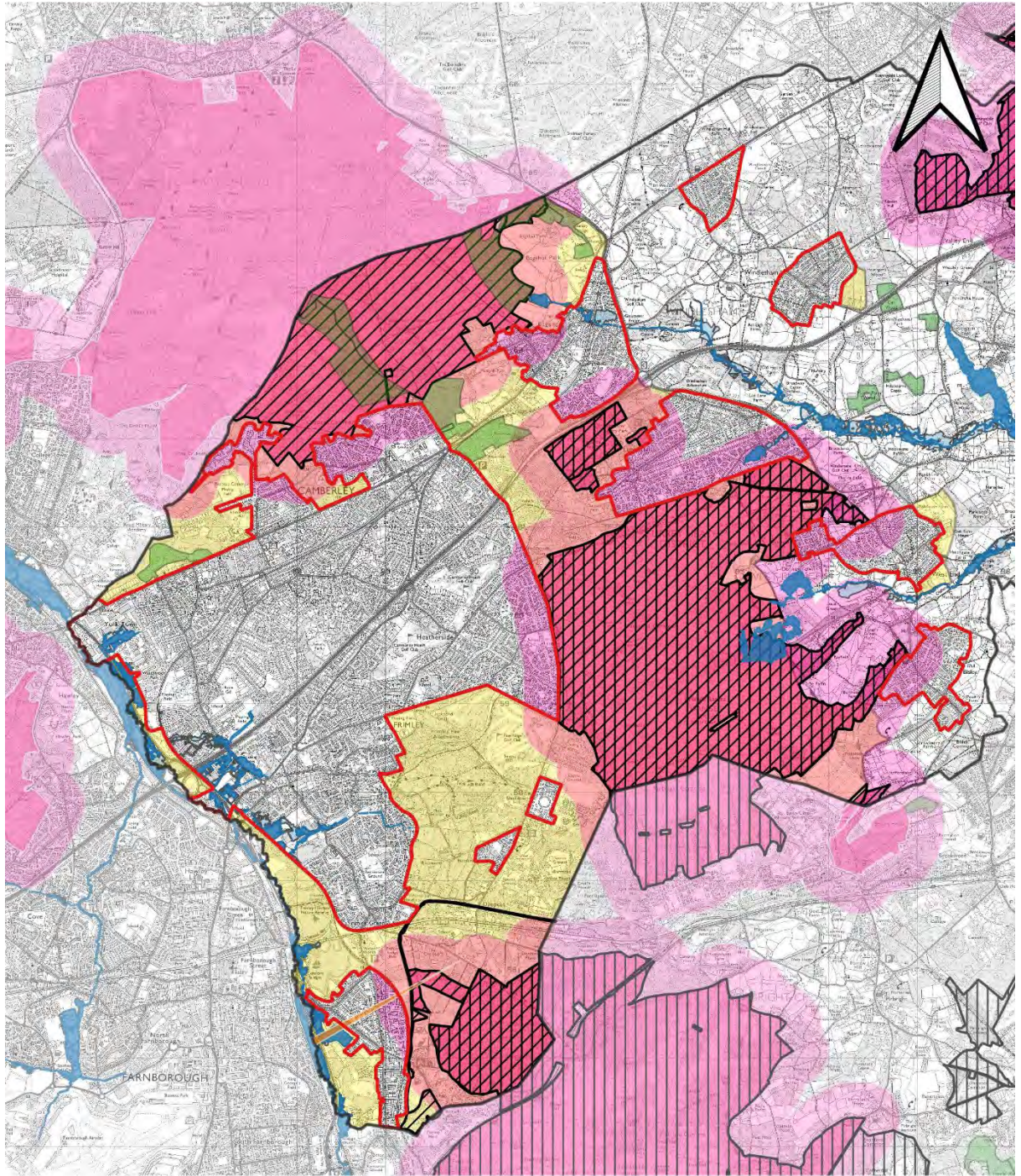


Figure 3: Absolute Constraints within the Countryside Beyond the Green Belt

Legend

- | | | |
|-----------------------------------|----------------------|-------------------------|
| Surrey Heath Boundary | Ancient Woodland | SSSI |
| Settlement Area | SAC | Farnborough Airport PSZ |
| Countryside Beyond the Green Belt | SPA | Flood Zone 3b |
| | SPA 400m Buffer Zone | |



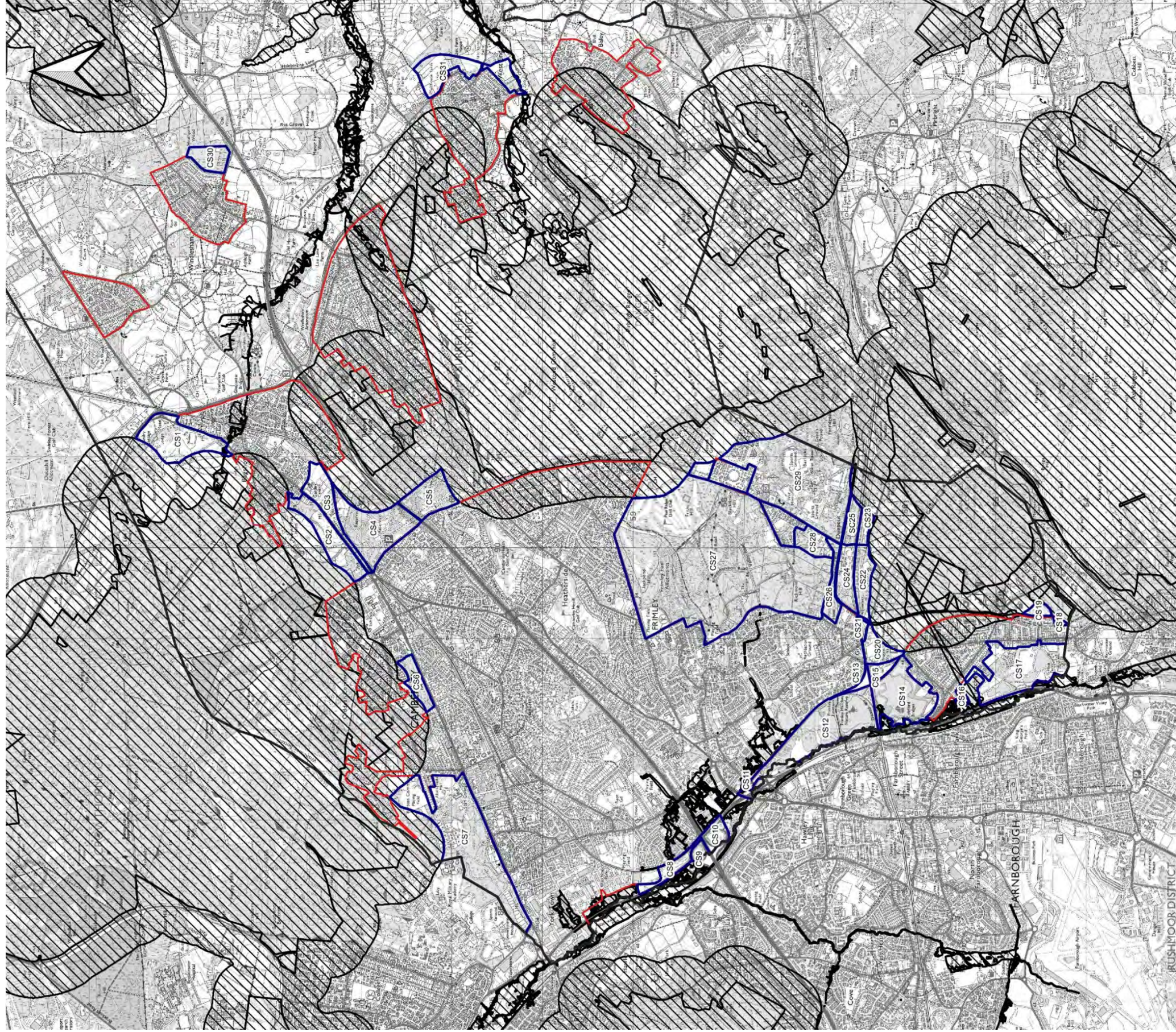


Figure 4: Refined Land Parcels for Detailed Assessment at Stage 2

-  Surrey Heath Boundary
-  Countryside Beyond the Green Belt Land Parcels (areas not subject to absolute constraints)
-  Settlement Area
-  Areas of Absolute Constraint

0 1 2 km

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3.9 Stage 2: Consideration of significant non-absolute constraints

3.9.1 Each refined Land Parcel will then be considered against any significant non-absolute constraints found within its boundaries.

3.9.2 By examining the type and degree of significant non-absolute constraints applicable to each Parcel, the Council is capable of building a good understanding of the relative suitability and deliverability of land within each Parcel. Non-absolute constraints will have varying levels and types of impact upon development potential. Although they are not expected to have as significant an impact as absolute constraints, they still hold the capacity to influence the type or amount of development within areas of affected land, depending on their nature and extent. By considering the degree to which land within each Parcel is affected by significant non-absolute constraints, the Council will be able to establish a better understanding of the potential of land within each Parcel to help meet the Council's housing needs. Where land within a Parcel is found to have significant barriers in terms of its suitability or deliverability, it is unlikely to be capable of helping to meet the Council's housing needs across the plan period.

3.9.3 At the Stage 2 assessment, Officers will undertake a qualitative assessment based on detailed Parcel surveys, including desktop reviews and Parcel visits (where appropriate) to develop a robust understanding of the significant non-absolute constraints affecting each Parcel. For the purposes of this assessment, significant non-absolute constraints against which each Land Parcel will be considered are defined below:

Availability

3.9.4 If land is unavailable for development, it cannot be considered to be deliverable. In most cases, availability is likely to be unknown and will need to be established in due course. However in cases where the Council has certainty that land is unavailable for development, the land in question will be screened out from further consideration at this stage.

Physical constraints

3.9.5 In some instances, physical constraints may render land unsuitable for development. This assessment may reveal issues with respect of the physical aspects of the land under consideration, including, but not limited to, access issues, topography and ground cover, which would render land unsuitable or unviable for development. Where areas of land within Parcels are subject to significant physical characteristics that are likely to render the land undevelopable, these areas will be sieved out from further consideration. In some cases, there may be minor issues arising from the physical characteristics of a Parcel; in such cases, an indication of how these issues may affect the suitability of Parcels for development will be noted.

Tree Preservation Order (TPO)

3.9.6 A Tree Preservation Order (TPO) is a written order made by a local planning authority which, in general terms, makes it an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a protected tree without the authority's permission. A TPO seeks to protect trees which bring significant amenity benefit to the local area.

3.9.7 Tree Preservation Orders may not constitute an absolute barrier to development across affected land, however the presence of a TPO may affect the degree of development that the affected land within a Parcel could accommodate, depending upon the extent and type of the designation and the quality of the trees concerned.

As such, although it is unlikely that the presence of a TPO would be a reason to exclude land from further consideration, any relevant TPO's will be recorded.

Heritage Assets

- 3.9.8 Designated heritage assets include Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Park and Gardens. Undesignated assets include Areas of High Archaeological Potential and County Parcels of Archaeological Interest in addition to buildings and features which are not subject to a formal designation, but that have been identified as being of heritage significance (including but not limited to the Surrey Heath list of Structures of Local Significance).
- 3.9.9 As with Tree Preservation Orders, the presence of a heritage asset within or nearby to a Parcel may not pose a barrier to development. However the presence of a heritage asset may impact upon the degree of development that land could accommodate, taking into account the significance and extent of the asset and the relationship between any given land and a heritage asset or its setting.
- 3.9.10 Where designated or undesignated heritage assets are present, their extent, and the type of designation will be recorded accordingly. In some cases, areas of land may be excluded as an area of potential future search where planning judgement suggests that development could have a significant detrimental impact upon a heritage asset or its setting, taking into account the significance of the asset in question.

Sites of Nature Conservation Importance (SNCI)

- 3.9.11 Sites of Nature Conservation Importance are designated at the local level for their ecological value and are important both in their own right and as part of the matrix of ecologically important sites across the Borough. Notwithstanding this, the presence of an SNCI within, or nearby to a Land Parcel may not necessarily preclude the use of affected land for development; this will depend upon the nature, condition and extent of the SNCI and the relationship between the Parcel and the designated area. As such, although it is unlikely that the presence of an SNCI would be a reason to exclude land from further consideration, any relevant SNCI's will be recorded.

Biodiversity Opportunity Areas (BOA)

- 3.9.12 Biodiversity Opportunity Areas (BOAS) are extensive areas where improved habitat management, as well as efforts to restore and re-create priority habitats will be most effective in enhancing connectivity to benefit recovery of priority species in a fragmented landscape.
- 3.9.13 As with SNCI's, the presence of a BOA within, or nearby to a Land Parcel may not necessarily preclude the use of affected land for development; this will depend upon the nature and value of the BOA and the relationship between the Parcel and the designated area. As such, although it is unlikely that the presence of a BOA would be a reason to exclude land from further consideration, any relevant BOA's will be recorded.

Flood Zones 2 and 3a

- 3.9.14 Some types of use, including residential development, can be vulnerable to flooding. Flood Zone 3a covers land identified as having a high probability of flooding. Development within Flood Zone 3a is restricted. Highly Vulnerable development will not be permitted, while essential infrastructure and more vulnerable uses (including residential development) will be subject to the Exceptions Test.

- 3.9.15 Flood Zone 2 covers land that has a medium probability of flooding. Highly vulnerable development on Flood Zone 2 will be subject to the Exceptions Test and more vulnerable uses such as residential development will require a Sequential Test. A Sequential Test compares the Parcel in question to other available Parcels to identify which has the lowest flood risk.
- 3.9.16 The presence of areas of Flood Zone 3a or 2 within a Land Parcel may not necessarily preclude the use of affected land for development; as a result, it is unlikely that the presence of areas of Flood Zone would be a reason to exclude land from further consideration. However, the presence of Flood Zone within a Parcel may render land less favourable for development and as such, any relevant areas will be identified.

Suitable Alternative Natural Green Space (SANGs)

- 3.9.17 Suitable Alternative Natural Greenspaces (SANGs) are a group of existing open spaces that are due to undergo, or have undergone, enhancements designed to attract more visitors by providing an enjoyable natural environment for recreation as an alternative to the Thames Basin Heaths Special Protection Area (SPA). Once established they are to be maintained in perpetuity, unless suitable alternative provision can be identified. As such the presence of a SANG within a Land Parcel has significant capacity to affect the degree of development that the affected land could accommodate. Where a SANG is present within a Land Parcel, this will be recorded and areas of land designated as such may be excluded from consideration as an area of potential future search where planning judgement suggests that alternative provision is unlikely to be secured.

Potential sources of contamination

- 3.9.18 Contamination can affect the suitability and deliverability of land for development, depending on its type, severity and whether any attempts have been made to remediate affected land in the past. Land that is identified as having a risk of contamination may be less favourable for development and may ultimately render development unviable. As such, whilst an identified potential for contamination within, or nearby to a Land Parcel may not necessarily preclude the use of affected land for development, this will depend upon the nature of the potential contamination. As such, although it is unlikely that contamination would be a reason to exclude land from further consideration at this stage, any land potentially affected will be identified.

Parks and Green Spaces

- 3.9.19 Parks and identified greenspaces are considered essential to achieving sustainable communities. The Councils Open Space Study 2016 indicates that such areas should be retained to meet community needs. Taking this into account, the presence of parks or greenspaces within a Parcel may have significant potential to impact upon the degree of development a Parcel could accommodate. As a result, whilst the presence of a defined park or greenspace within a Land Parcel may not necessarily preclude the use of affected land for development, the presence of the asset will be noted, any consideration would need to be given at a later stage in respect of whether the asset could be reprovided.

Neighbouring uses

- 3.9.20 It is essential that neighbouring land uses are compatible with sensitive forms of development, including residential development. Residential development in particular should not be situated near refuse Parcels, industrial processes or other

hazardous places, as such uses have significant potential to have a detrimental effect on the general health and well-being of occupants.

- 3.9.21 Land Parcels close to industrial uses will require careful consideration to determine the risk of pollution impacts, such as noise, smell and light pollution. Consideration will also be given to air quality concerns and risks to health and safety. The consideration of neighbouring uses will be a planning judgement and will not be mapped, but the potential for any conflict with neighbouring land uses will be recorded.

3.10 Identifying refined areas through the Stage 2 assessment

- 3.10.1 Once an understanding of how each Parcel is affected by significant non-absolute constraints is gained, planning judgement will then be used to identify further refined areas within each Parcel which may have development potential. Areas which are identified as having significant barriers to delivery as a result of significant non-absolute constraints will be excluded on this basis.
- 3.10.2 In defining further refined areas, any existing Parcels currently identified within the Council's Strategic Land Availability Assessment (SLAA) will be excluded as the suitability and deliverability of these areas will have already been established through the SLAA.
- 3.10.3 The further refined areas will then be taken through Stage 3 of the assessment process.

3.11 Stage 3a: Locational Preferences

- 3.11.1 At Stage 3a of the assessment process, consideration will be given to the location of the refined Parcels.
- 3.11.2 Small scale development remote from settlements is unlikely to deliver a sustainable pattern of development and would hold significant potential to undermine the intrinsic character and beauty of the countryside, by introducing urbanising features across the area. As such, any Parcels situated more than 50 metres from a defined settlement will be excluded from further consideration (notwithstanding areas of previously developed land, where development could take place in principle).
- 3.11.3 Notwithstanding this, a sense check will be undertaken and in the event that a Land Parcel lies within 50 metres of a defined settlement but is separated from the settlement by an insurmountable barrier, the Parcel in question will be excluded from further consideration.
- 3.11.4 Following Stage 3a, a final list of potential areas of further search will be identified.

3.12 Stage 3b: Detailed site assessments

- 3.12.1 The refined list of sites identified following Stage 3a will be subject to detailed site assessments at Stage 3b, which is the final step of site refinement and assessment process in the Countryside Capacity Study. The site assessments will draw conclusions about the sites' potential for residential development, the phasing for any residential development that may come forward at the site, and an indication of the possible dwellings capacity that could be delivered at the site. The results of the Stage

3b assessment will then inform the total indicative capacity that could be generated from the final list of sites considered in this Study¹⁰.

3.12.2 The Stage 3b assessments will be recorded on a pro forma which is similar to the detailed site assessment pro forma used in the Surrey Heath SLAA. A detailed map of each site will also be produced as part of the assessment, displaying constraints at the site and its surrounding context. Considerations in the detailed assessments will include:

- Policy, Environmental and Heritage Constraints;
- Existing use and planning status;
- The amount of previously developed land (if any);
- Site History;
- Suitability of the site for residential development;
- Achievability of residential development at the site.

Having regard to the above considerations, planning judgement will then be used to form a view on whether there is potential for residential development to be delivered at the site.

3.12.3 The availability of the sites is not had regard to in the Stage 3b assessments, as this consideration will form part of a separate exercise undertaken in the Call for Sites and SLAA. As such, the final indicative capacity generated for the Stage 3b sites at is based on the suitability and achievability of the sites. Consideration of the sites' contribution to Surrey Heath's housing supply over the Plan Period taking account of their availability in addition to the other detailed considerations at Stage 3b of this Study, will be assessed through the SLAA update.

3.13 Recording the results of the assessment

3.13.1 The results at the separate stages of assessment in this Study will be recorded as follows:

- **Stage 1** - undertaken as a sieving exercise and recorded visually;
- **Stage 2** – recorded on a pro forma completed for each Land Parcel, providing a brief textual explanation for how each Land Parcel performs in respect of each of the specified significant non-absolute constraints¹¹. A plan, showing the relevant non-absolute constraints will accompany the pro forma.
- **Stage 3a** - recorded visually on maps showing which sites meet the set criteria for locational proximity to existing settlements and whether they constitute previously developed land;
- **Stage 3b** - recorded on a detailed assessment pro forma produced in tabular format with accompanying site plans displaying constraints impacting the site and its surrounding context.

¹⁰ Subject to sites being identified as available in the SLAA.

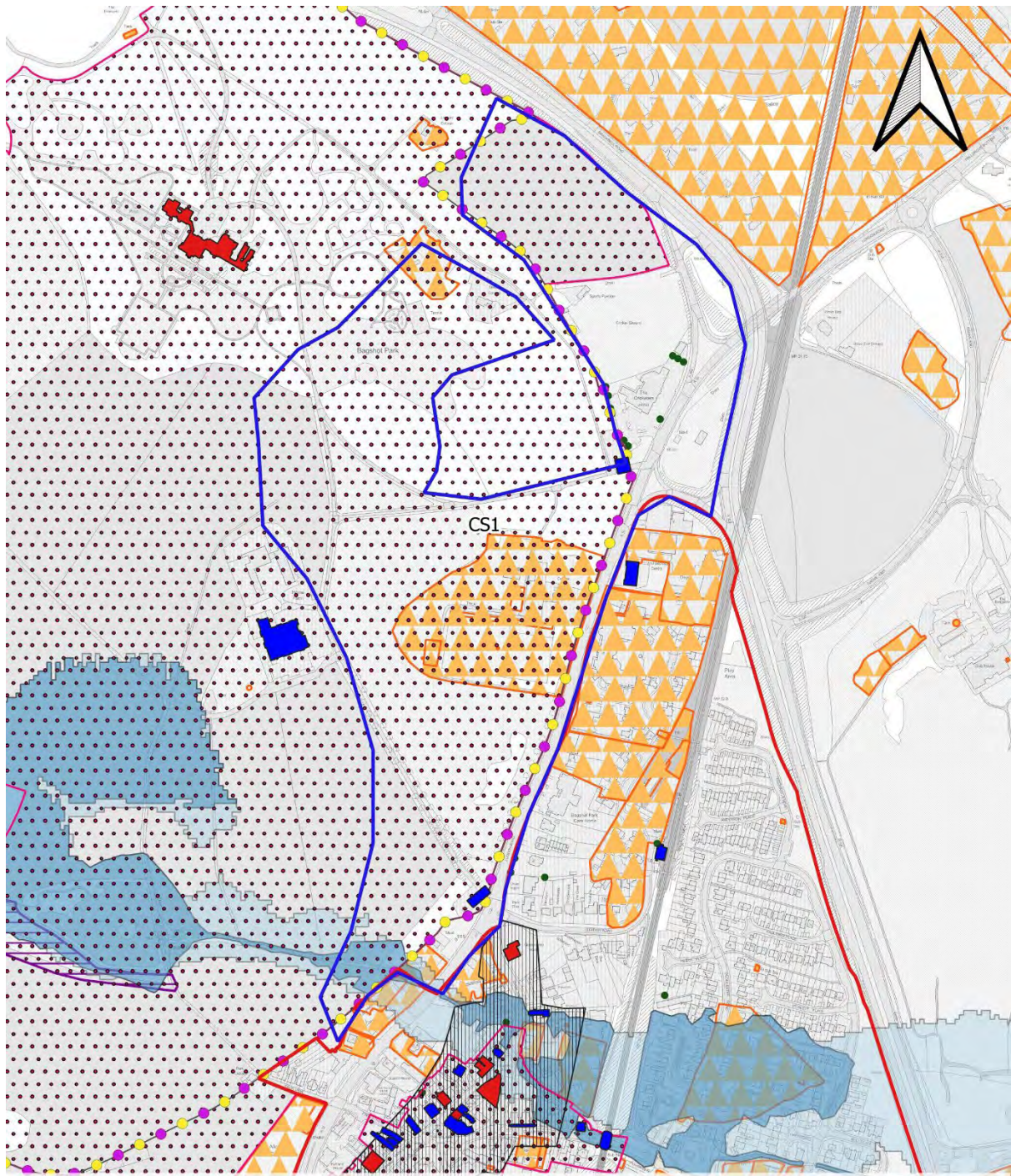
¹¹ As set out in paragraphs 3.9.4 – 3.9.20 of this Study

Annex 2: Stage 2 Pro Formas and Mapping¹²

Name:	Land West of the junction between the A30 and A322, at Bagshot Park
Reference:	CS1
Area:	26.48ha
Availability:	A significant part of the Parcel forms part of Bagshot Park, which is currently in use as a Royal residence and unavailable for development, leaving a remaining area of approximately 6.8ha. The remainder of the Parcel accommodates a hotel (at 0.5ha) and a cricket pitch, in ownership of Bagshot Cricket Club.
Physical constraints:	Parts of the remaining 6.8ha of the Land Parcel comprise part of the highway network, with highways encircling small areas of land not in themselves of a size capable of making any notable contribution to meeting housing needs.
Other Policy Constraints:	
Tree Preservation Orders	A small number of protected trees are located adjacent to the A30 London Road, within a part of the Parcel that is otherwise least constrained.
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	The majority of the Land Parcel comprises Bagshot Park which is a royal residence and a designated Historic Park and Garden. There are a number of Locally Listed Buildings within the Parcel, however these are generally within the boundaries of the Registered Park and Garden. The main building of Bagshot Park is Grade II listed and situated on raised ground, with extensive views. The Bagshot Park Conservation Area extends further eastwards than the Registered Park and Garden. Given the level of significance (and coverage) of the heritage assets identified, the capacity of the Parcel to assist in meeting the Council's housing needs is likely to be limited.
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	Land within the bounds of Bagshot Park fall within the Camberley and Broadmoor Heaths Biodiversity Opportunity Area.
Flood Zone 3a	Comprises some areas of FZ3a, however this falls within the registered Park and Garden.
Flood Zone 2	Comprises some areas of FZ2, however this falls within the registered Park and Garden.
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	A small area within the registered Park and Garden incorporates an area of potential contaminated land, arising from a former agricultural use.
Green Space	In addition to Bagshot Park which benefits from extensive, private grounds, part of the Parcel falling outside of the Park is owned by Bagshot Cricket Club; the Surrey Heath Playing Pitch Strategy 2015 identifies that the Pitch is subject to overplay.
Compatibility with neighbouring uses	N/A
Conclusion	The Parcel is unlikely to be capable of contributing in any significant way to meeting the Borough's housing needs. Bagshot Park is known to be unavailable and is subject to extensive designations relating to its historic character. Any significant development nearby is likely to pose a threat to the integrity of the designated Park & Garden and Conservation Area. The availability of the land elsewhere is unknown, however the Surrey Heath Playing Pitch Strategy note the importance of continued presence of all existing cricket pitches; as such the loss of the existing cricket pitch will not be supported. This

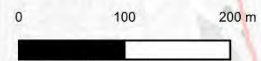
¹² Mapping of Biodiversity Opportunity Areas is contained separately at the end of this section.

	<p>leaves a remaining area of 0.5ha at the hotel Parcel. Development in this location, which falls prominently at the gateway to Bagshot Park may have a significant impact upon the setting of the heritage asset, but could be explored further.</p>
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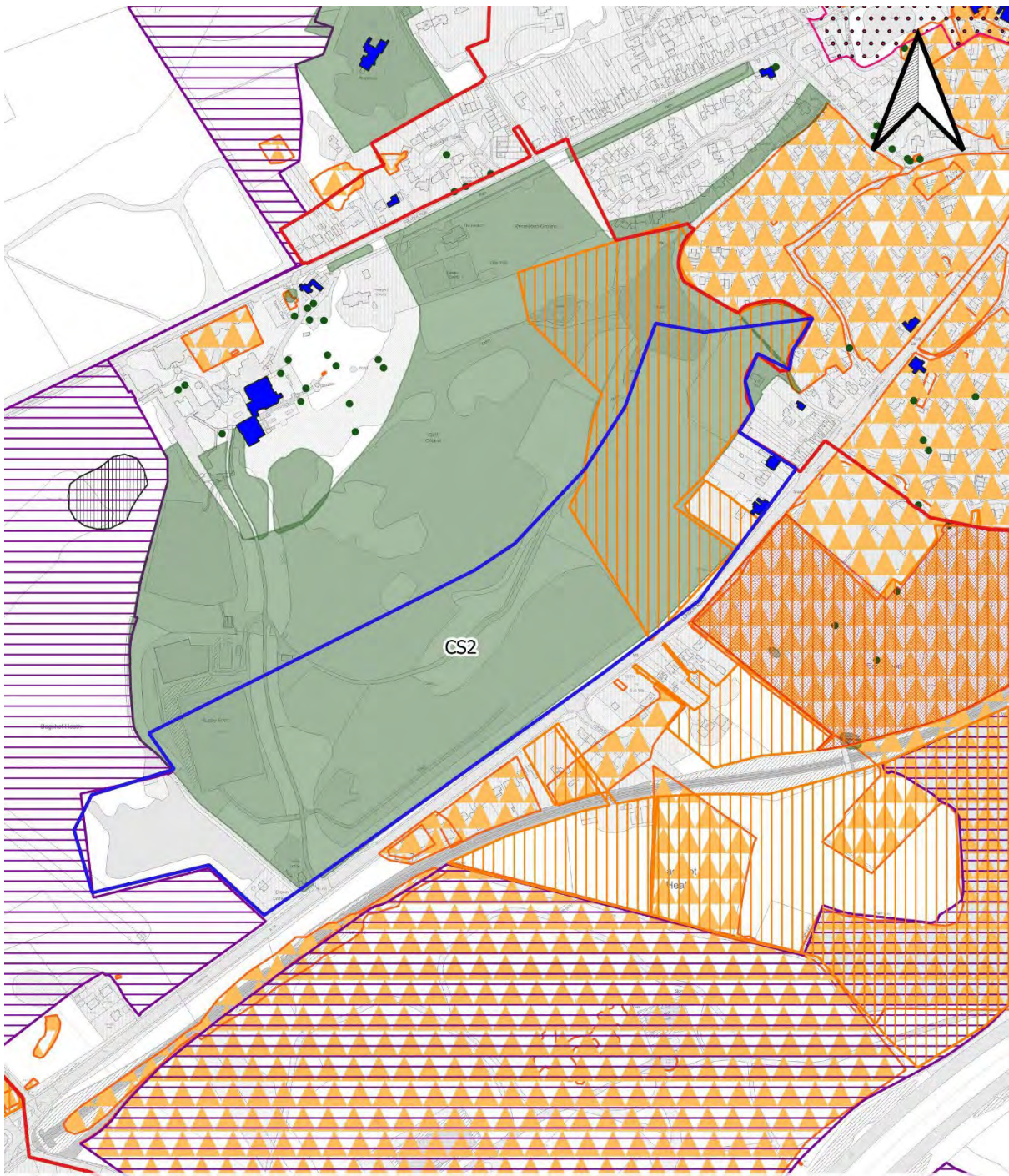
CS1: Land West of the Junction between the A30 & A322, at Bagshot Park

- | | | |
|---------------------------------------|---------------------------------------|--|
| Countryside Parcels | Historic Parks and Gardens | Flood Zone 3 |
| Settlement Area | Area of High Archaeological Potential | Flood Zone 2 |
| Locally Listed Building | Conservation Area | Site of Nature Conservation Importance |
| Statutory Listed Building | Tree Preservation Order | Contaminated Land |
| Area/Woodland Tree Preservation Order | | |



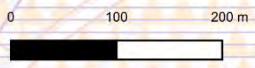
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Name:	Land north of the A30, Bagshot
Reference:	CS2
Area:	18.10ha
Availability:	Unknown, notwithstanding the north easternmost part of the Parcel, which is an identified SLAA Parcel (Ref:798)
Physical constraints:	N/A
Other Policy Constraints:	
Tree Preservation Orders	An extensive TPO covers land at Pennyhill Park, although the Parcel is partly open in character.
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	No notable designated heritage assets fall within the Parcel, although it is recognised that part of the Parcel comprises land at Pennyhill Park, of which the main building (outside the Parcel) is locally listed. Land within the Parcel makes some, limited contribution to the setting of the heritage asset.
Sites of Nature Conservation Importance (SNCI)	A designated SNCI lies to the west of the Parcel.
BOA	The westernmost part of the Parcel lies within the Camberley and Broadmoor Heaths BOA.
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	N/A
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	A SLAA Parcel (Ref:798) is identified for possible use as SANGS within the 2019 SLAA and lies within the easternmost part of the Parcel.
Conclusion	Subject to availability and impact upon protected trees, the central areas of the Parcel may have some capacity for development.



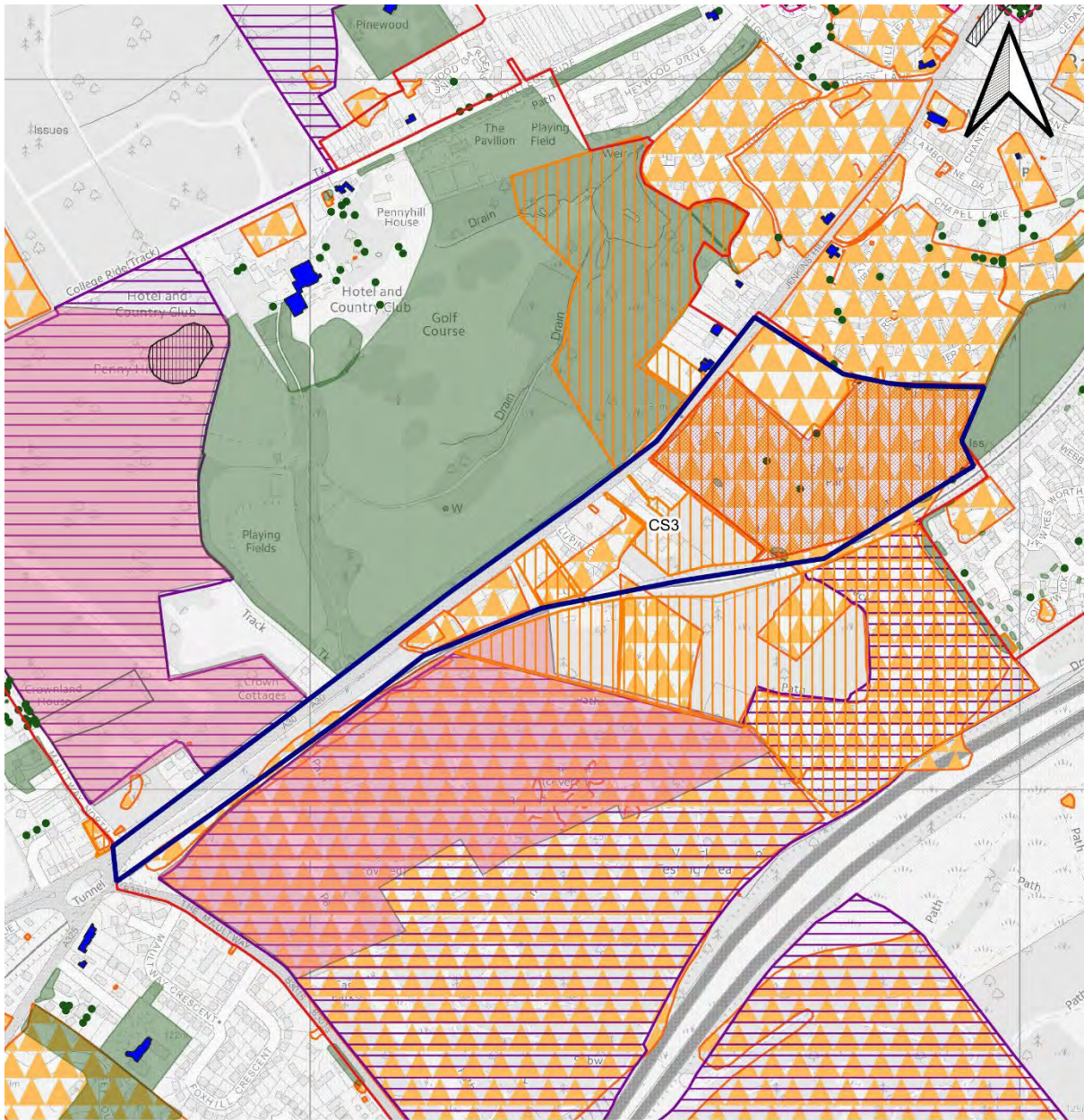
CS2: Land north of the A30, Bagshot

- Land Parcel CS2
- Settlement Area
- Locally Listed Building
- Area of High Archaeological Potential
- Conservation Area
- SANG
- SLAA Site
- Tree Preservation Order
- Area/Woodland Tree Preservation Order
- Site of Nature Conservation Importance
- Contaminated Land



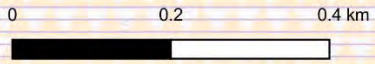
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Name:	Land South of the A30, Bagshot
Reference:	CS3
Area:	17.41ha
Availability:	Taking into account the nature of built form within the Parcel, it is likely that land within the Parcel will fall into multiple ownerships. There are three more extensive areas of land which are likely to be in single ownership, however, of these, two are already accounted for in the 2019 SLAA (under Parcel references 407 & 408) and the final area, comprising a new retail centre and SANG is not considered available. The remaining areas of the Parcel generally comprises small scale residential development likely to fall within a significant number of different ownerships.
Physical constraints:	The Parcel falls within a gap between the A30 London Road and a railway line, which narrows to the south west; this significantly limits the ability of the Parcel to accommodate development.
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	N/A
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	The Parcel incorporates an extensive SANG, which will need to be maintained in perpetuity and should be considered as unavailable.
Contaminated Land	There are numerous areas of contaminated land throughout the Parcel, principally related to former nursery uses. There is also a former filling station to the south west of the Parcel.
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	
Conclusion	The two SLAA Parcels Refs (407 & 408) already identified are likely to present the best opportunities for development within the Parcel, with land availability and the shape of the Parcel likely to affect deliverability elsewhere. A car wash facility to the south western part of the Parcel extending to 0.2ha may provide additional land for development if available.



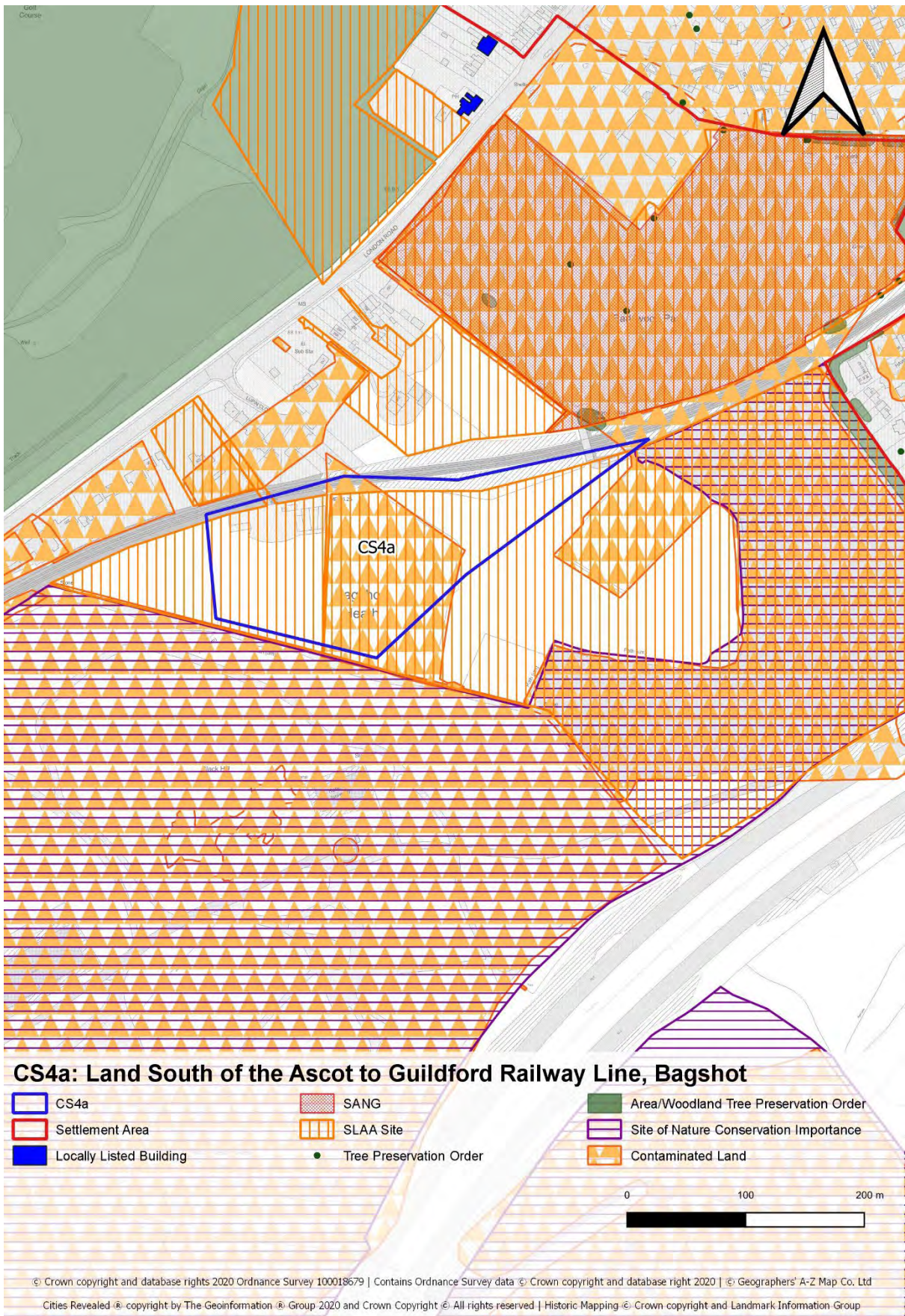
CS3: Land South of the A30, Bagshot

- Surrey Heath Boundary
- CS3
- Settlement Area
- Locally Listed Building
- Area of High Archaeological Potential
- Conservation Area
- SANG
- SLAA Site
- Standalone TPO
- Ancient Woodland
- Site of Nature Conservation Importance
- Potential Contaminated Land
- Area/Group/Woodland TPO

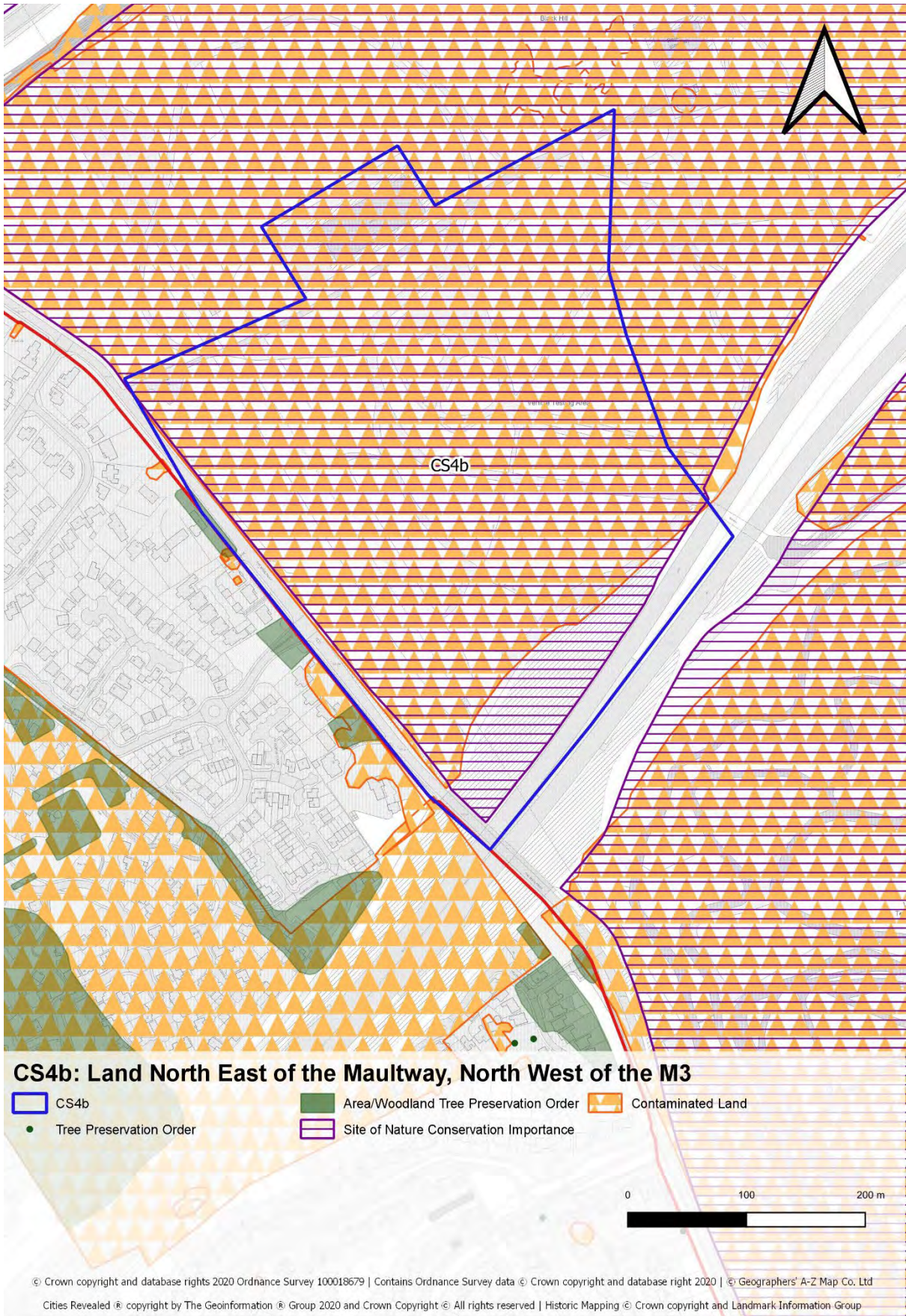


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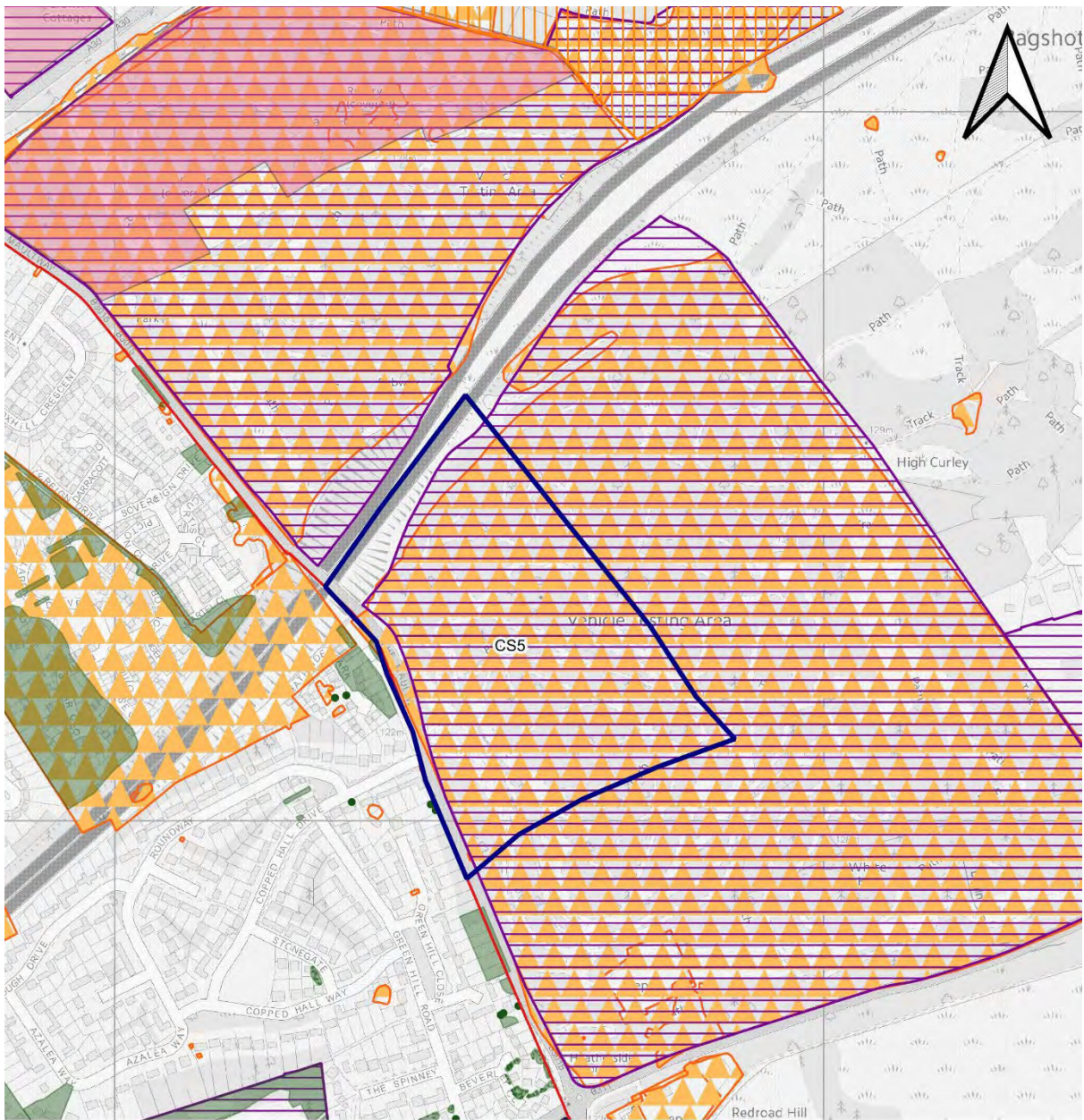
Name:	Land South of the Ascot to Guildford Railway Line
Reference:	CS4a
Area:	3.23ha
Availability:	N/A
Physical constraints:	The land within the Parcel has already been assessed through the 2019 SLAA (under Parcel references 797 & 446) and has been excluded from further consideration, owing to ownership and access issues, with these areas largely cut off from all adjoining roads.
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	The full extent of the Parcel is identified as an SNCI.
BOA	The majority of the Parcel falls within the Camberley and Broadmoor Heaths BOA
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	The Parcel is identified as having potential for contaminated land, as a result of the use of the land for vehicle testing.
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	
Conclusion	The Parcel is subject to significant access and ownership issues, likely to render the area unsuitable and unviable for development. Parcel not taken forward.



Name:	Land North East of the Maultway, north west of the M3
Reference:	CS4b
Area:	17.03ha
Availability:	The Parcel comprises part of the Ministry of Defence training estate, which has been advised as being unavailable.
Physical constraints:	N/A
Other Policy Constraints:	
Tree Preservation Areas	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	The full extent of the Parcel is identified as an SNCI.
BOA	The majority of the Parcel falls within the Camberley and Broadmoor Heaths BOA
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	The Parcel is identified as having potential for contaminated land, as a result of the use of the land for vehicle testing.
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	
Conclusion	Unavailable for development.

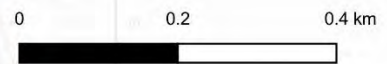


Name:	Land North East of the Maultway, South East of the M3
Reference:	CS5
Area:	18.46ha
Availability:	The full extent of the Parcel comprises part of the Ministry of Defence training estate, which has been advised as being unavailable.
Physical constraints:	N/A
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	The full extent of the Parcel is identified as an SNCI.
BOA	The Parcel falls within the Colony Bog BOA.
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	The Parcel is identified as having potential for contaminated land, as a result of the use of the land for vehicle testing.
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	
Conclusion	The full extent of the land Parcel is considered unavailable for development.



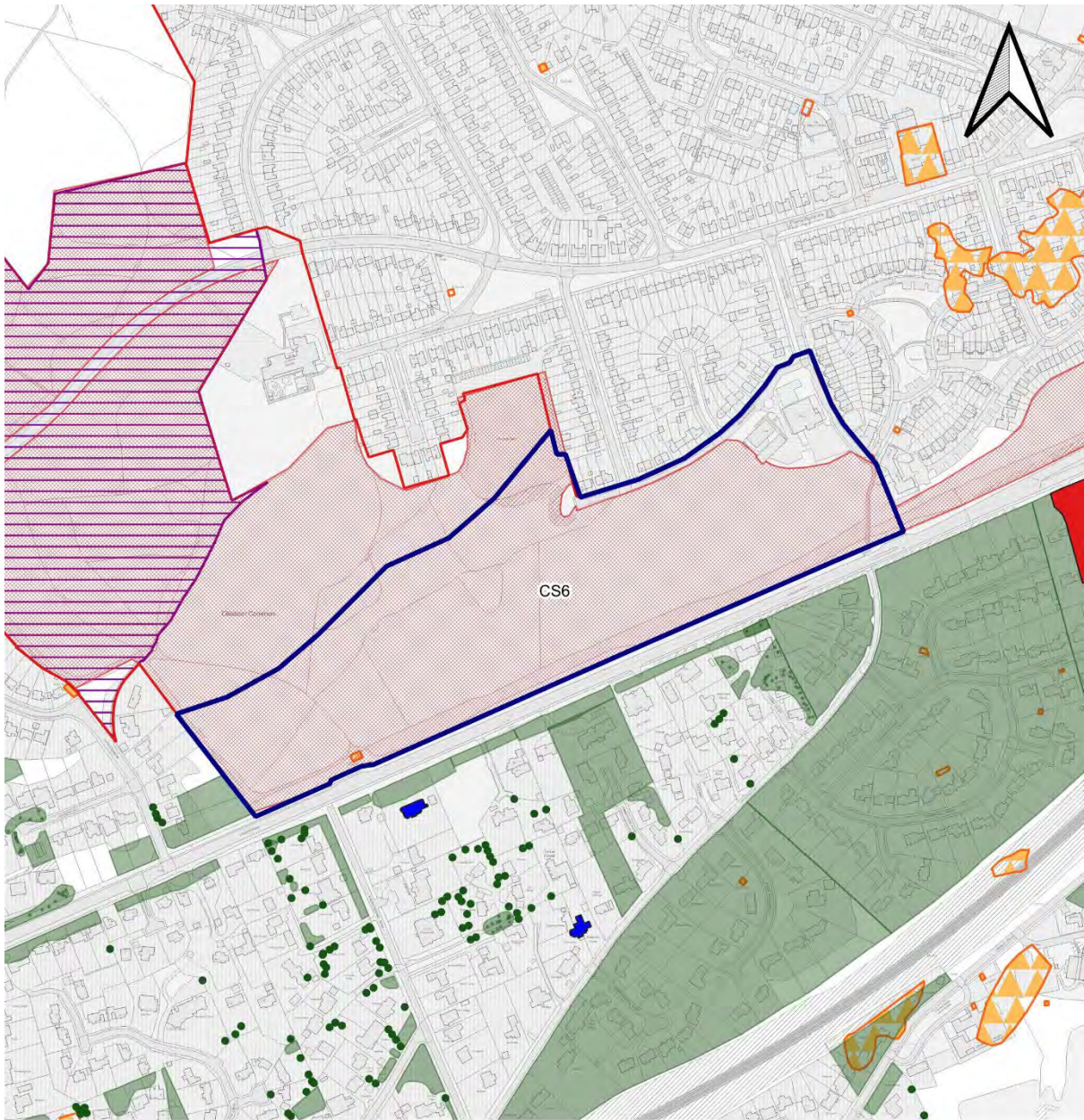
CS5: Land North East of the Maultway, South East of the M3

- Surrey Heath Boundary
- SLAA Site
- Site of Nature Conservation Importance
- CS5
- Standalone TPO
- Potential Contaminated Land
- Settlement Area
- Area/Group/Woodland TPO
- Ancient Woodland
- Locally Listed Buildings



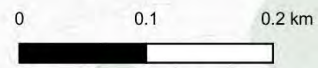
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Name:	Land at Diamond Ridge
Reference:	CS6
Area:	9.24ha
Availability:	The majority of the Parcel comprises a SANGS and as such is considered to be unavailable for development. The remaining part of the Parcel comprises Camberley Judo and Boxing Clubs. This land is known to be available for development, subject to an alternative Parcel being found to decant the existing uses, however, to date such an alternative Parcel has not been identified.
Physical constraints:	N/A
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	The Parcel falls within the Camberley and Broadmoor Heaths BOA
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	The majority of the Parcel comprises land at Diamond Ridge SANG. This land is required to be maintained as such in perpetuity and as a result this area is considered unavailable for development.
Contaminated Land	N/A
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	The Parcel accommodates popular Judo and Boxing Clubs, which is expected to be retained; if a suitable alternative Parcel can be found to accommodate the clubs, the vacated land would be suitable for housing.
Conclusion	Subject to finding alternative land to accommodate the existing Boxing and Judo Clubs situated within the Parcel, the Parcel may have some limited capacity to accommodate further development.



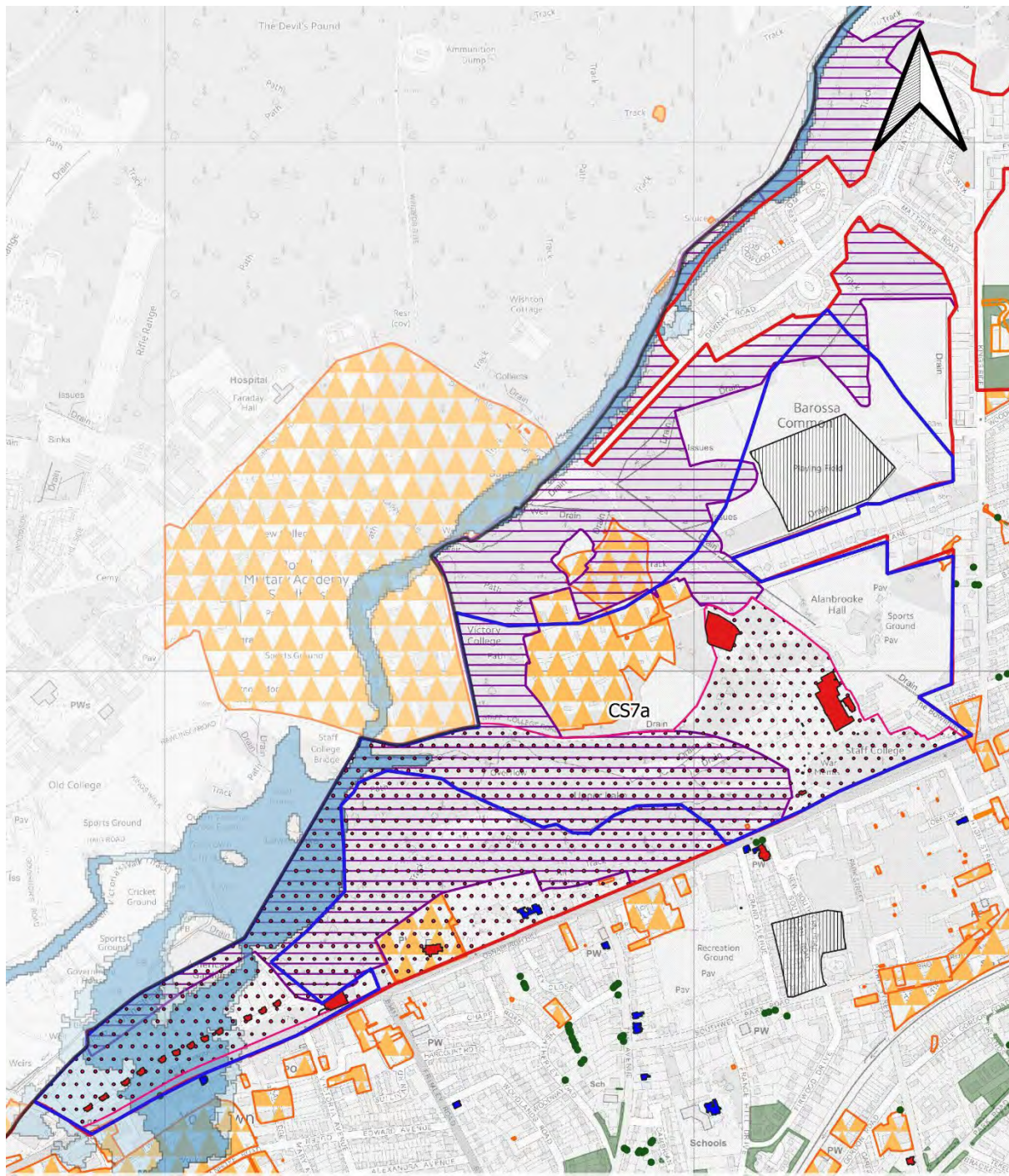
CS6: Land at Diamond Ridge

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|-----------------------------|---------------------------------------|--|
| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



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Name:	Land at the RMA and Staff College
Reference:	CS7a
Area:	63.65ha
Availability:	The full extent of the Parcel comprises part of the Ministry of Defence training estate, which has been advised as being unavailable.
Physical constraints:	N/A
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	A large extent of the Land Parcel comprises the Royal Military Academy & (former) Staff College/London Road Conservation Area. The Parcel also contains a number of Grade 2 Listed Buildings; two of these lie close to the least constrained part of the Parcel, close to Kings Ride. At Barossa Common, an area of High Archaeological Potential is identified.
Sites of Nature Conservation Importance (SNCI)	A large extent of the Parcel is identified as an SNCI.
BOA	A large extent of the Parcel falls within the Camberley to Broadmoor Heaths BOA.
Flood Zone 3a	The westernmost part of the Parcel is significantly affected by Flood Zone 3a.
Flood Zone 2	Small areas of the westernmost part of the Parcel are affected by Flood Zone 2.
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	A number of areas within the Parcel are identified as having potential for contaminated land owing to military uses.
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	
Conclusion	Unavailable for development. Were any of the Parcel to become available for development, it is noted that the extent of constraints affecting the mid to westernmost part of the Parcel may have a significant effect upon deliverability.

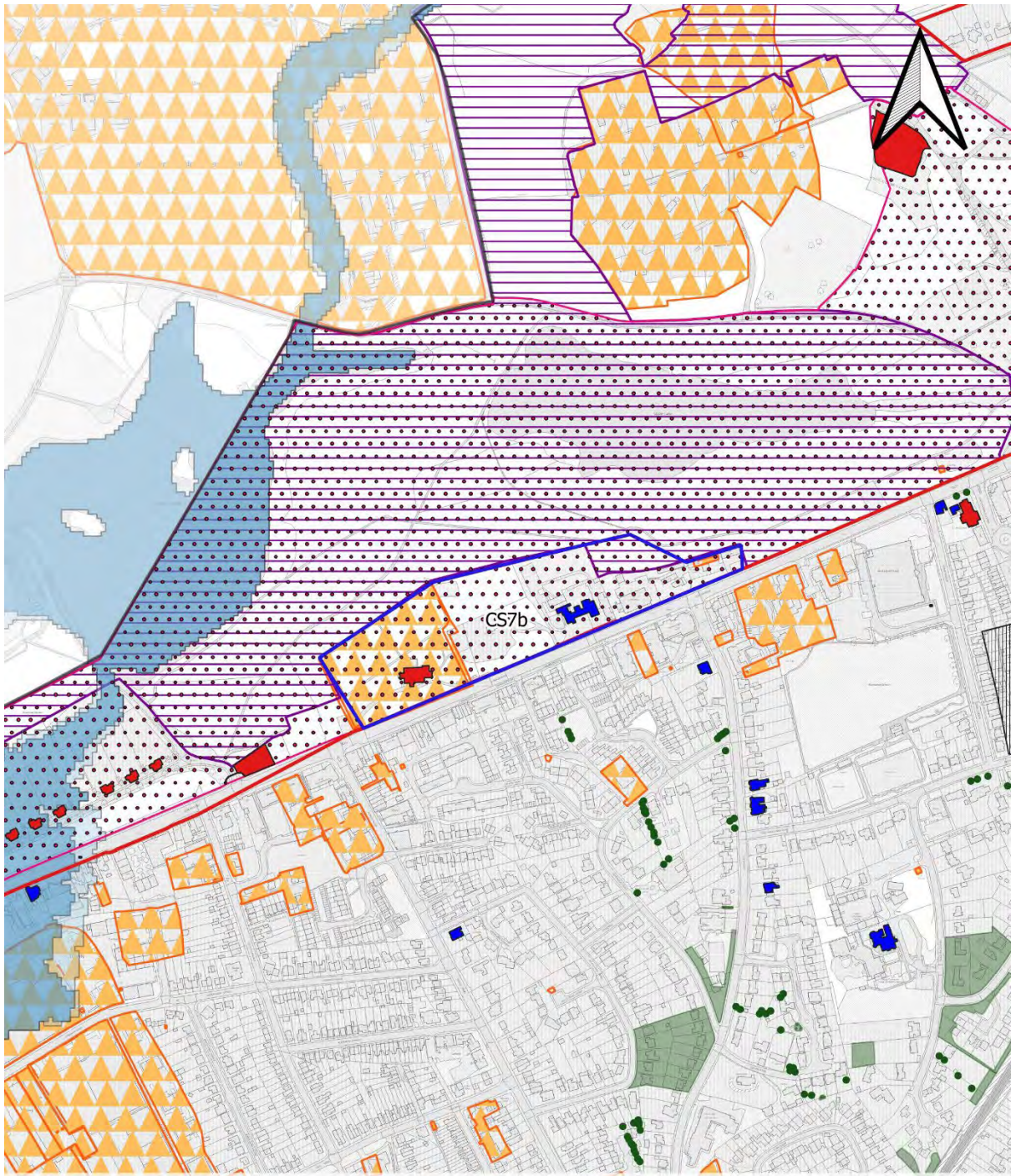


CS7a: Land at the RMA and Staff College



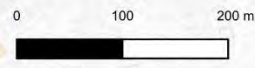
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Name:	Land North of the A30 London Road, Camberley
Reference:	CS7b
Area:	4.36ha
Availability:	The north easternmost part of the Parcel comprises part of the Ministry of Defence training estate, which has been advised as being unavailable. Parts of the Parcel is in use as a popular local Church with graveyard and as a Mosque.
Physical constraints:	N/A
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	The Parcel is covered by the Royal Military Academy & (former) Staff College/London Road Conservation Area. The Parcel also contains a listed Church and locally listed mosque.
Sites of Nature Conservation Importance (SNCI)	Part of the Parcel is identified as an SNCI.
BOA	Part of the Parcel falls within the Camberley to Broadmoor Heaths BOA.
Flood Zone 3a	The westernmost part of the Parcel is significantly affected by Flood Zone 3a.
Flood Zone 2	Small areas of the westernmost part of the Parcel are affected by Flood Zone 2.
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	An area is identified as having potential for contamination owing to a graveyard use. Elsewhere the Parcel is identified as having potential for contaminated land owing to military uses.
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	
Conclusion	Unlikely to be suitable or deliverable for development, owing to availability issues, existing uses and potential for impact upon designated heritage assets.



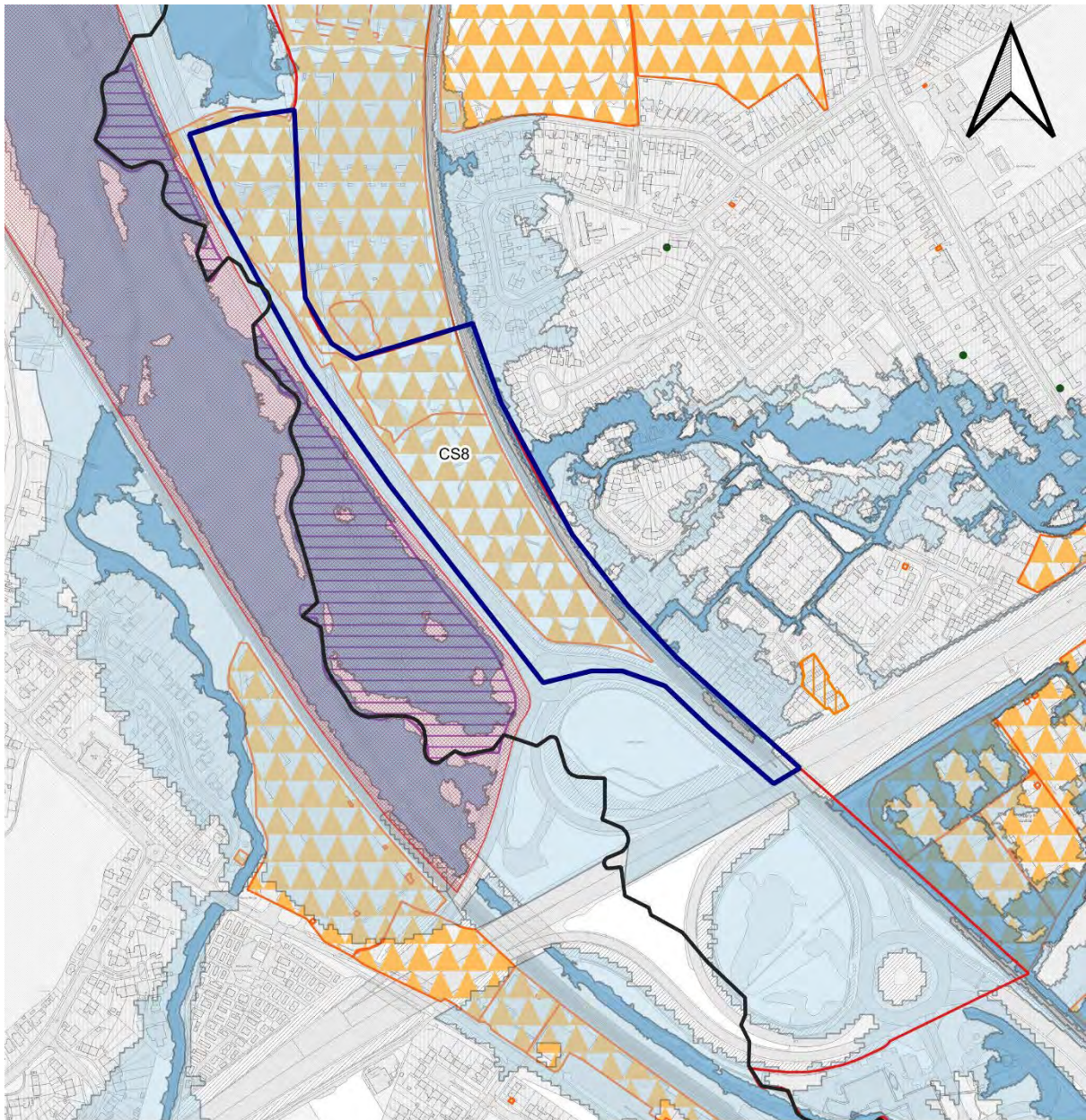
CS7b: Land North of the A30 London Road, Camberley

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| Surrey Heath Boundary | Area of High Archaeological Potential | Flood Zone 3 |
| CS7b | Conservation Area | Flood Zone 2 |
| Locally Listed Building | Tree Preservation Order | Site of Nature Conservation Importance |
| Statutory Listed Building | Area/Woodland Tree Preservation Order | Contaminated Land |



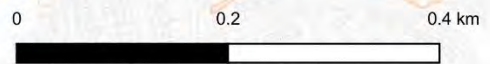
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Name:	Land at Watchmoor Reserve/north of Junction 4 of M3
Reference:	CS8
Area:	8.00ha
Availability:	The majority of the Parcel falls within Council ownership, however, the Parcel has previously been identified as having potential for Gypsy and Traveller and Travelling Showpeople uses and the Council is exploring this use for the Parcel first and foremost. As such the Parcel is not considered available for general housing.
Physical constraints:	The Parcel contains two small ponds.
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	The Parcel falls within the Blackwater River BOA.
Flood Zone 3a	N/A
Flood Zone 2	The Parcel is affected by Flood Zone 2.
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	The Parcel is identified as having potential for contaminated land, owing to the former use of the land as a household waste Parcel.
Green Space	The Parcel is currently used as a nature reserve, but is known to have significant issues with anti-social behaviour.
Compatibility with neighbouring uses	The Parcel is relatively narrow and bound by a trainline to the north east and highways to the south west and south east. Although adjacent to noise-producing uses, the levels within the Parcel fall within reasonable levels. A petrol station lies to the north west of the Parcel and compatibility with this use would need to be explored further.
Other Matters	Despite being identified as a nature reserve, the land in question is subject to a significant degree of anti-social behaviour, giving rise to a relatively unwelcome atmosphere.
Conclusion	Whilst the Parcel may have capacity to accommodate development, it is not considered available for general housing, whilst other uses are being explored.



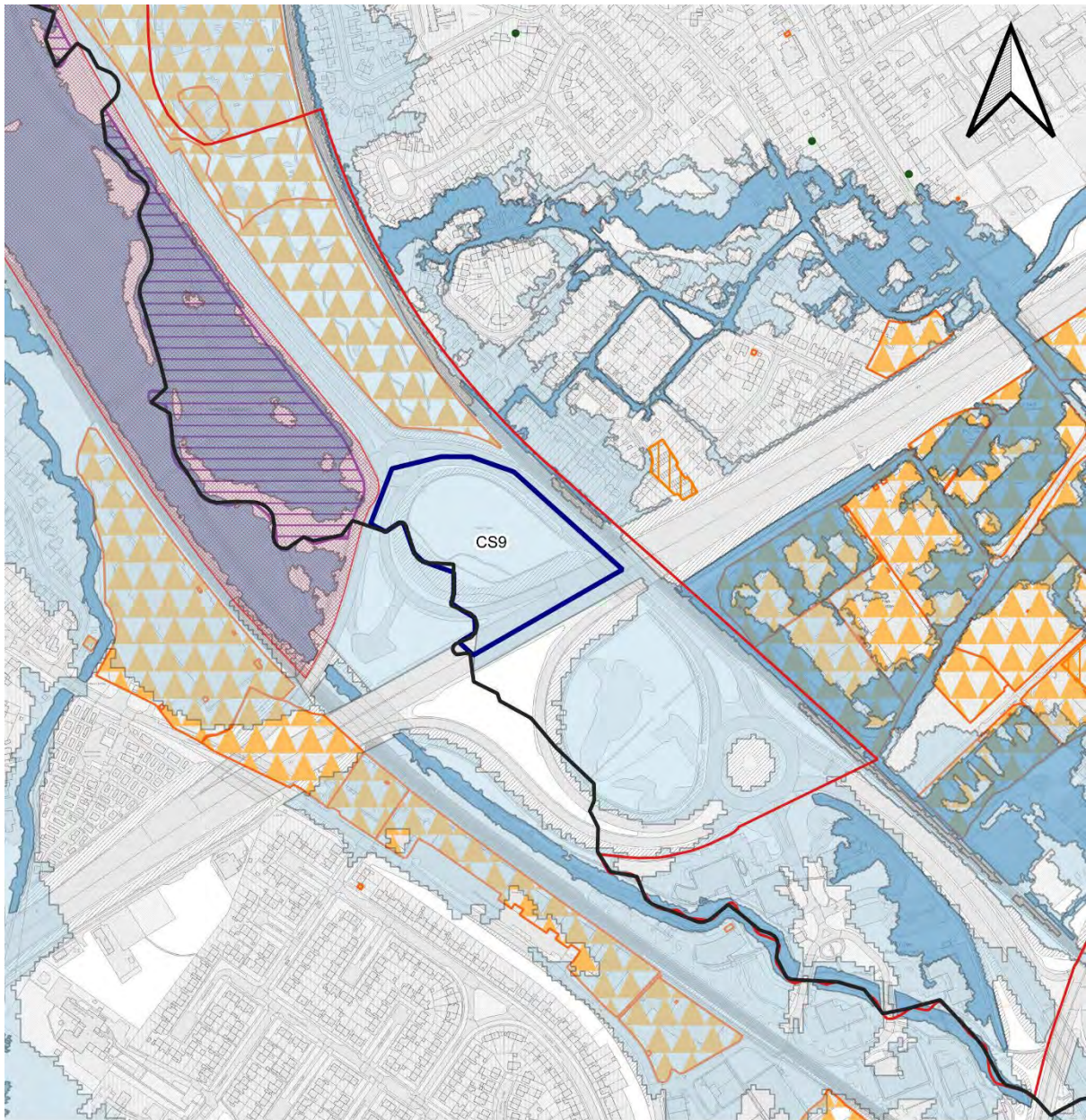
CS8: Land at Watchmoor Reserve

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|-----------------------------|---------------------------------------|--|
| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



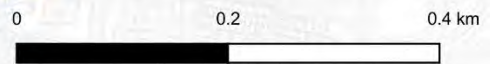
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Name:	Land South West of the A331
Reference:	CS9
Area:	4.79ha
Availability:	Unknown.
Physical constraints:	The Parcel comprises a small area of land tightly surrounded by the entrance ramp serving junction 4 of the M3; as a result, much of the Parcel comprises highway infrastructure. Access to the Parcel would prove problematic.
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	The Land Parcel forms part of the Blackwater River BOA.
Flood Zone 3a	N/A
Flood Zone 2	The Parcel is covered by Flood Zone 2.
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	N/A
Green Space	N/A
Compatibility with neighbouring uses	The Parcel is tightly bound by highways infrastructure, which has potential to affect air quality and noise levels.
Other Matters	
Conclusion	The Parcel is not considered to have capacity for development, taking into account its relationship with the existing highways network and potential access difficulties.



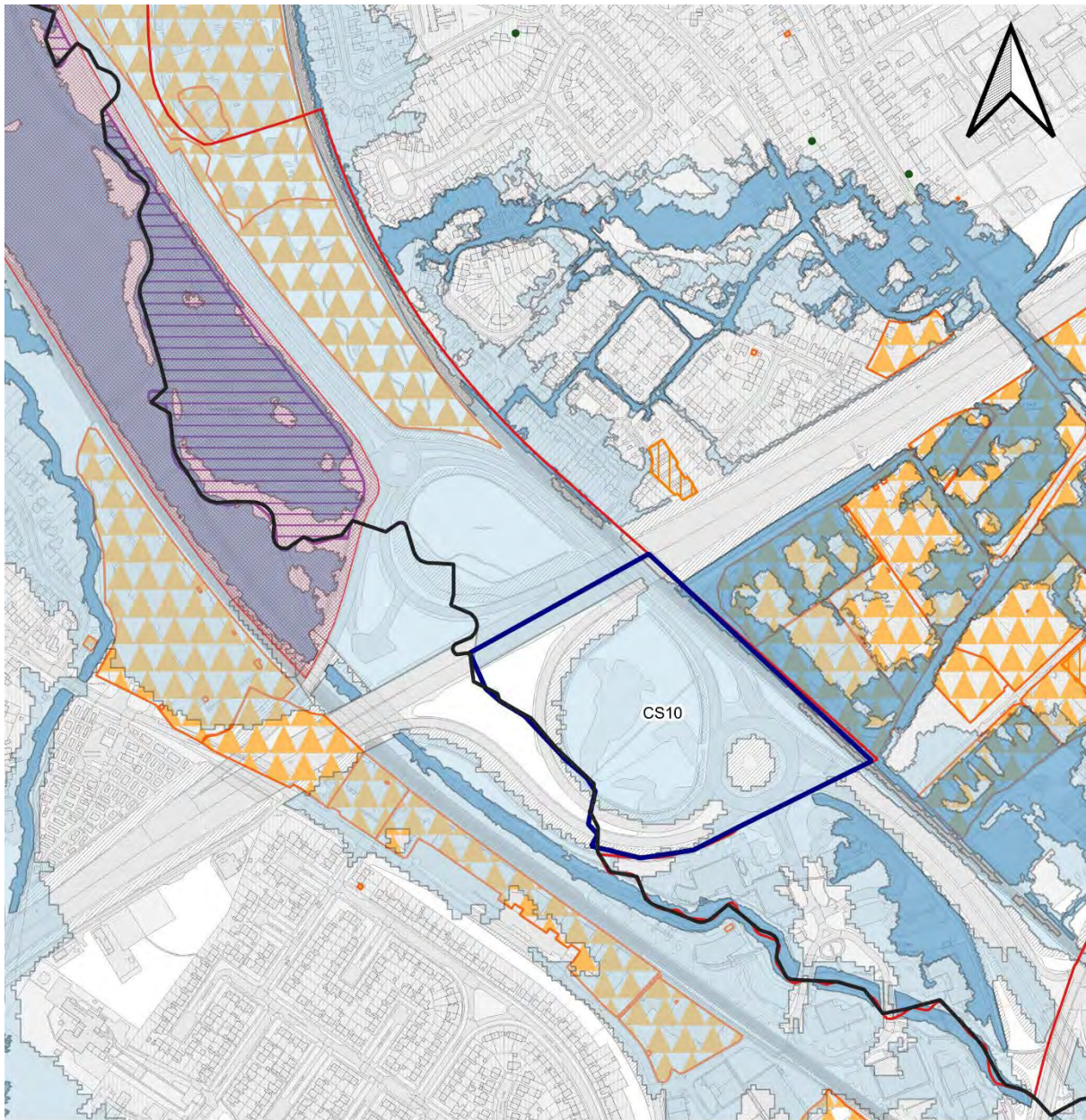
CS9: Land North West of Junction 4 of the M3 Motorway

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|-----------------------------|---------------------------------------|--|
| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



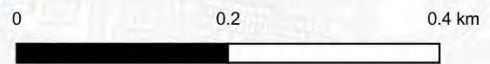
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Name:	Land South of Junction 4 of the M3
Reference:	CS10
Area:	6.7ha
Availability:	Unknown.
Physical constraints:	The Parcel comprises a small area of land tightly surrounded by the exit ramp serving junction 4 of the M3; as a result, much of the Parcel comprises highway infrastructure. Access to the Parcel would prove problematic.
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	The Parcel falls within the Blackwater River BOA.
Flood Zone 3a	N/A
Flood Zone 2	The Parcel is affected by Flood Zone 2
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	N/A
Green Space	N/A
Compatibility with neighbouring uses	The Parcel is tightly surrounded by highways infrastructure and is likely to be subject to high levels of pollution and noise.
Sustainability:	
Other Matters	
Conclusion	Taking into account the location of the Parcel and its close relationship with the surrounding road network, the Parcel is not considered suitable for development.



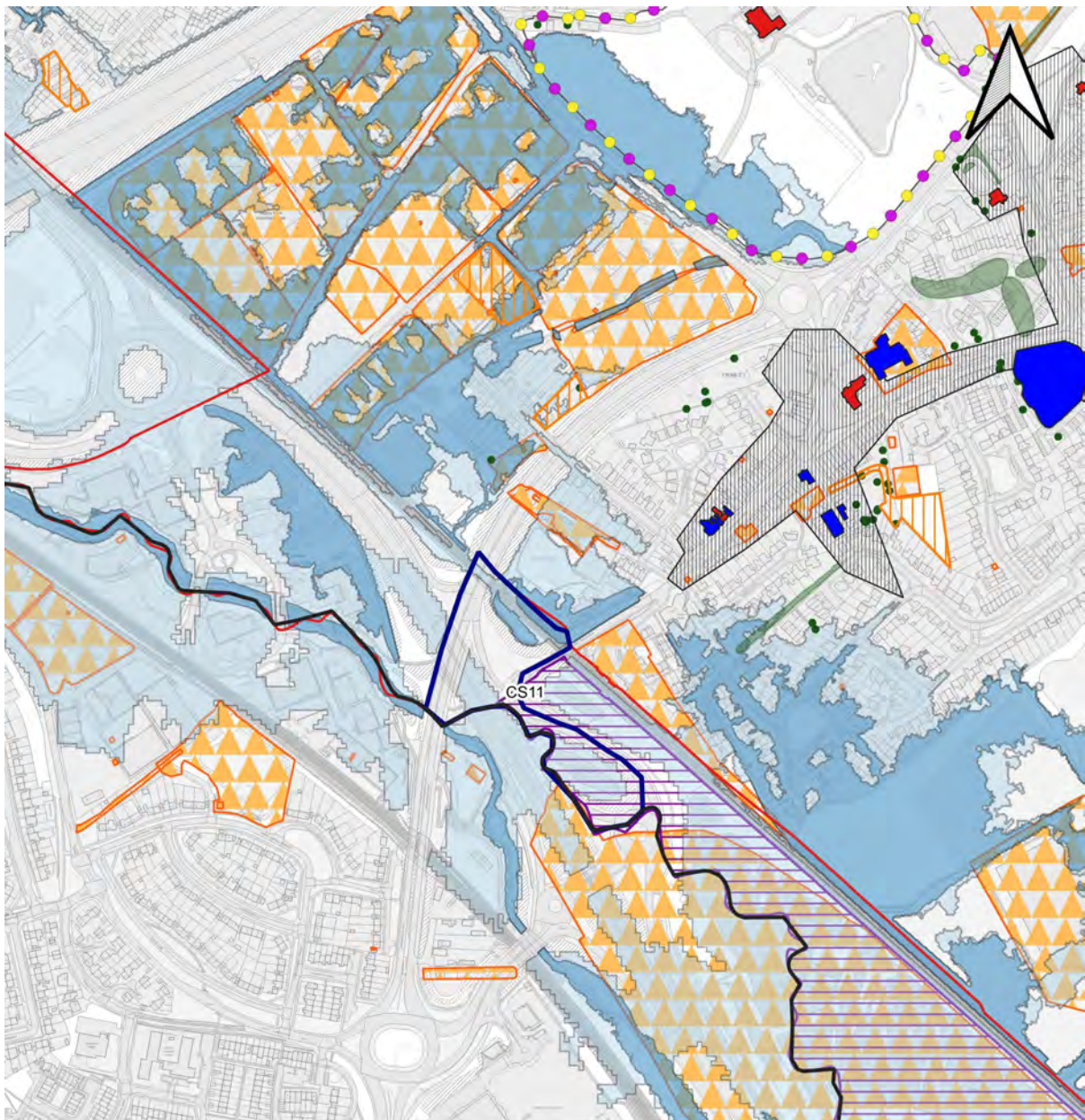
CS10: Land South of Junction 4 of the M3

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| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



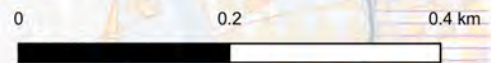
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Name:	Land South West of the North Downs Line and South East of the A325
Reference:	CS11
Area:	2.19ha
Availability:	Unknown
Physical constraints:	The Parcel comprises a small area of land tightly surrounded by the North Downs Line, the A325, Frimley High Street and the A331. As a result, much of the Parcel comprises highway infrastructure and is of very irregular shape. A small pond is located in the southern part of the Parcel.
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	The southern part of the Parcel comprises an SNCI
BOA	The Parcel falls within the Blackwater River BOA
Flood Zone 3a	A small area within the Parcel is identified as falling within Flood Zone 3a.
Flood Zone 2	Parts of the east, west and south of the Parcel are affected by Flood Zone 2
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	N/A
Green Space	N/A
Compatibility with neighbouring uses	The Parcel is tightly surrounded by highways infrastructure and is likely to be subject to high levels of pollution and noise.
Other Matters	
Conclusion	Taking into account the location of the Parcel and its close relationship with the surrounding road network, the Parcel is not considered suitable for development.



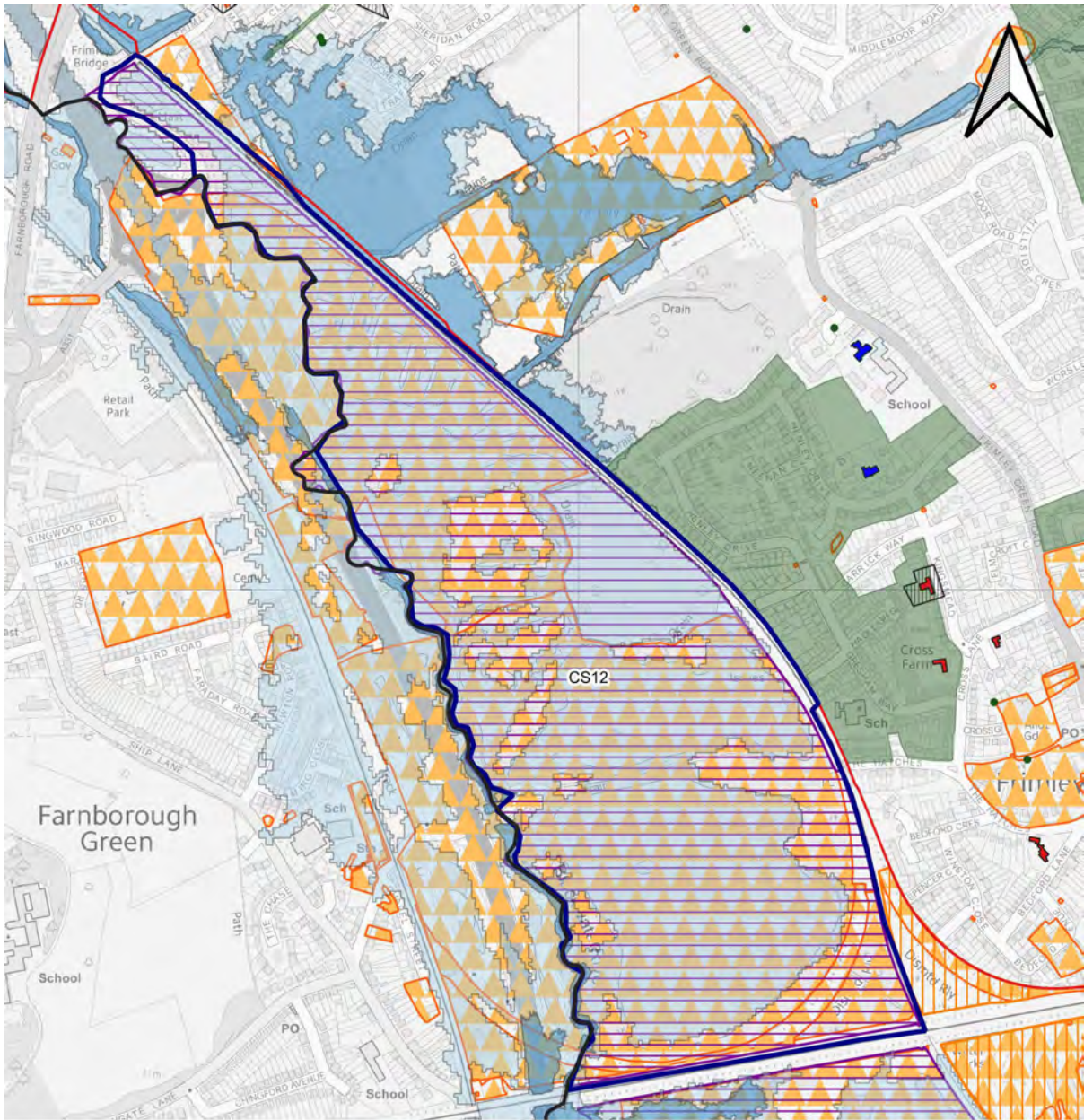
CS11: Land SW of the Ascot to Guildford Trainline and SE of the A325

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| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



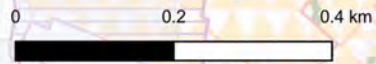
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Name:	Land Between the River Blackwater and North Downs Line
Reference:	CS12
Area:	49.16ha
Availability:	Unknown
Physical constraints:	The Parcel is cut off from the two nearby settlements at Farnborough and Camberley by the Ascot to Guildford trainline to the east, by the North Downs Line, A331 and Blackwater River to the west and by the South West Mainline to the south. The Parcel is covered by extensive lakes, formed from gravel pits created at the time of construction of the A331.
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	The full extent of the Parcel is designated as an SNCI.
BOA	The Parcel falls within the Blackwater River BOA
Flood Zone 3a	N/A
Flood Zone 2	The full extent of the Parcel falls within Flood Zone 2.
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	Throughout the Parcel there are areas of contaminated land, which are generally focussed around the former gravel pits.
Green Space	Although not formally designated as Green Space, the Blackwater Valley Footpath passes through the Parcel from north to south.
Compatibility with neighbouring uses	N/A
Other Matters	
Conclusion	Whilst there are some larger areas of the Parcel that are relatively free of constraint to development, these areas are cut off from neighbouring settlements and have no options for access, other than from the A331, which is unlikely to be viable taking account the relatively modest scale of development that the Parcel could accommodate.



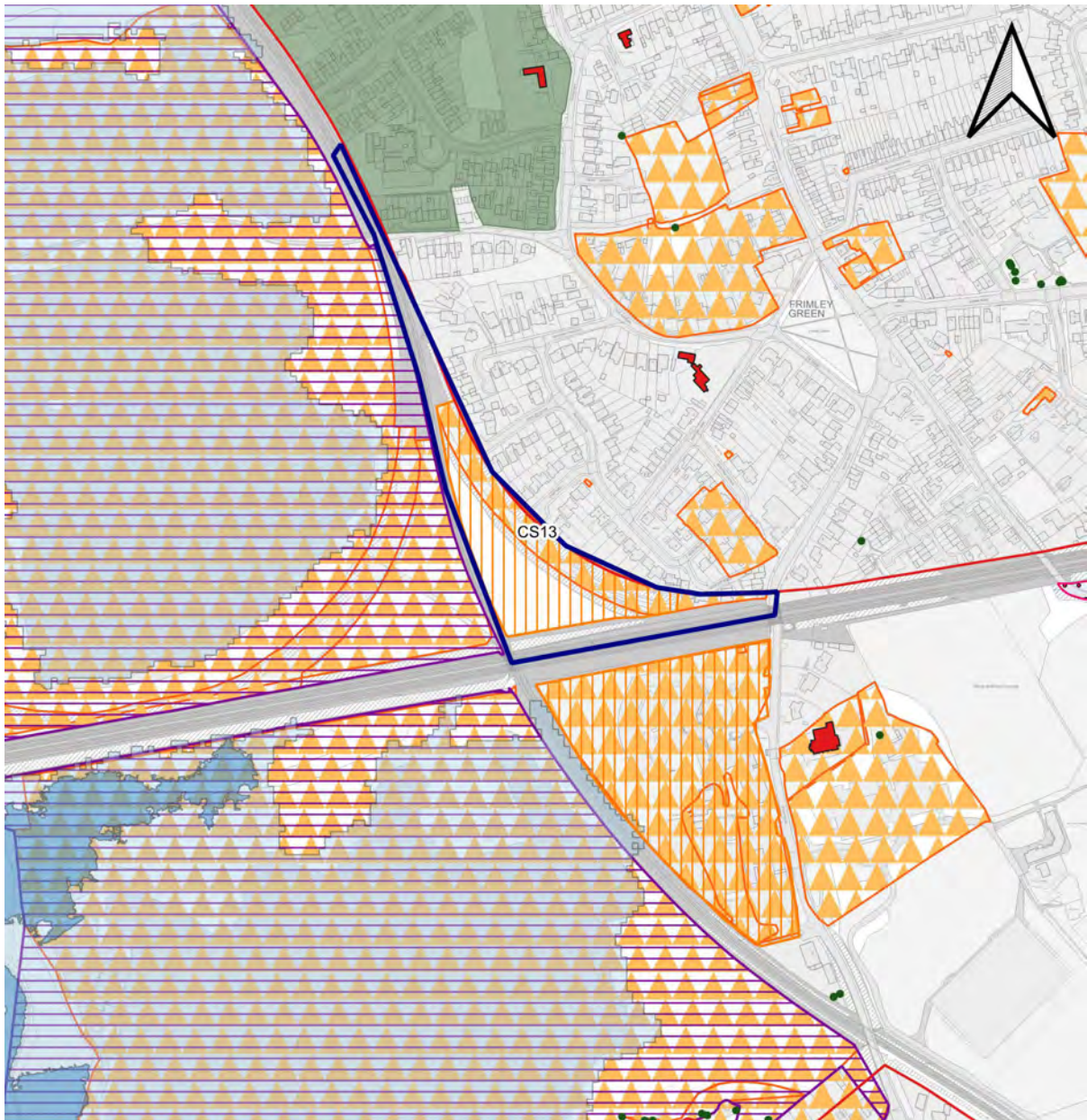
CS12: Land Between the River Blackwater and the Ascot to Guildford Trainline

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| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



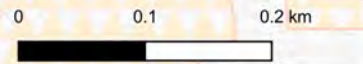
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Name:	Land at Sturt Chord
Reference:	CS13
Area:	4.60
Availability:	Unavailable for residential development whilst safeguarded for future transport use. Land within the Parcel is already identified within the 2019 SLAA as undevelopable (under Ref 299) as a result of this safeguarding.
Physical constraints:	N/A
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	N/A
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	Identified as having potential for contaminated land, as a result of the former railway use.
Green Space	N/A
Compatibility with neighbouring uses	The Parcel is tightly bound by railway lines to the south and west. As a result, any residential use of the Parcel would need to be carefully considered.
Other Matters	Whilst currently safeguarded for future transport use, land within the Parcel is identified within the SLAA as 'undevelopable' under reference 299.
Conclusion	In event that the safeguarding direction is removed, the Parcel would be suitable for housing, however at this time, the safeguarding for transport use is considered to represent a significant barrier to delivery.



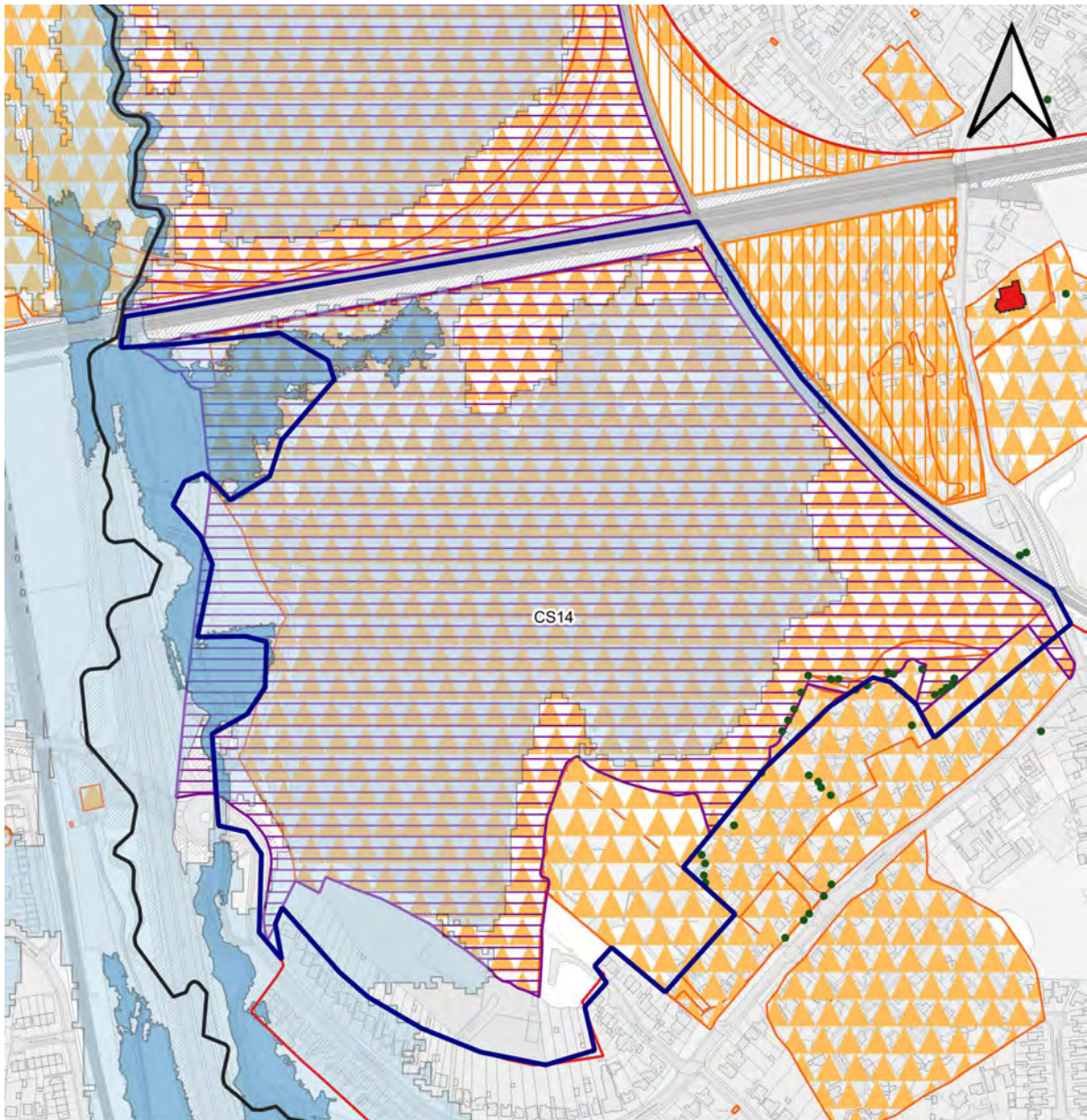
CS13: Land at Sturt Chord

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| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



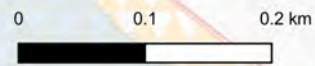
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Name:	Land at the Quays
Reference:	CS14
Area:	33.98
Availability:	Unknown. A former SLAA Parcel is located within the south west of the Parcel, however this was subsequently identified as being unavailable for development.
Physical constraints:	The vast majority of the Parcel comprises a lake. Options for access to some areas, particularly around Minehurst Road is very limited or impossible, as a result of existing built form and the layout of the existing highway network.
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	Almost all of the Parcel is designated as an SNCI.
BOA	The Parcel falls within the Blackwater River BOA.
Flood Zone 3a	A small area in the north west of the Parcel is designated as falling within Flood Zone 3a
Flood Zone 2	Flood Zone 2 covers much of the Parcel.
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	Extensive areas of the Parcel are identified as having potential for contaminated land, with the lake and surrounds identified as a former gravel pit, and land within the south and south east of the Parcel having a former hospital use.
Green Space	Mytchett Recreation Ground is located within the Parcel, accommodating a skate park and bowls facility. The Councils Open Space Study identified that the Borough's existing recreation grounds are required to meet the Borough's needs and the Council has recently committed to investing in a new skatepark facility for the Parcel.
Compatibility with neighbouring uses	N/A
Other Matters	
Conclusion	Small areas of the Parcel may be suitable for development, however their availability is unknown. Access to some of these areas may also prove problematic.



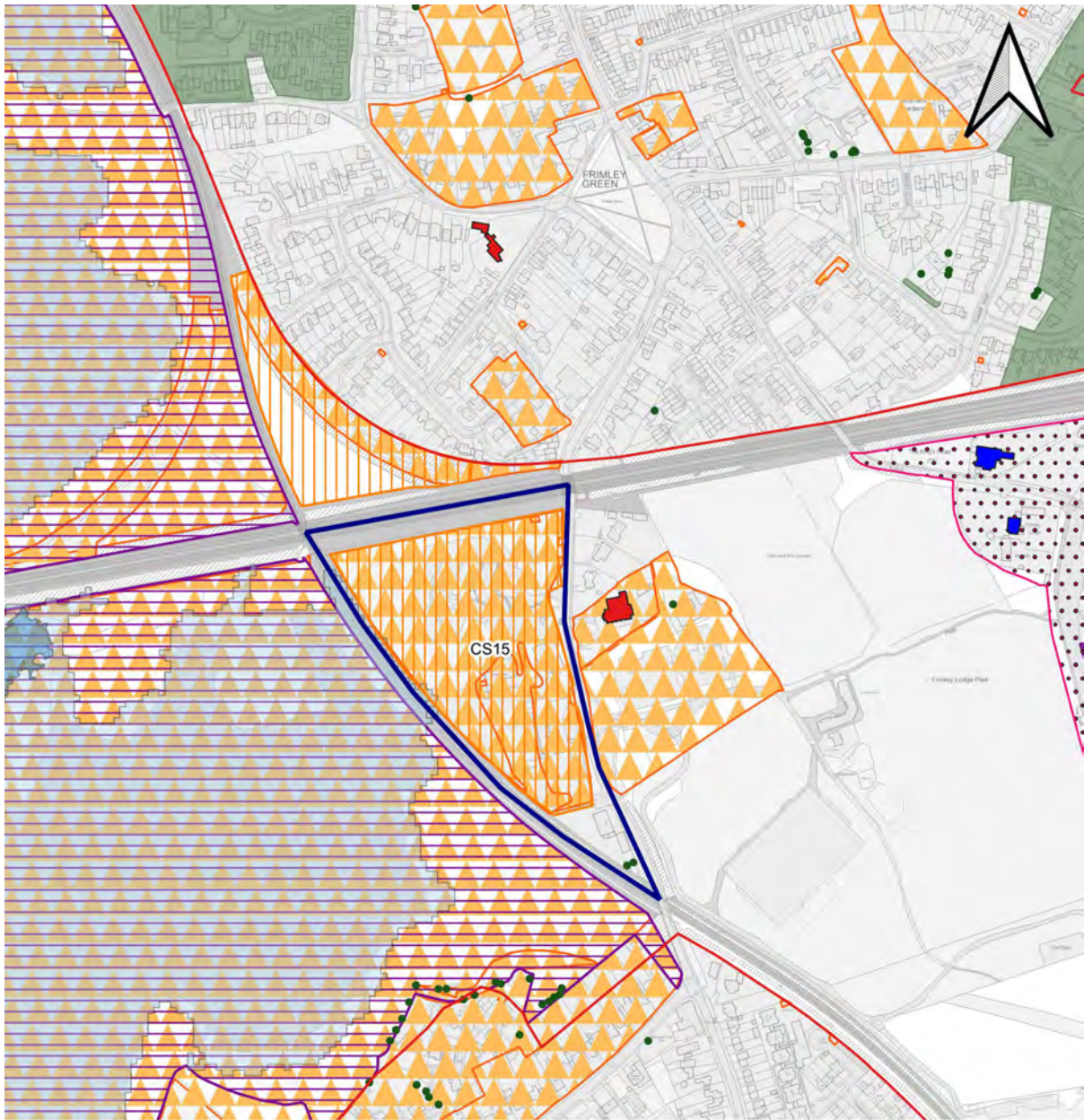
CS14: Land at the Quays

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| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



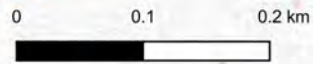
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Name:	Land West of Sturt Road
Reference:	CS15
Area:	4.60ha
Availability:	Known to be available for development and identified within the 2019 SLAA under Ref 557.
Physical constraints:	N/A
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	A Grade II listed Church is situated opposite the Parcel; any development within the Parcel will need to ensure that it does not give rise to any detrimental effect on the character of the designated heritage asset.
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	N/A
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	The Parcel is identified as having potential for contaminated land, as a result of its use as Waterworks.
Green Space	N/A
Compatibility with neighbouring uses	Train lines bound the Parcel to the north and west.
Other Matters	An existing SLAA Parcel (ref: 557) covers the majority of the Parcel.
Conclusion	The developability of the Parcel is already considered under the 2019 SLAA.



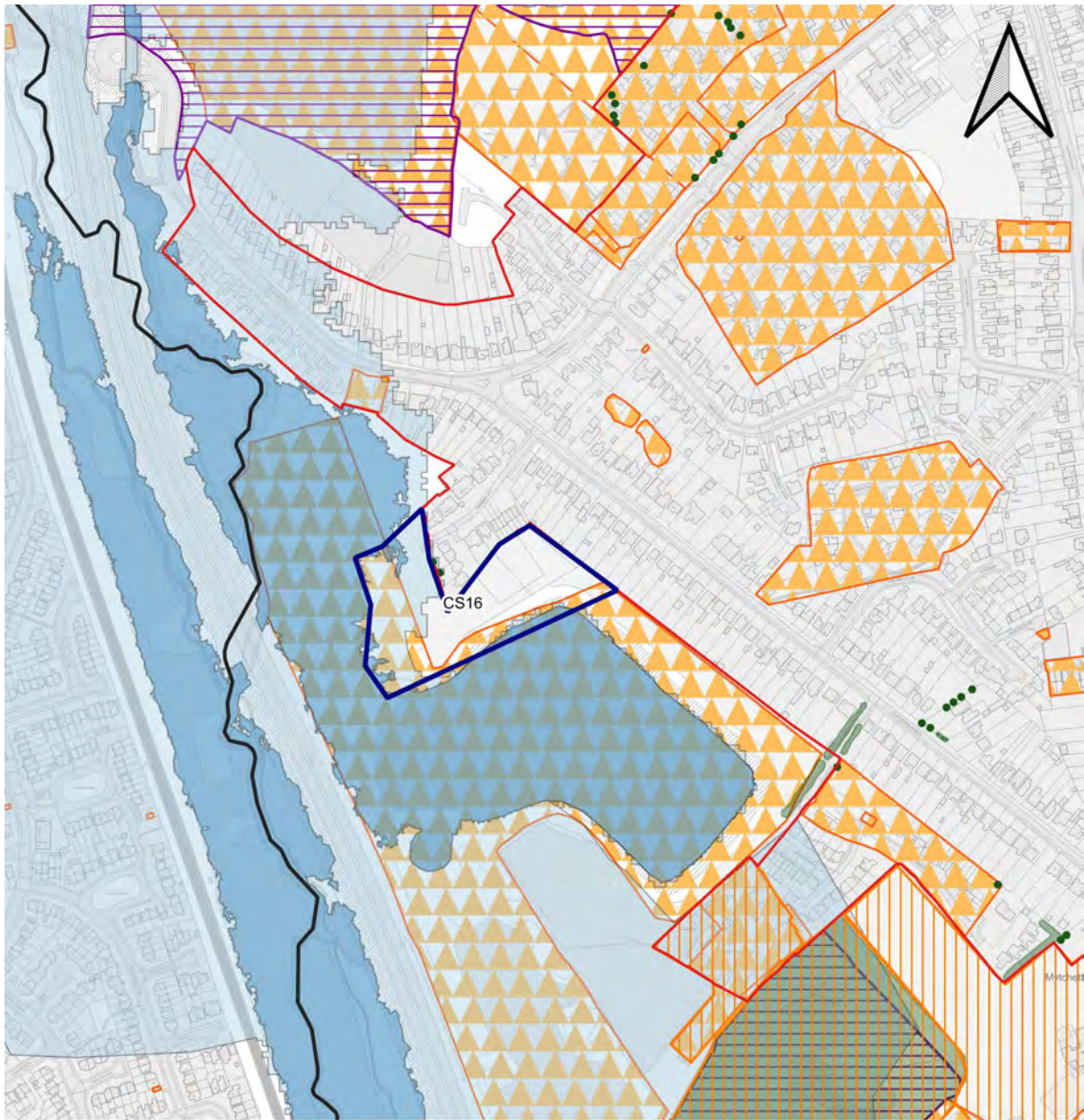
CS15: Land West of Sturt Road

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| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



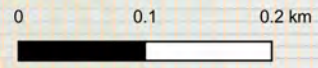
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Name:	Land South West of Coleford Bridge Road and Sherrard Way
Reference:	CS16
Area:	1.79
Availability:	Unknown
Physical constraints:	The Parcel is relatively small, running in an 'L' shape in a tightly constrained space between existing residential properties, a lake and areas of flood plain.
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	The Parcel lies within the Blackwater River BOA
Flood Zone 3a	A small area of Flood Zone 3a is situated in the north western part of the Parcel.
Flood Zone 2	A large part of the south eastern part of the Parcel falls within Flood Zone 2
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	The south easternmost part of the Parcel is identified as having potential contamination, arising from a former landfill usage.
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	
Conclusion	The Parcel is relatively unconstrained in Policy terms, however the physical constraints associated with the Parcel are extremely limiting. As such it is not considered that the Parcel has any notable capacity to assist in helping meet development needs.



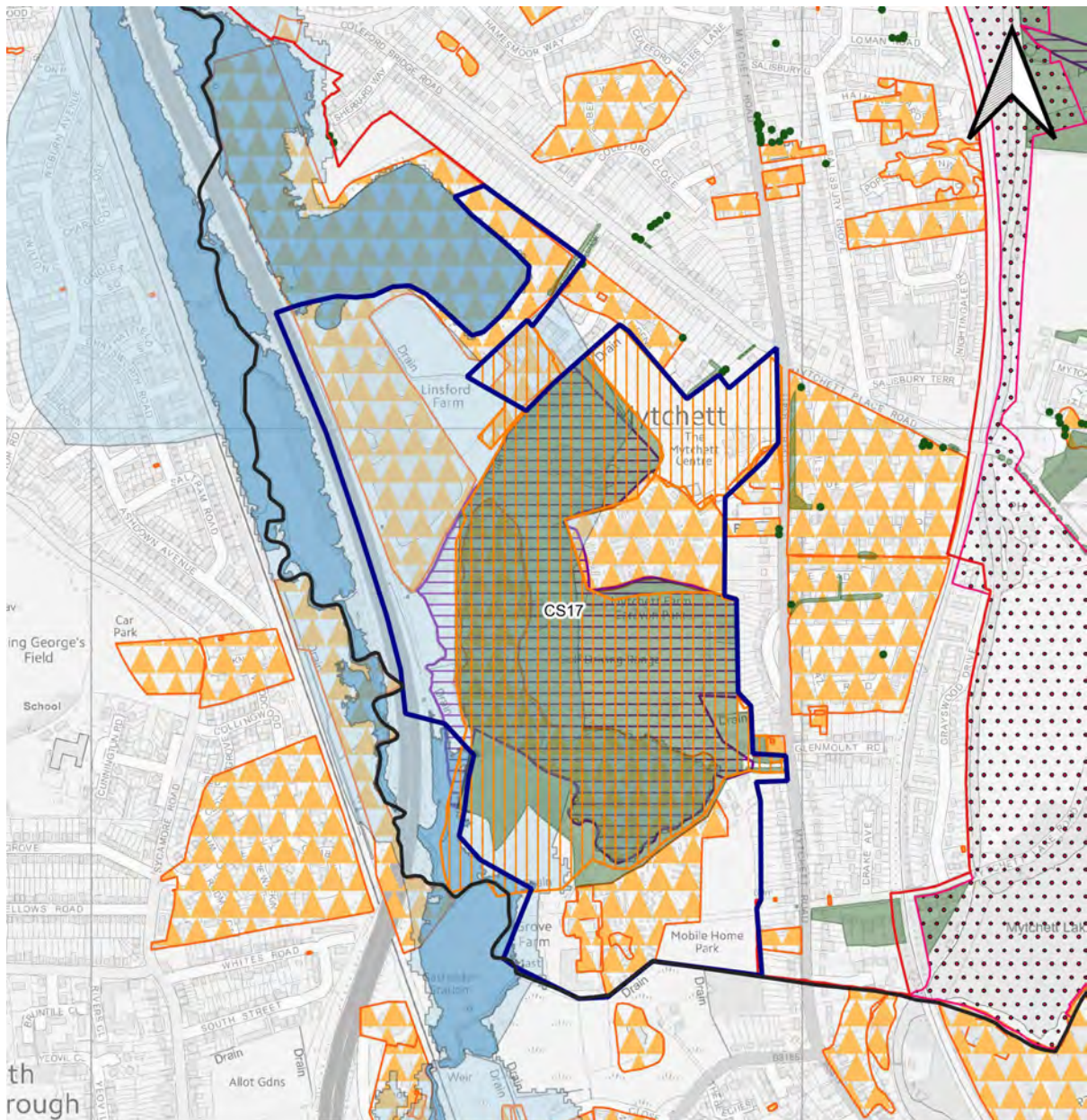
CS16: Land South West of Coleford Bridge Road and West of Mytchett Road

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| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



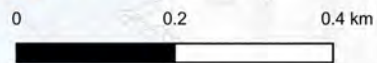
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Name:	Land South West of Coleford Bridge Road and West of Mytchett Road
Reference:	CS17
Area:	44.43ha
Availability:	Generally unknown; two Parcels identified within the 2019 SLAA are located within the Parcel under references 803 and 838.
Physical constraints:	A large lake bounds the Parcel to the north; a further two lakes are situated within the Parcel itself.
Other Policy Constraints:	
Tree Preservation Orders	TPO 7/92 covers a large extent of the Parcel, although it is noted that the boundaries of the TPO generally follow the boundaries of the identified SLAA Parcel under ref 803.
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	The Parcel contains an identified SNCI, however the extent of the SNCI largely reflects the boundaries of the SLAA Parcel under ref 803.
BOA	Much of the land within the Parcel falls within the Blackwater River BOA.
Flood Zone 3a	A very small area of the northernmost part of the Parcel is identified as falling within Flood Zone 3a.
Flood Zone 2	Much of the Parcel is identified as falling within Flood Zone 2.
Suitable Alternative Natural Green Space (SANG)	The consented scheme under SLAA reference 803 incorporates an area of SANG, however this has not been implemented to date.
Contaminated Land	There are many areas throughout the Parcel that are identified as having risk of contamination; areas in the north and north east of the Parcel are identified as having risk of contamination from historic landfill, while an areas to the south of the Parcel is identified as having risk of contamination from a scrap metal store.
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	
Conclusion	There are a handful of small, but relatively unconstrained areas scattered throughout the Parcel, which may warrant further consideration, subject to availability.



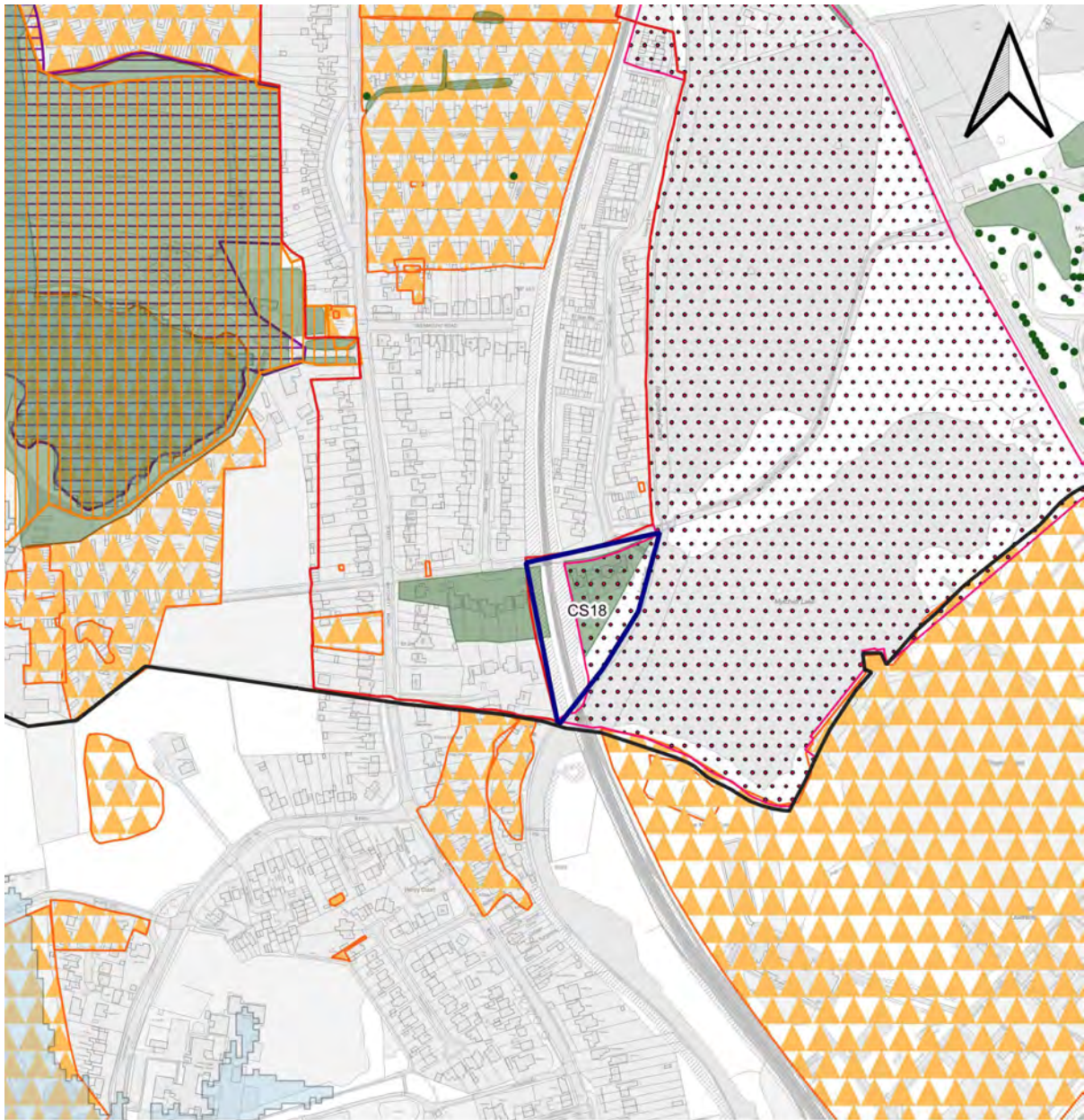
CS17: Land South West of Coleford Bridge Road and West of Mytchett Road

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| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



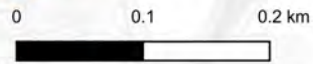
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Name:	Land South of Mytchett Lake Road
Reference:	CS18
Area:	1.05ha
Availability:	Unknown. There are a number of existing residential properties within the Parcel that are likely to be in separate ownership and unlikely to be available.
Physical constraints:	Small, tightly constrained Parcel bound to the west by a trainline and to the east by Mytchett Lake.
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	The Parcel falls within the Basingstoke Canal Conservation Area and forms part of its natural, verdant setting. Taking into account the significance of the Conservation Area, which is principally rooted in its natural appearance, it is unlikely that built form could be incorporated into the Parcel, particularly given the tightly constrained nature of the Parcel.
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	N/A
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	N/A
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	N/A
Conclusion	Not considered suitable for development owing to the physically constrained nature of the Parcel and the role the Parcel plays as part of the valued setting of the Basingstoke Canal Conservation Area.



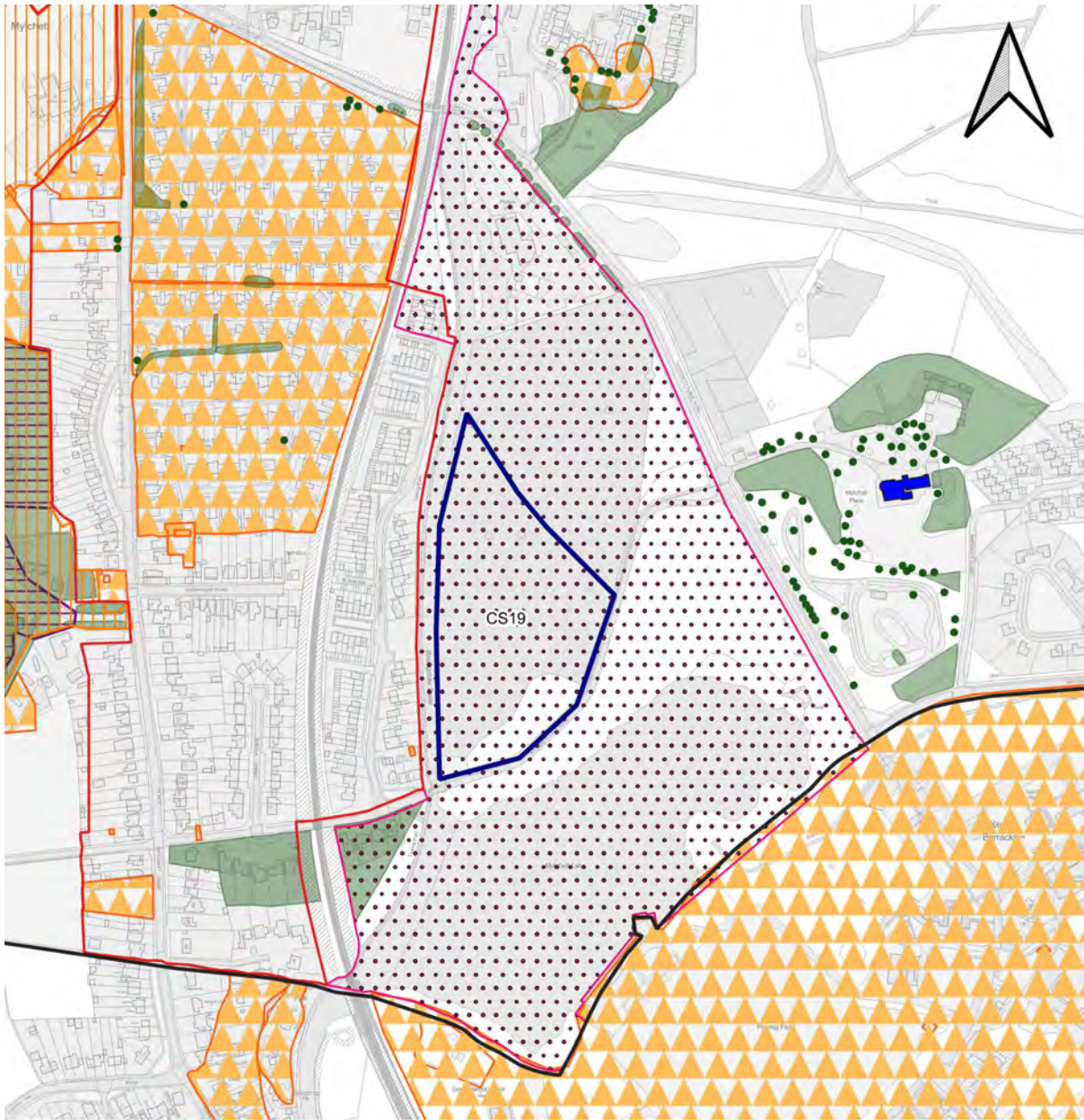
CS18: Land South of Mytchett Lake Road

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| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



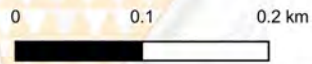
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Name:	Land North of Mytchett Lake Road
Reference:	CS19
Area:	3.07ha
Availability:	Unknown.
Physical constraints:	N/A
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	The Parcel falls within the Basingstoke Canal Conservation Area and forms part of its natural, verdant setting. Taking into account the significance of the Conservation Area, which is principally rooted in its natural appearance, it is unlikely that built form could be incorporated into the Parcel.
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	The Parcel falls within the Ash, Brookwood and Whitmoor Heaths BOA
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	N/A
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	N/A
Conclusion	Not considered suitable for development owing to the role the Parcel plays as part of the valued setting of the Basingstoke Canal Conservation Area.



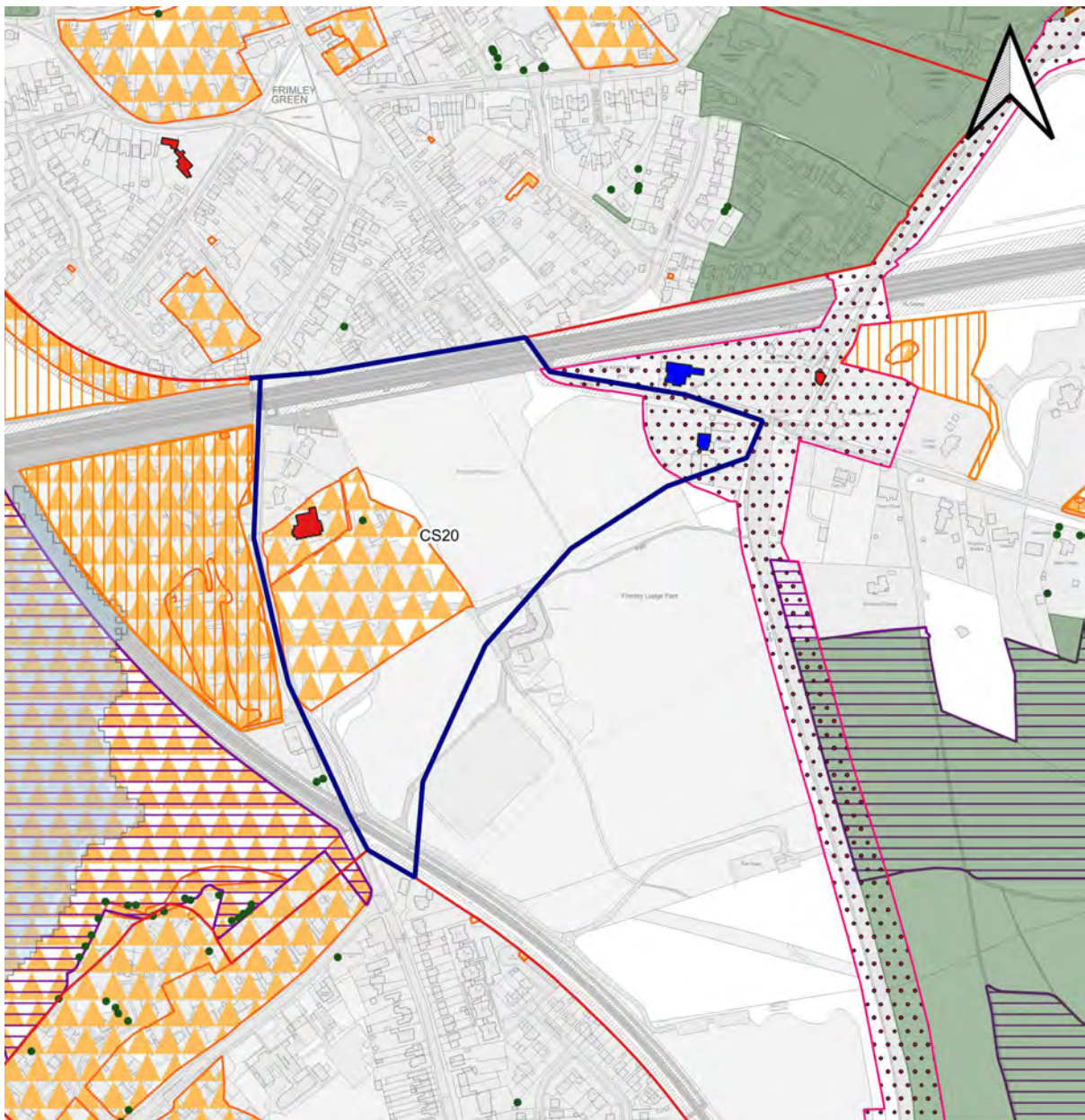
CS19: Land North of Mytchett Lake Road

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| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



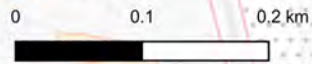
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Name:	Land at Frimley Lodge Park
Reference:	CS20
Area:	9.98ha
Availability:	Largely owned by Surrey Heath Borough Council, with this area considered unavailable for housing development. Parcel also incorporates a Scout Hut, Grade II Listed Church and Churchyard and a number of dwellings.
Physical constraints:	N/A
Other Policy Constraints:	
Tree Preservation Orders	TPO 10/09 seeks to protect a single Oak tree
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	The north easternmost part of the Parcel falls within the Basingstoke Canal Conservation Area and forms part of its natural, verdant setting. In the same area a locally listed building is located. To the west of the Parcel, the Grade II Church of St Andrews is located.
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	N/A
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	Two areas within the Parcel are identified as having potential for contamination owing to churchyard and former waterworks uses.
Green Space	Frimley Lodge Park is Surrey Heath's biggest park, comprising open space and woodland, picnic areas, children's playgrounds, a trim trail, miniature railway and meadows. There are also football pitches, including a 3G pitch, cricket pitches and a pitch and putt course. This area is proposed to be designated as a Green Space within the new Local Plan and is not considered available, being a valuable community resource and part of the Councils green network.
Compatibility with neighbouring uses	N/A
Other Matters	N/A
Conclusion	Not considered suitable for development owing to the lack of availability of a large extent of the Parcel and the significance (in heritage terms) of the majority of the remaining parts of the Parcel.



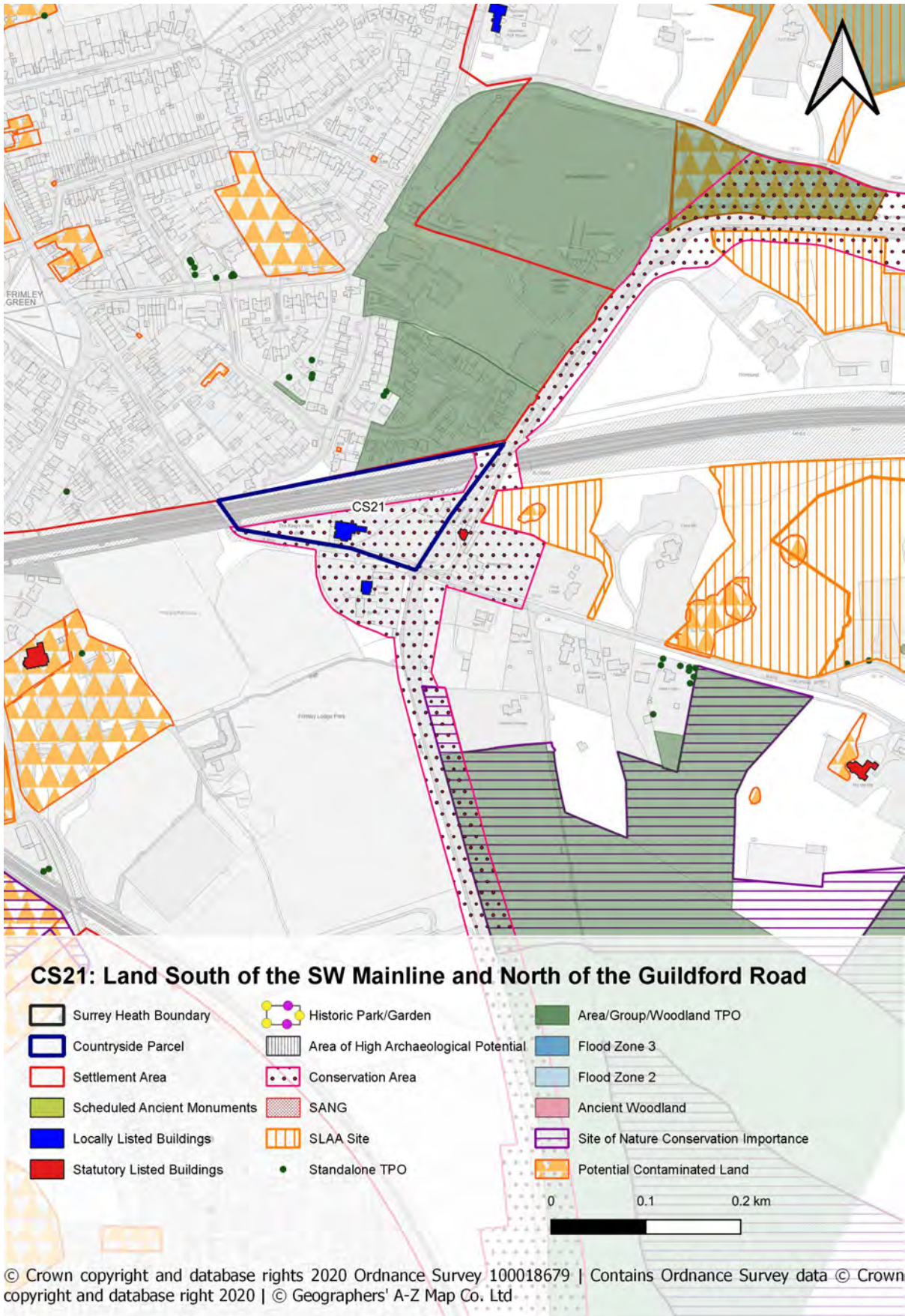
CS20: Land at Frimley Lodge Park

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| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |

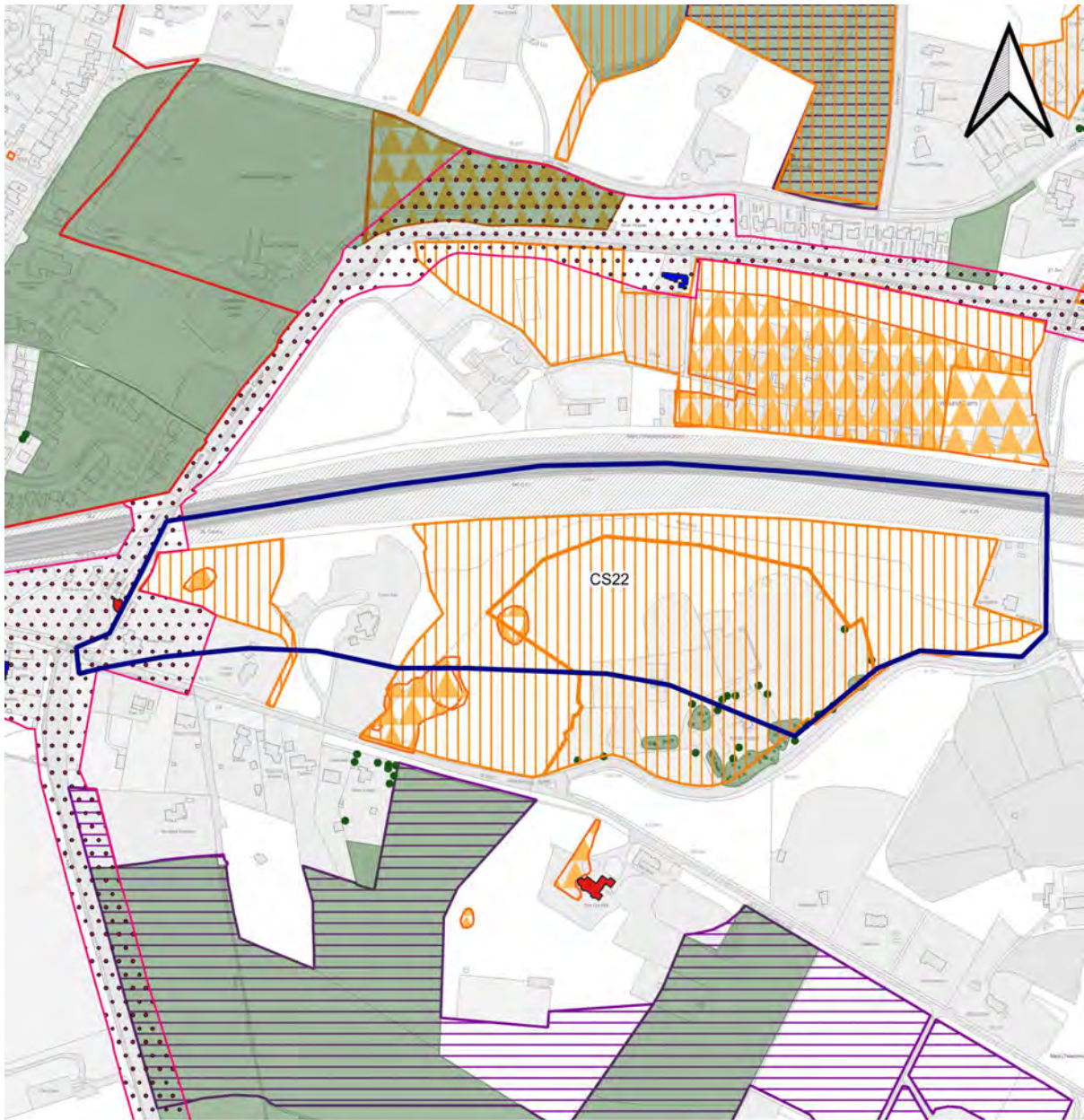


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Name:	Land South of the South West Main Line and north of the Guildford Road
Reference:	CS21
Area:	1.87ha
Availability:	Unknown
Physical constraints:	The Parcel is relatively small and triangular in shape.
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	The Parcel falls within the Basingstoke Canal Conservation Area and forms part of its natural, verdant setting. Notwithstanding a car park area situated away from the Canal itself, land within the Parcel Area by reason of its verdant, rural character. Taking into account the significance of the Conservation Area, which is principally rooted in its natural appearance, it is unlikely that built form could be incorporated into the Parcel.
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	N/A
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	N/A
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	N/A
Conclusion	Not considered suitable for development owing to the role the Parcel plays as part of the valued setting of the Basingstoke Canal Conservation Area.

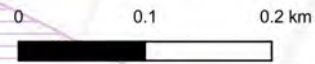


Name:	Land South of the South West Mainline and West of Deepcut Bridge Road
Reference:	CS22
Area:	13.40ha
Availability:	Two extensive areas within the Parcel are identified as being available for residential development within the 2019 SLAA, under Parcel references 412 and 757. The availability of the remainder of the Parcel is unknown.
Physical constraints:	In much of the Parcel, it is noted that the buffer zone of the Thames Basin Heaths SPA lies between the Guildford Road and land set further within the Parcel.
Other Policy Constraints:	
Tree Preservation Orders	A handful of individual TPOs to the south eastern part of the Parcel.
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	The westernmost part of the Parcel falls within the Basingstoke Canal Conservation Area and forms part of its natural, verdant setting. This land appears to contribute successfully to the significance of the Conservation Area by reason of its verdant, rural character.
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	The Parcel lies within the Ash, Brookwood and Whitmoor Heaths BOA.
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	Within the west of the Parcel a small area is identified as having risk of contamination owing to the lands former use as a gravel pit. Two former gravel pits are identified in the south of the Parcel.
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	As noted under availability, two SLAA Parcels are identified within the Parcel under references 412 and 757.
Conclusion	Capacity to accommodate development should be explored.



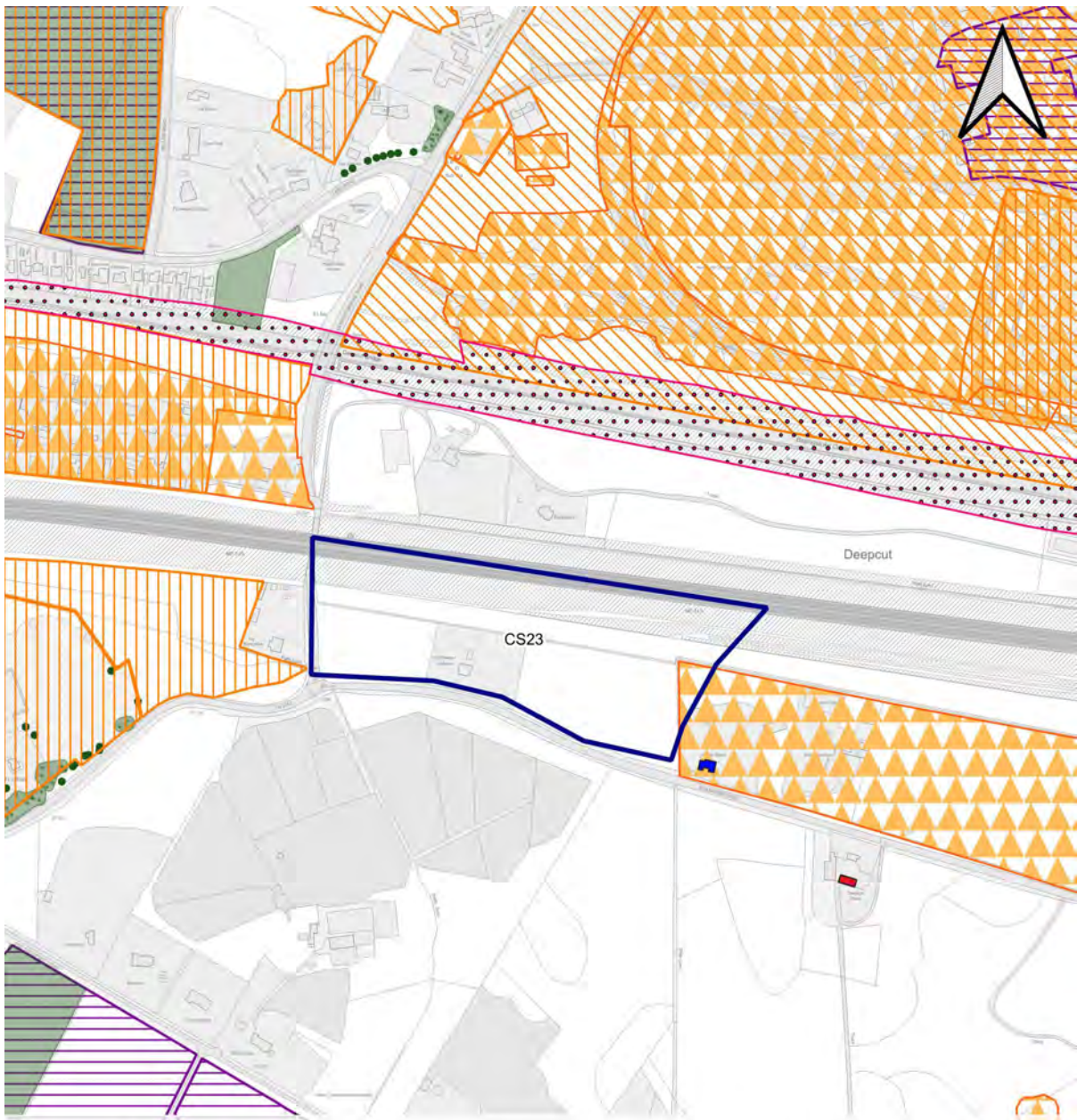
CS22: Land South of the SW Mainline and West of Deepcut Bridge Road

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| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



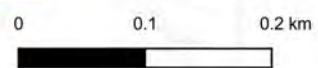
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Name:	Land South of the South West Main Line and East of the Deepcut Bridge Road
Reference:	CS23
Area:	4.52ha
Availability:	Unknown
Physical constraints:	N/A
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	The Parcel lies within the Ash, Brookwood and Whitmoor Heaths BOA.
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	A small area of potential contamination lies within the easternmost part of the Parcel, and is derived from a former nursery use.
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	N/A
Conclusion	Further potential for development should be investigated.



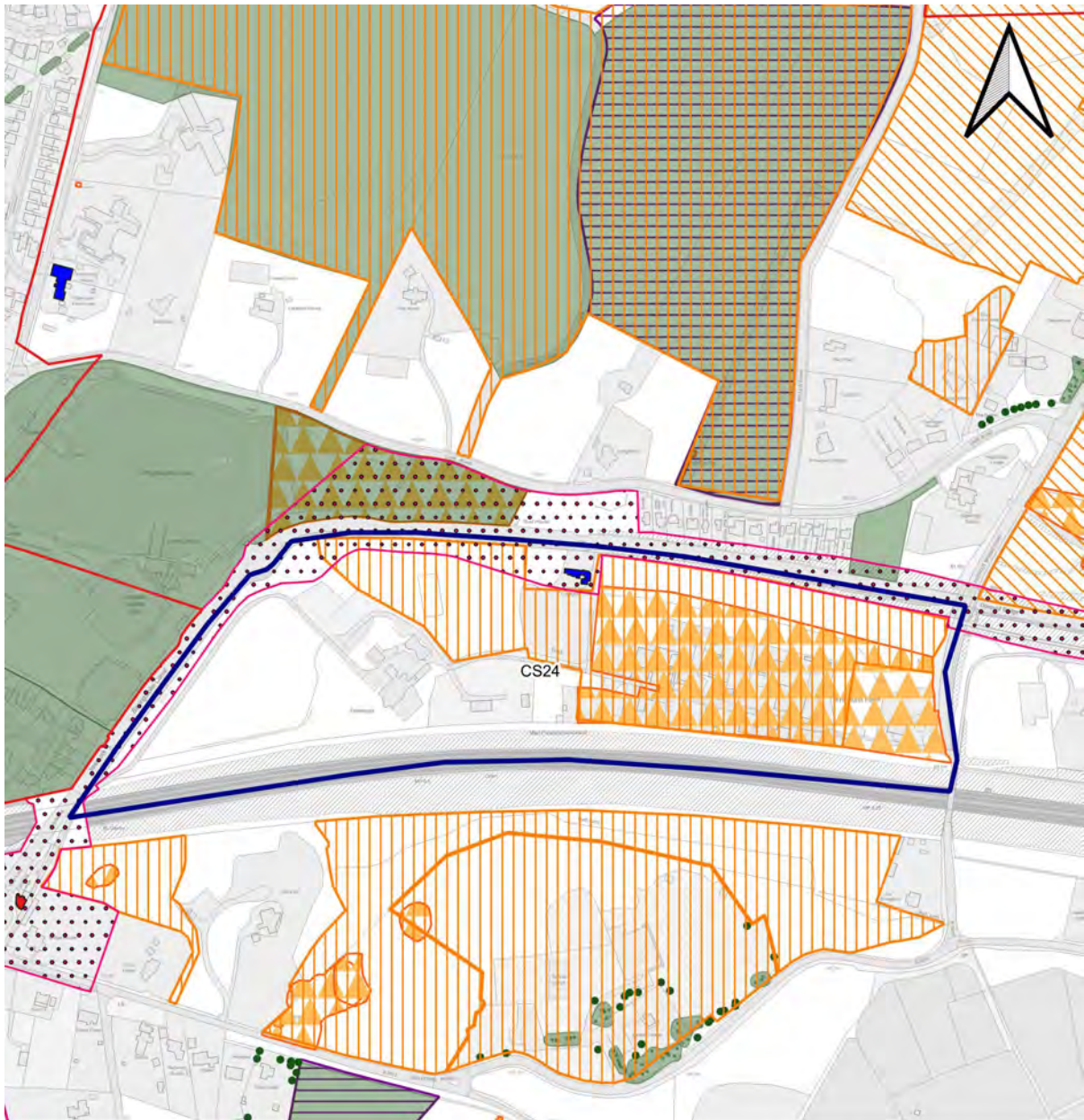
CS23: Land South of the SW Mainline and East of Deepcut Bridge Road

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| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



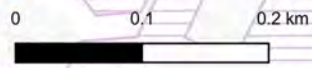
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Name:	Land North of the South West Main Line and West of the Deepcut Bridge Road
Reference:	CS24
Area:	13.30
Availability:	Largely unknown, however SLAA Parcel 552 falls within the Parcel
Physical constraints:	Access opportunities for the Parcel are extremely limited, with the narrow Parcel only accessible from a small section of Deepcut Bridge Road.
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	The Parcel is bound to the north and west by the Basingstoke Canal Conservation Area. Some land within the Parcel, especially where close to the Conservation Area, is valuable to the setting of the Conservation Area.
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	N/A
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	A significant part of the easternmost Part of the Parcel is noted as having potential for contamination owing to a former use as a Civil Engineering Depot. This area continues to be used for industrial/semi industrial purposes.
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	N/A
Conclusion	Further potential for development outside of the SLAA Parcel already identified could be investigated.



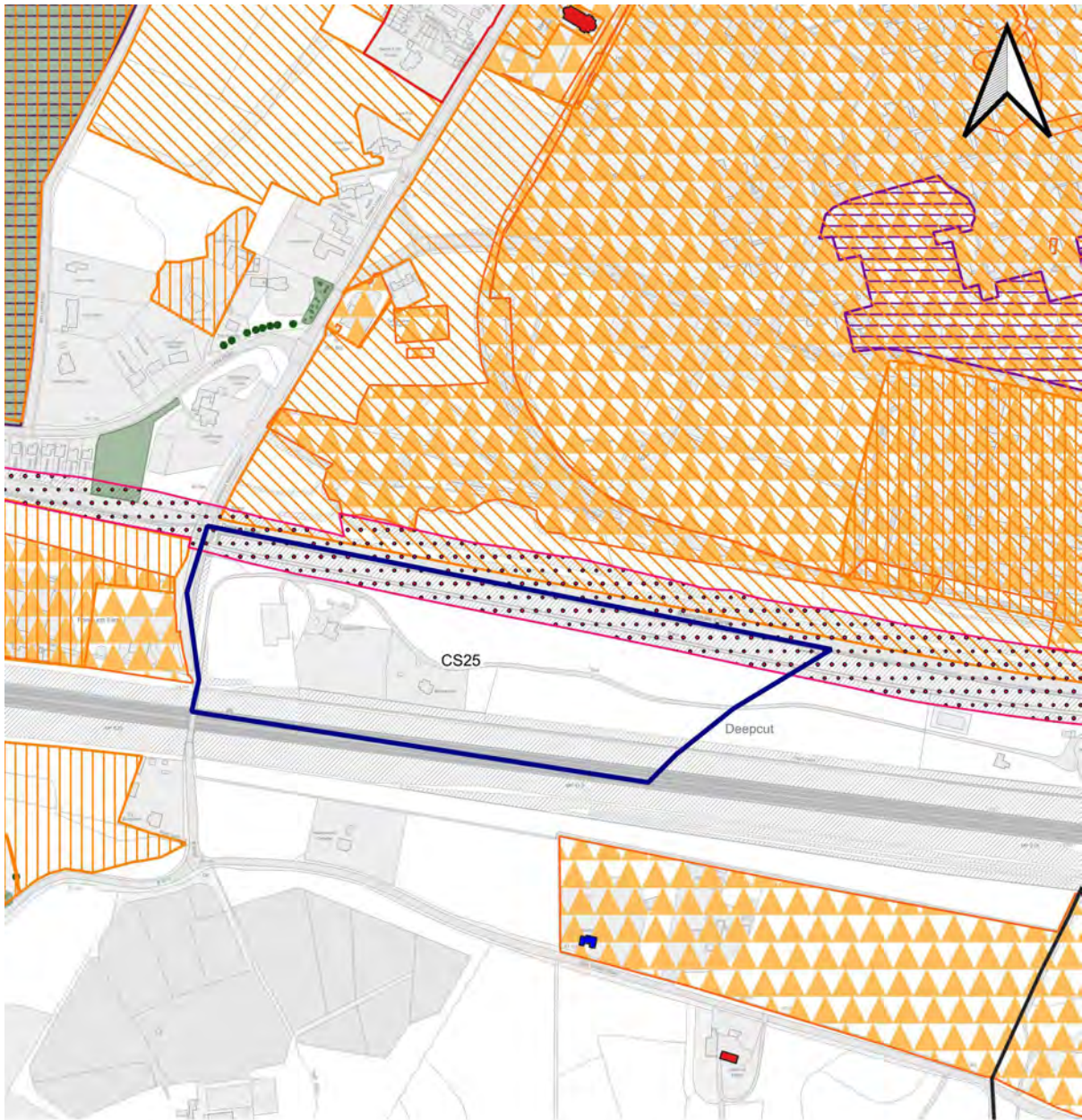
CS24 Land North of the SW Mainline and West of Deepcut Bridge Road

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|-----------------------------|---------------------------------------|--|
| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



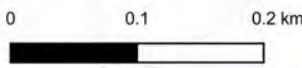
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Name:	Land North of the South West Main Line and East of the Deepcut Bridge Road
Reference:	CS25
Area:	7.40ha
Availability:	Unknown
Physical constraints:	Access opportunities for the Parcel are extremely limited, with the narrow Parcel only accessible from a small section of Deepcut Bridge Road.
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	N/A
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	N/A
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	N/A
Conclusion	Further potential for development could be investigated, although access constraints may prove difficult to overcome.



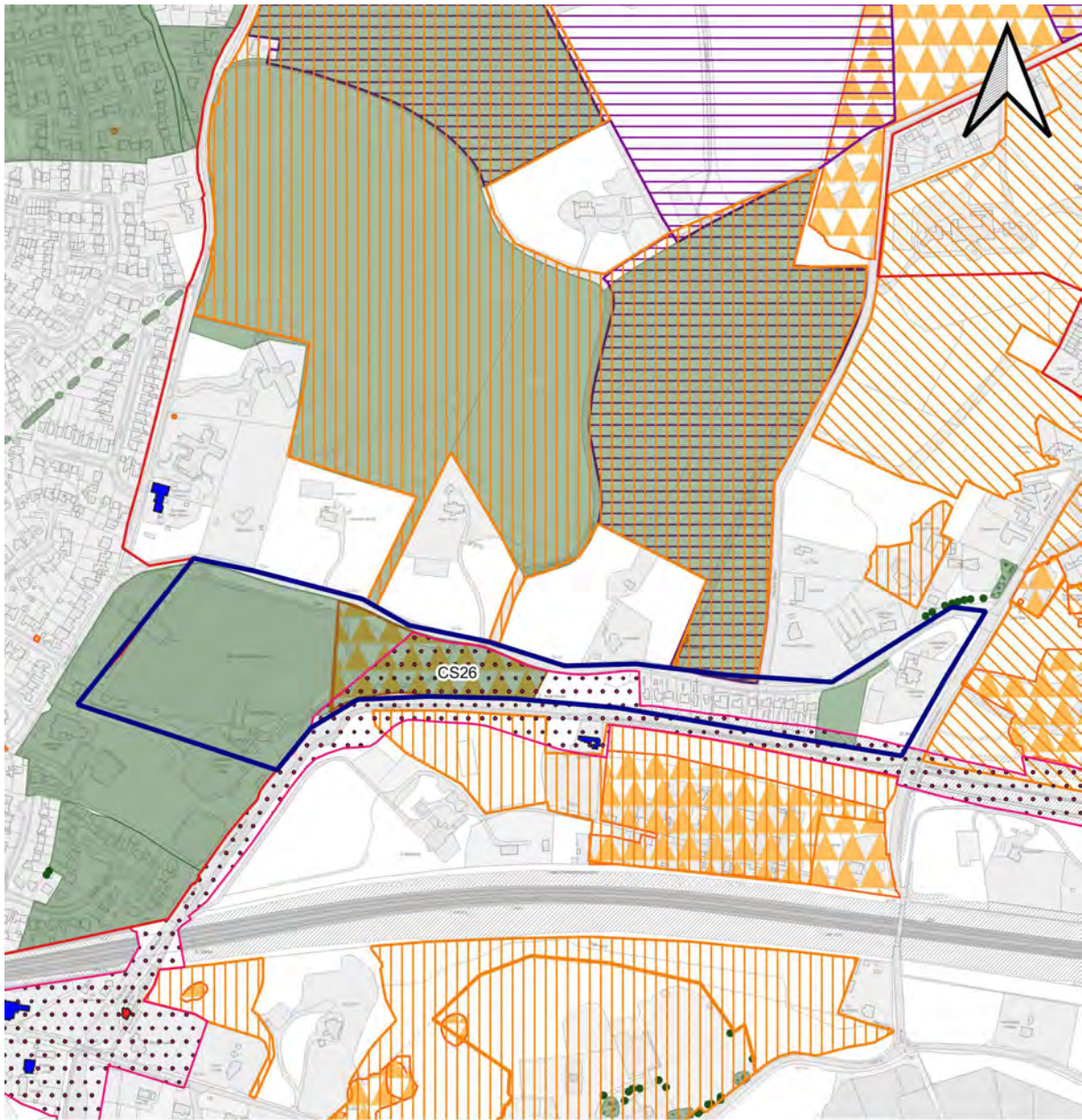
CS25: Land North of the SW Mainline and East of Deepcut Bridge Road

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|-----------------------------|---------------------------------------|--|
| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



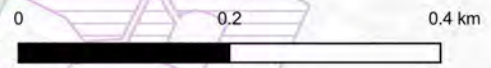
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Name:	Land South of Lake Road
Reference:	CS26
Area:	8.50ha
Availability:	Unknown, however owing to the presences of a significant degree of modest scaled residential development adjacent to Lake Road, it is recognised that the Parcel will be in multiple ownerships.
Physical constraints:	A lake is situated within the west of the Parcel. Much of the Parcel is very narrow, located between the Basingstoke Canal and Lake Road.
Other Policy Constraints:	
Tree Preservation Orders	A significant area of protected trees is situated within the Parcel, covered under TPO18/73
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	A notable area of the Parcel falls within the Basingstoke Canal Conservation Area and provides part of the natural setting for the Canal.
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	A small part of the Parcel is identified as having potential for contamination as a result of former industrial use.
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	N/A
Conclusion	It is not envisaged that the Parcel has any capacity to accommodate development, taking into account likely availability issues and physical constraints affecting the Parcel.



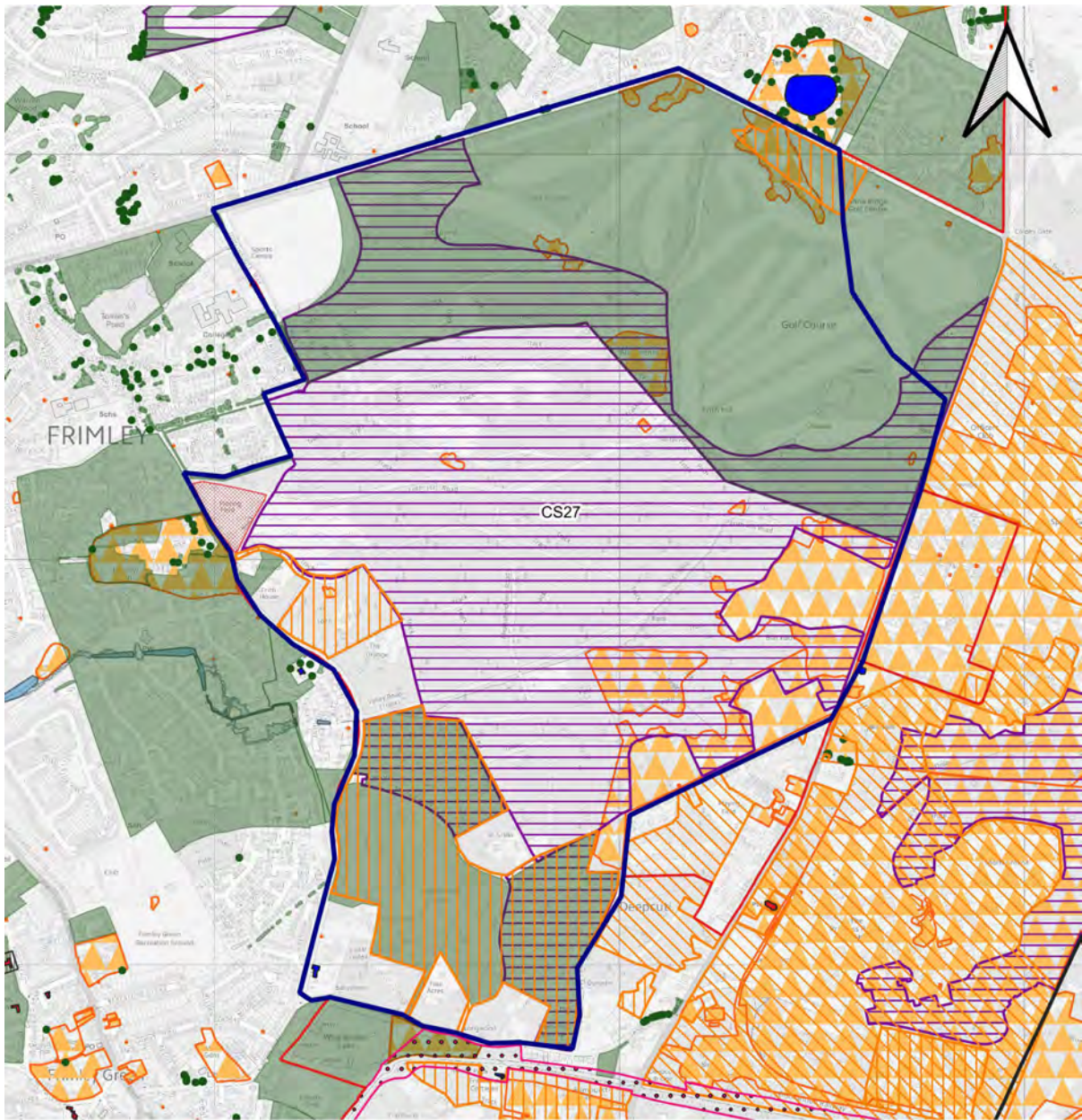
CS26: Land South of Lake Road

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|-----------------------------|---------------------------------------|--|
| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



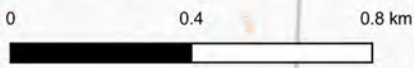
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Name:	Land at Frith Hill
Reference:	CS27
Area:	282.10ha
Availability:	Three 2019 SLAA Parcels are identified within the Parcel. SLAA Parcel 375 covers an extensive area and lies within the south of the Parcel. SLAA Parcel 807 is situated within the west of the Parcel and SLAA Parcel 830 lies within the north of the Parcel. Much of the mid part of the Parcel falls within the ownership of the Ministry of Defence and is known to be unavailable.
Physical constraints:	N/A
Other Policy Constraints:	
Tree Preservation Orders	There are several TPO's throughout the Parcel. There are two extensive TPO's affecting the Parcel, within the south (TPO03/90) and in the very north of the Parcel (TPO27/90) A smaller area covers the west of the Parcel, under TPO 06/75. There are a number of individual TPO's located in the Parcel, principally in the mid section of the Parcel, within the ownership of the MOD.
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	An extensive SNCI is located within the Parcel.
BOA	The Parcel lies within the Colony Bog, Bagshot Heath and Deepcut Heath BOA.
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	Two small SANGs are located within the north and west of the Parcel and is considered to be unavailable for development.
Contaminated Land	A number of areas of potentially contaminated land are located throughout the Parcel, identifying former gravel pits, sewage treatment facilities and military uses a potential issues.
Green Space	There are no areas within the Parcel that are expected to be identified for designation as Green Space within the emerging Local Plan, however it is noted that much of the Parcel is subject to permissible public access. A school playing field is located within the north west of the Parcel and is expected to be retained in this use.
Compatibility with neighbouring uses	N/A
Other Matters	
Conclusion	Notwithstanding areas known to be unavailable, further consideration should be given to development potential.



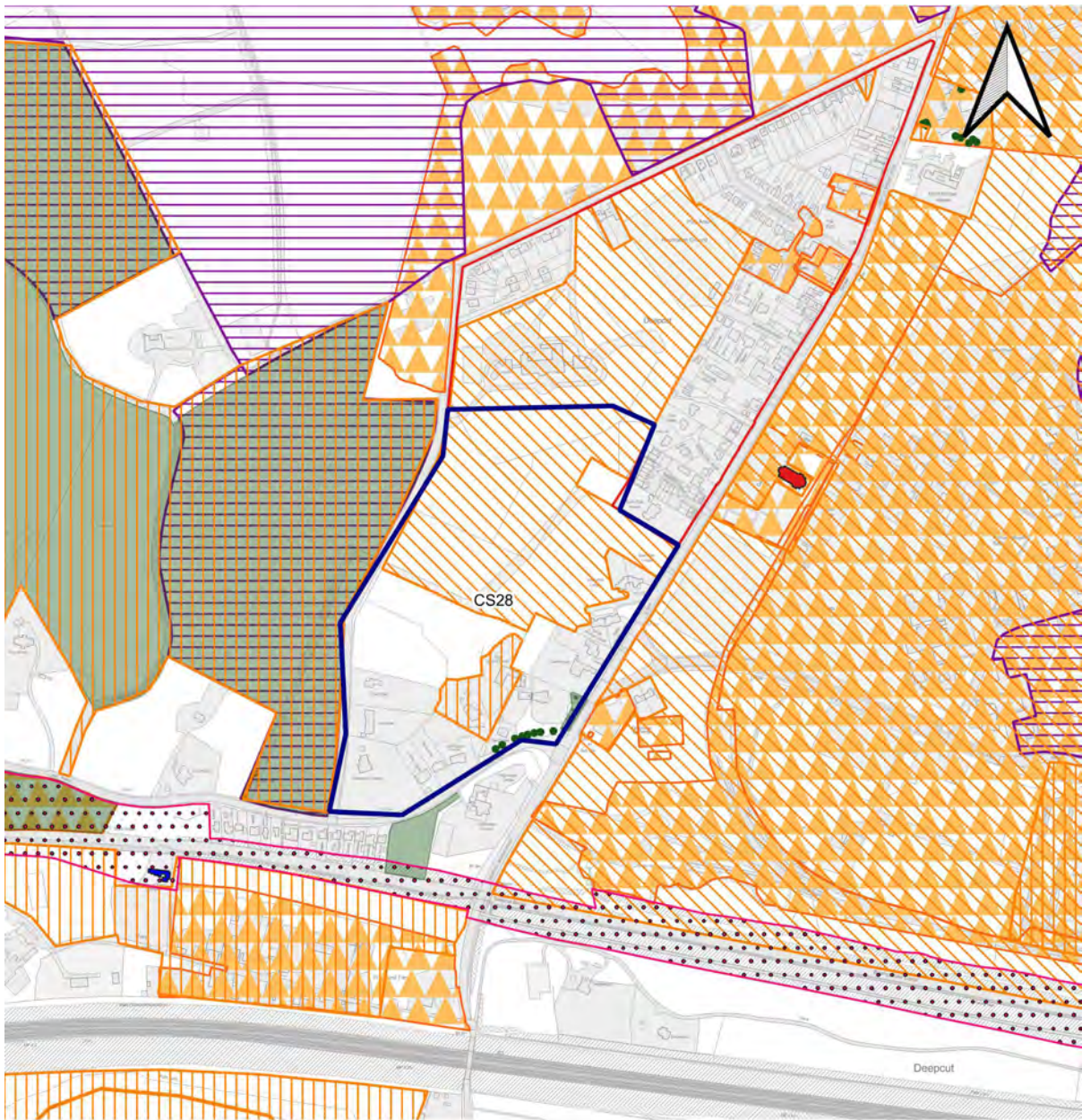
CS27: Land at Frith Hill

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|-----------------------------|---------------------------------------|--|
| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



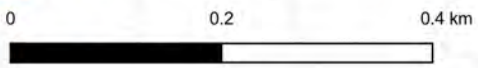
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Name:	Land West of Deepcut Bridge Road and North of Lake Road
Reference:	CS28
Area:	10.14ha
Availability:	A small SLAA Parcel (under reference 504) is situated within the Parcel. Land in the north of the Parcel falls within the ownership of the MOD and is known to be currently unavailable. Much of the remaining part of the Parcel is split between numerous residential ownerships and land assembly may therefore prove problematic.
Physical constraints:	N/A
Other Policy Constraints:	
Tree Preservation Orders	A handful of individual TPO's are located within the very south of the Parcel adjacent to Lake Road.
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	N/A
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	N/A
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	
Conclusion	Further consideration should be given to development opportunities within some parts of the Parcel.



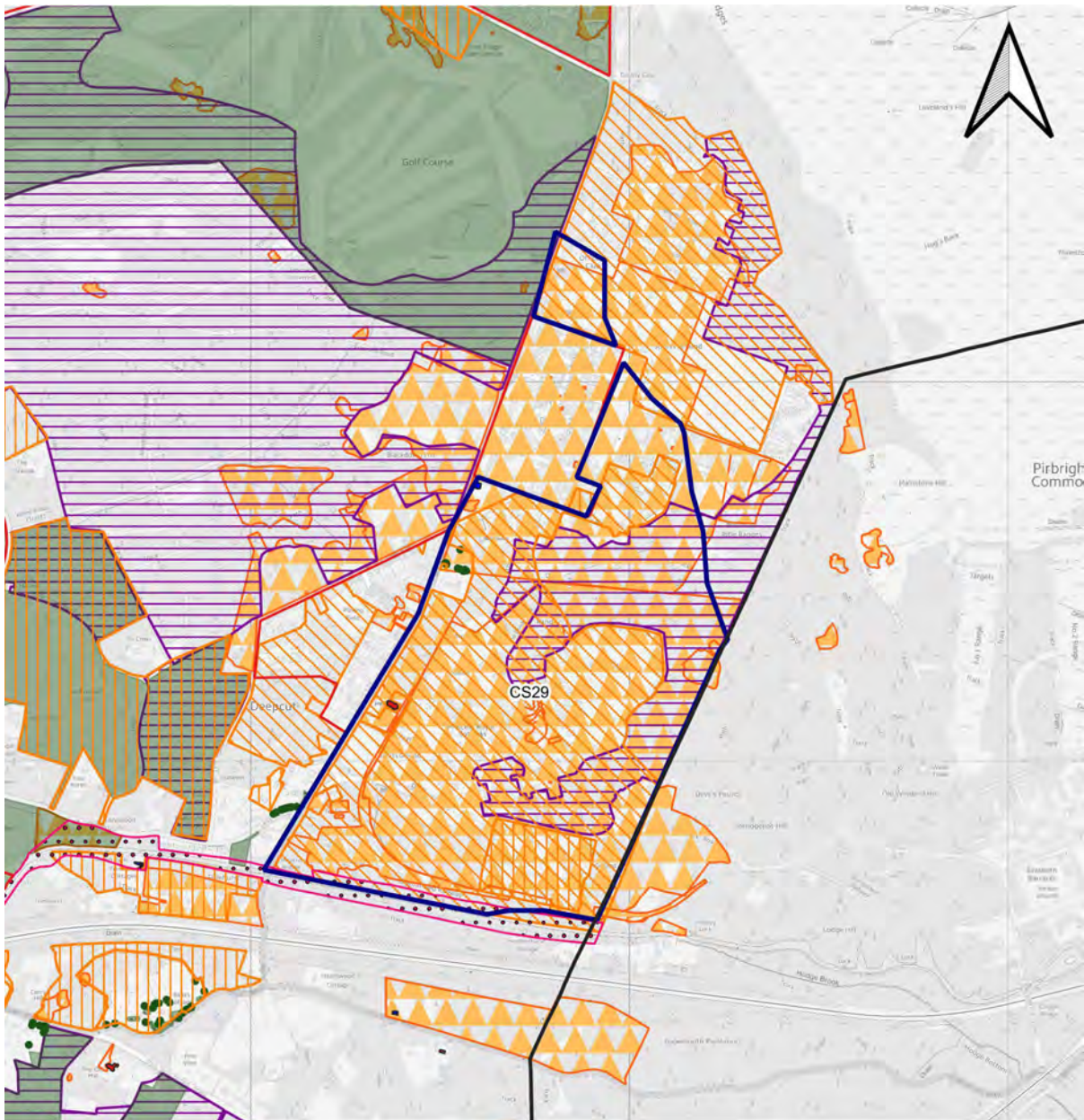
CS28: Land West of Deepcut Bridge Road and North of Lake Road

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|-----------------------------|---------------------------------------|--|
| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



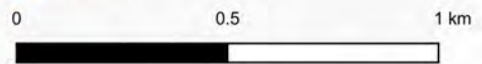
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Name:	Land at Princess Royal Barracks
Reference:	CS29
Area:	99.14ha
Availability:	Much of the Parcel falls within the identified PRB development Parcel, the capacity of which has already been addressed through the SLAA. Remaining parts of the Parcel fall within the ownership of the MOD and are known to be unavailable.
Physical constraints:	N/A
Other Policy Constraints:	
Tree Preservation Orders	There are a number of individual protected trees located within the Parcel close to Deepcut Bridge Road.
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	A SNCI is located within the east of the Parcel.
BOA	Parts of the Parcel fall within the Colony Bog, Bagshot Heaths and Deepcut Heaths BOA
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	A SANG is proposed as part of the PRB redevelopment.
Contaminated Land	The Parcel is identified as having areas of extensive potential contamination as a result of the military use of the Parcel.
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	
Conclusion	The development capacity of much of this area has principally been addresses through the Deepcut PRB development. Remaining areas of land are understood to be unavailable.



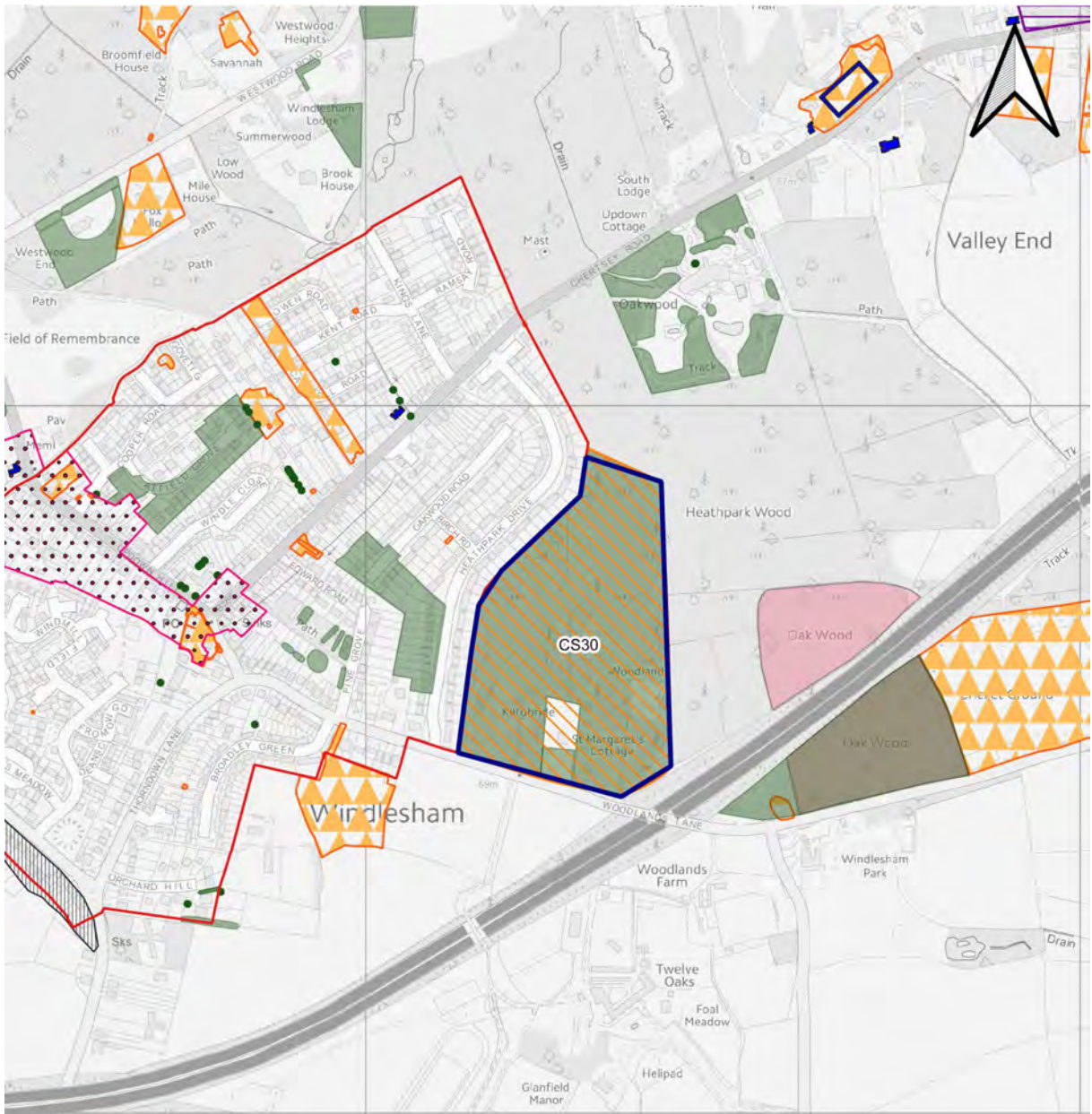
CS29: Land at Princess Royal Barracks

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|-----------------------------|---------------------------------------|--|
| Surrey Heath Boundary | Historic Park/Garden | Area/Group/Woodland TPO |
| Countryside Parcel | Area of High Archaeological Potential | Flood Zone 3 |
| Settlement Area | Conservation Area | Flood Zone 2 |
| Scheduled Ancient Monuments | SANG | Ancient Woodland |
| Locally Listed Buildings | SLAA Site | Site of Nature Conservation Importance |
| Statutory Listed Buildings | Standalone TPO | Potential Contaminated Land |



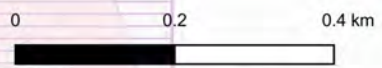
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Name:	Housing Reserve Parcel Heathpark Wood
Reference:	CS30
Area:	10.25ha
Availability:	Largely known to be available and subject to a current planning application for reserved matters. Identified within the 2019 SLAA under reference 177. Availability of properties to the frontage of Woodlands Lane largely unknown.
Physical constraints:	N/A
Other Policy Constraints:	
Tree Preservation Orders	The Parcel is subject to an extensive order, under 1/15
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	N/A
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	N/A
Flood Zone 3a	N/A
Flood Zone 2	N/A
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	N/A
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	N/A
Conclusion	Discounted from further consideration in this Study as the Parcel is assessed elsewhere, under the SLAA.



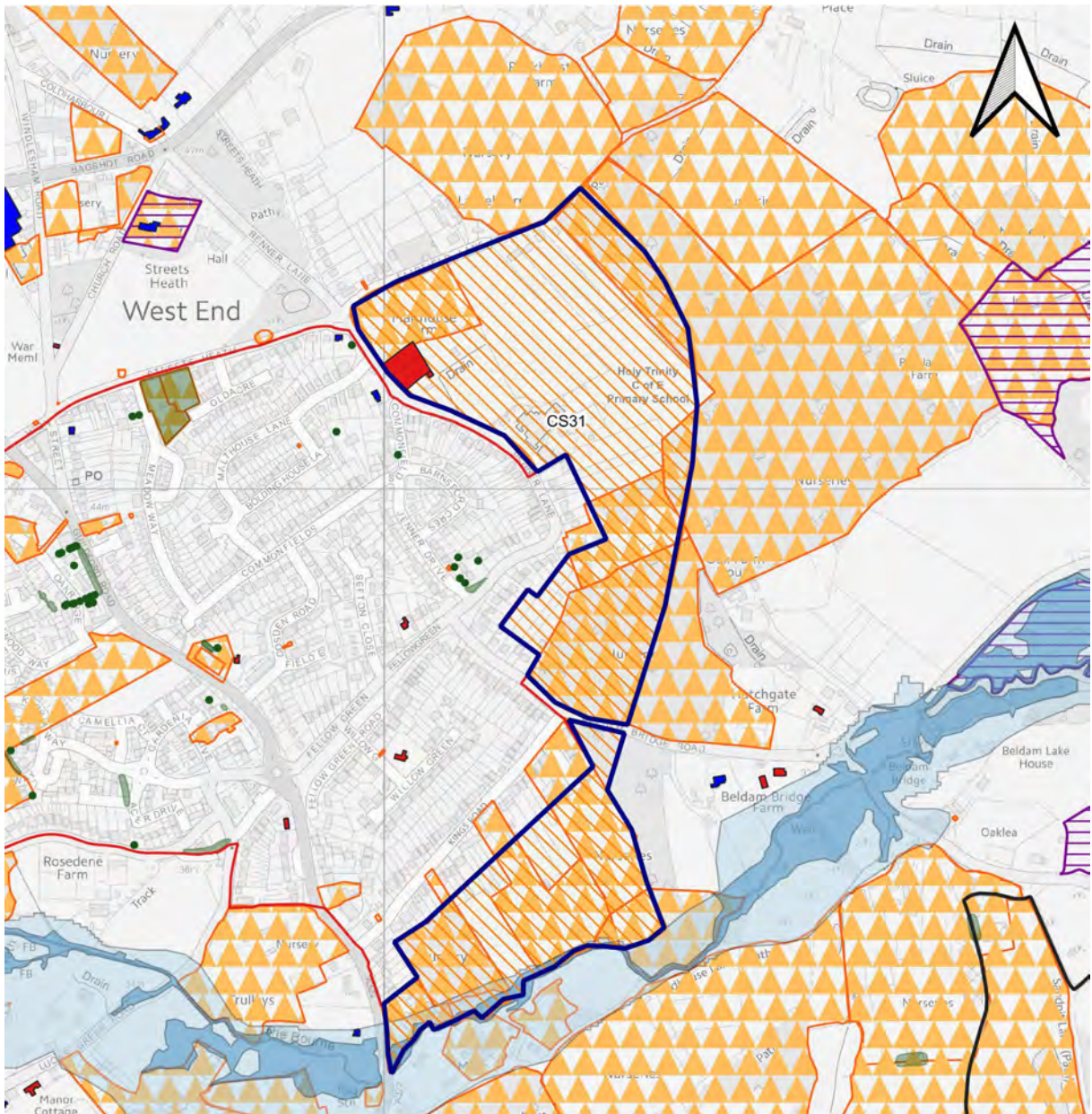
CS30: Housing Reserve Site, Heathpark Wood

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|-----------------------------|---------------------------------------|--|
| Surrey Heath Boundary | Area of High Archaeological Potential | Flood Zone 2 |
| Countryside Parcel | Conservation Area | Ancient Woodland |
| Settlement Area | SANG | Site of Nature Conservation Importance |
| Scheduled Ancient Monuments | SLAA Site | Potential Contaminated Land |
| Locally Listed Buildings | Standalone TPO | Housing Reserve Site |
| Statutory Listed Buildings | Area/Group/Woodland TPO | |
| Historic Park/Garden | Flood Zone 3 | |



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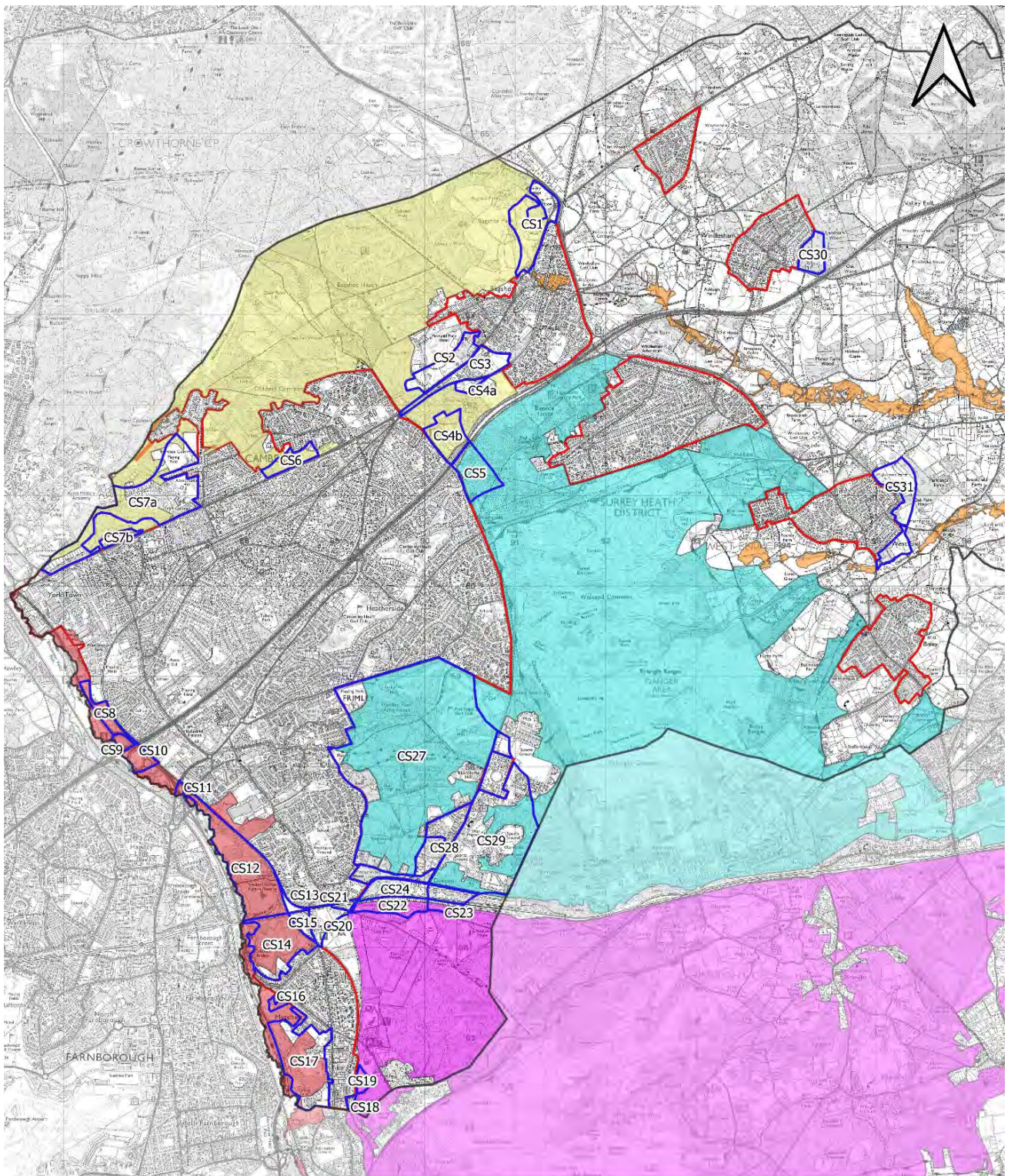
	Housing Reserve Parcel, West End
Reference:	CS31
Area:	25.11ha
Availability:	Much of the reserve Parcel has already come forward for development, or is currently progressing through the planning process.
Physical constraints:	The Reserve Parcel has been brought forward in a piecemeal fashion and as a result, any remaining land is fragmented.
Other Policy Constraints:	
Tree Preservation Orders	N/A
Heritage Assets (Listed & Locally Listed Buildings, Scheduled Monuments, Areas of High Archaeological Potential, Conservation Areas, Registered Parks and Gardens)	Grade II listed Malthouse Farm lies within the Parcel, but is now surrounded by recent development.
Sites of Nature Conservation Importance (SNCI)	N/A
BOA	N/A
Flood Zone 3a	N/A
Flood Zone 2	Some, limited areas of the south east of the Parcel are affected by Flood Zone 2.
Suitable Alternative Natural Green Space (SANG)	N/A
Contaminated Land	Large areas of the Parcel are identified as being at risk of contamination as a result of former horticultural use.
Green Space	N/A
Compatibility with neighbouring uses	N/A
Other Matters	N/A
Conclusion	Discounted from further consideration in this Study as the Parcel is assessed elsewhere, under the SLAA.



CS31: Housing Reserve Site, West End

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|------------------------------|---------------------------------------|--|
| Surrey Heath Boundary | Area of High Archaeological Potential | Flood Zone 2 |
| Countryside Parcel | Conservation Area | Ancient Woodland |
| Settlement Area | SANG | Site of Nature Conservation Importance |
| Schedulded Ancient Monuments | SLAA Site | Potential Contaminated Land |
| Locally Listed Buildings | Standalone TPO | Housing Reserve Site |
| Statutory Listed Buildings | Area/Group/Woodland TPO | |
| Historic Park/Garden | Flood Zone 3 | |

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Biodiversity Opportunity Areas

- Surrey Heath Boundary
- Countryside Parcels

- Settlement Area

Biodiversity Opportunity Areas

- Ash, Brookwood and Whitmoor Heaths
- Blackwater River
- Camberley and Broadmoor Heaths
- Colony Bog, Bagshot Heath and Deepcut Heaths
- River Wey (plus tributaries)

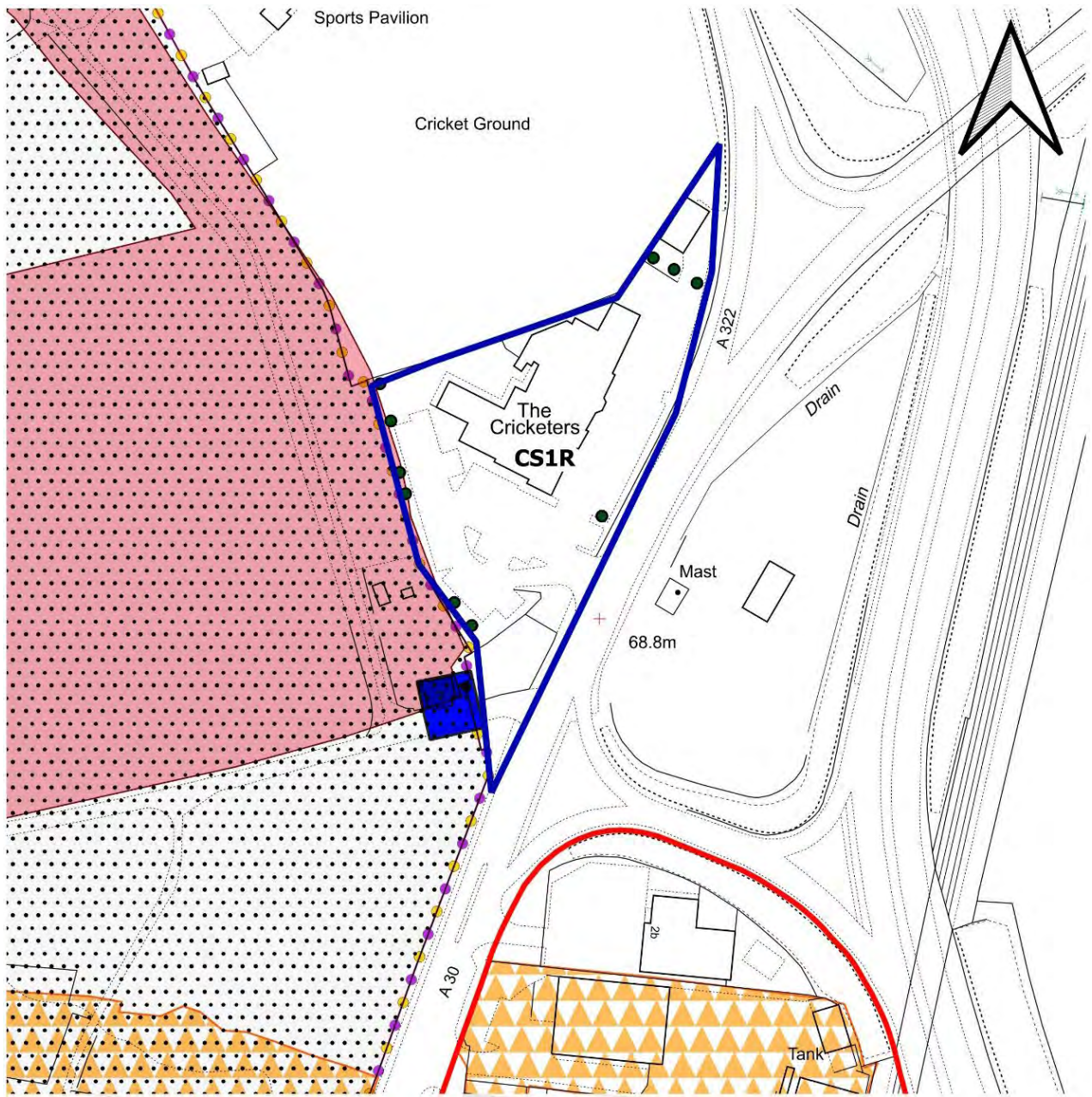


Annex 3: Stage 3b Detailed Site Assessments and Mapping¹³

Land at The Cricketers, Bagshot	
Site Information	
Address	Reference: CS1R Land at The Cricketers London road Bagshot GU19 5HR
Postcode	GU19 5HR
Ward	Bagshot
Site Area (ha)	0.67
How site was identified	Countryside Capacity Study
Existing use	Hotel and restaurant
Is the site previously developed land (PDL)?	Yes PDL
Planning Status	No current/unimplemented applications
Policy, Environmental and heritage constraints	
Policy, environmental and heritage constraints (if applicable):	Countryside Beyond the Green Belt
	Tree Preservation Orders
	Directly adjoins Grade II Listed Historic Park and Garden and Conservation Area
Site History	
Relevant planning history:	<ul style="list-style-type: none"> Application 08/0409 for the erection of a two storey rear extension to include provision of 12 additional bedrooms granted planning permission on 30/09/2008. Application 11/0076 for the erection of a two storey rear extension to include provision of 14 additional bedrooms granted planning permission on 04/04/2011.
Site Description and Suitability	
Suitability information	The site is previously developed land located in the Countryside Beyond the Green Belt and contains a hotel and pub within one building and associated car parking. Although the site does not directly adjoin the settlement area of Bagshot, it is located within 50 metres of the settlement boundary. The site adjoins the Grade II Listed Bagshot Park Historic Park and Garden and Conservation Area whose focal point is the Grade II Listed Bagshot Park Mansion. Accordingly, any proposal would need to have regard to the character of this designated heritage asset. There are protected trees, mostly around the perimeter of the site, which would need to be retained as part of any future proposed development.
Site Achievability	
Achievability information	There are utilities and relevant connectivity at the site established for the existing pub and hotel use. The site also has existing highways access from the A30 London Road. There is some road traffic noise arising from the nearby A30/A322 interchange which would need to be taken account of in the design, layout and landscaping of the site.
Site Deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	The site is previously developed and is adjacent to highways infrastructure. There is unlikely to be any significant impact on the countryside owing to the existing built form of the hotel and restaurant uses at the site. The key considerations for future development at the site are the potential impacts on the Bagshot Park Historic Park and Garden and Conservation Area, including the eastern entrance to the Grade II Listed Bagshot Park Mansion. As such, a sensitive design and landscaping response is required.

¹³ Mapping of Biodiversity Opportunity Areas is contained separately at the end of this section.

	Existing highways access and utilities has already been achieved for the hotel and pub use.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	20	20 dwellings at 30dph. Flatted development of a similar bulk and mass to the existing hotel building could be provided, subject to a sympathetic design response reflecting the adjoining Grade II Listed Park and Garden
Economic, SANG or uses other than housing		
Indicative phasing for delivery: 0-5 years, 6-10 years, 11-15 years, 15 years +		
Subject to confirmation of its availability, the site should be classified as Deliverable (0-5 years) for 20 homes.		



CS1R - Land at The Cricketers, Bagshot

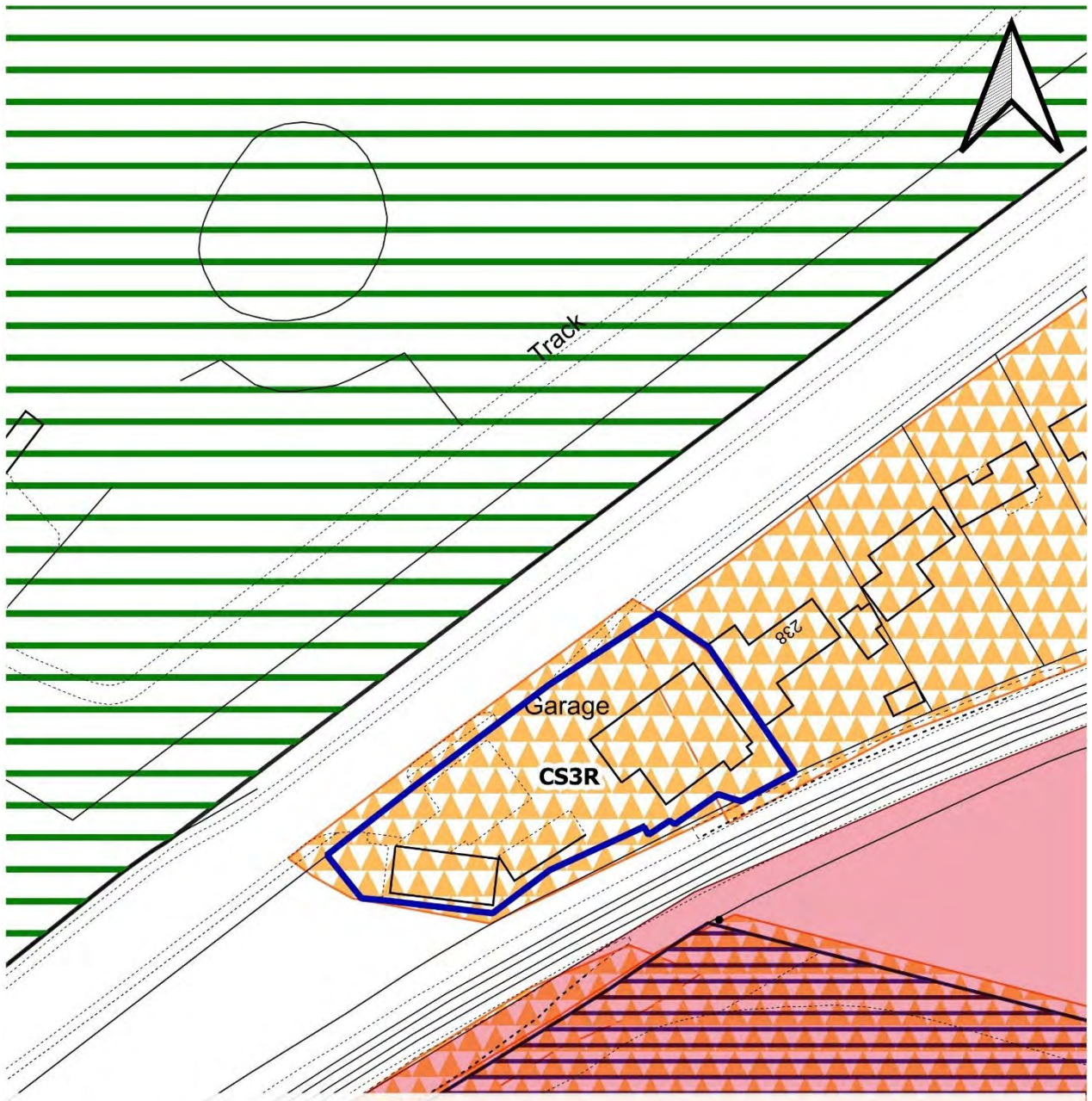
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|----------------------------|--|----------------------------------|
| Countryside Site Boundary | Conservation Area | Proposed Greenspace Designations |
| Settlement Area | Area of High Archaeological Potential | Ancient Woodland |
| Scheduled Ancient Monument | SANGs | Flood Zone 2 |
| Locally Listed Buildings | TPO (Individual) | Flood Zone 3 |
| Statutory Listed Buildings | TPO (Group/Area/Woodland) | Potentially Contaminated Land |
| Historic Park and Garden | Site of Nature Conservation Importance | |

0 0.05 0.1 km



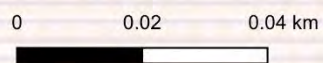
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Land at Bagshot Garage, Bagshot		
Site Information		
Address	Reference: CS3R	
Postcode	Land at Bagshot Garage London Road Bagshot GU19 5EZ	
Ward	Bagshot	
Site Area (ha)	0.22	
How site was identified	Countryside Capacity Study	
Existing use	Vehicle/motor sales, servicing and repairs	
Is the site previously developed land (PDL)?	The site is previously developed	
Planning Status	No current/unimplemented applications	
Policy, Environmental and Heritage Constraints		
Policy, environmental and heritage constraints (if applicable):	Countryside Beyond the Green Belt Potentially contaminated land	
Site History		
Relevant planning history:	<ul style="list-style-type: none"> Application 93/0521 for the demolition of existing petrol filling station and workshops and erection of a new petrol filling station including fuel pumps, underground storage tanks, canopy sales building, car wash, plant room and two jet-wash bays granted permission on 27/09/1993. 	
Site Description and Suitability		
Suitability information	The site does not adjoin Bagshot settlement area and is over 50 metres from the settlement boundary. However, it is previously developed land containing an existing car sales and repair use. The site's frontage is onto the A30 London Road and at the rear of the site is the Ascot to Guildford Branch Rail line.	
Site Achievability		
Achievability Information	The site already benefits from highways access from the A30 and utilities access for the existing use. The land is shown to be potentially contaminated, which is likely to be due to its previous use as a petrol station. There is a strong possibility that remediation will therefore be required, which could have implications for the viability of redeveloping the site. Add SCC highways comments.	
Site Deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	The site is previously developed and already benefits from highways access and utility connections. The impacts on the countryside and landscape are unlikely to be notable, given the site's existing use and location between road and rail infrastructure. The design of any development proposal would need to take account of noise impacts from the adjoining rail line, and screening through landscape buffering would also need to be considered.	
Potential Site Use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	7	7 dwellings at 30dph. This could either be smaller dwelling houses or possibly flatted development.
Economic, SANG or uses other than housing		
Indicative Phasing for Delivery: 0-5 years, 6-10 years, 11-15 years, 15 years +		
Potential contamination will require remediation which could take time and has possible implications for the viability of the site. Subject to confirmation of its availability, the site should be classified as Developable 6-10 years for 7 homes.		



CS3R - Land at Bagshot Garage, Bagshot

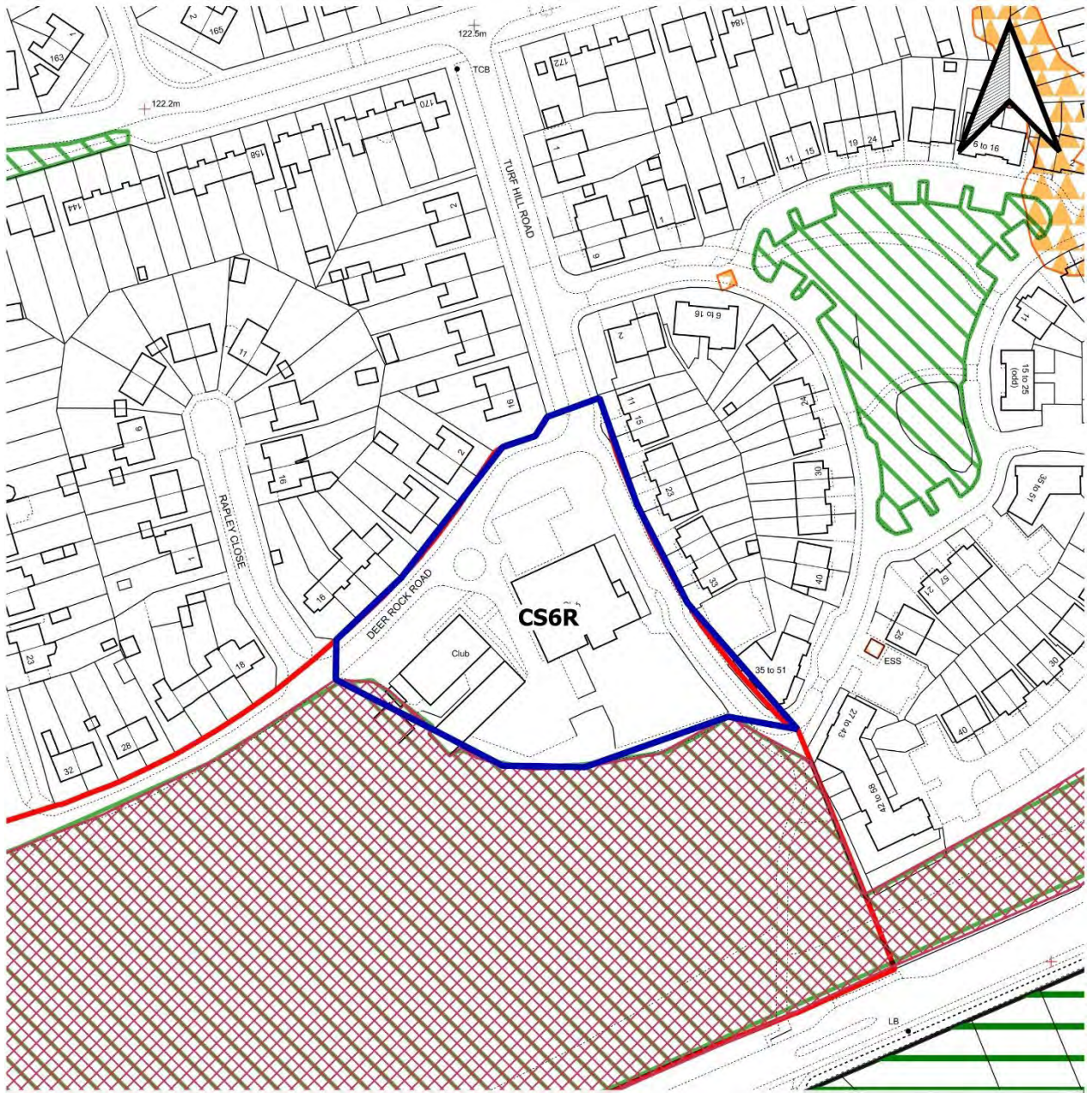
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|----------------------------|---------------------------------------|--|
| Surrey Heath Boundary | Historic Park and Garden | Site of Nature Conservation Importance |
| Countryside Site Boundary | Conservation Area | Proposed Greenspace Designations |
| Settlement Area | Area of High Archaeological Potential | Ancient Woodland |
| Scheduled Ancient Monument | SANGs | Flood Zone 2 |
| Locally Listed Buildings | TPO (Individual) | Flood Zone 3 |
| Statutory Listed Buildings | TPO (Group/Area/Woodland) | Potentially Contaminated Land |



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Camberley Judo & Boxing Clubs, Old Dean, Camberley		
Site Information		
Address	Reference: CS6R Camberley Judo & Boxing Clubs Deer Rock Road/Turf Hill Road Camberley	
Postcode	GU15 4EP/GU15 4EQ	
Ward	Old Dean	
Site Area (ha)	0.69	
How site was identified	Countryside Capacity Study	
Existing use	Judo and boxing clubs	
Is the site previously developed land (PDL)?	Yes, previously developed land	
Planning Status	No current/unimplemented applications	
Policy, Environmental and Heritage Constraints		
Policy, environmental and heritage constraints (if applicable):	Countryside Beyond the Green Belt	
Site History		
Relevant planning history:	No recent relevant planning history	
Site Description and Suitability		
Suitability information	The site is previously developed and contains Camberley Judo Club, Camberley Boxing Club, ancillary buildings, associated car parking and accesses. The site directly adjoins the settlement area of Camberley, and is located opposite the Old Dean Estate. Other than its countryside designation, there are no specific constraints on the land, although to the south, the site adjoins a SANG that is also designated a Biodiversity Opportunity Area and a proposed protected greenspace.	
Site Achievability		
Achievability Information	There are existing highways accesses to the site from both Deer Rock Road and Turf Hill Road, and existing utilities connections for the Boxing and Judo Club uses. Add SCC highways comments.	
Site Deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	Subject to the site's availability, the existing uses would need to be decanted and re-provided elsewhere, ideally within the Old Dean Estate. Otherwise, there are no significant constraints that would adversely impact the site's development. There are established residential areas opposite the site to the north and east, and residential development could be achieved without a greater impact on the countryside and surrounding landscape, owing largely to the existing built form at the previously developed site.	
Potential Site Use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	24	Having regard to the size of the site, the fact it is previously developed and its location at the edge of an existing established residential area in the settlement of Camberley, there is scope to increase densities to 35dph, which would provide 24 dwellings. This could be achieved through a mix of dwelling houses and flatted development.
Economic, SANG or uses other than housing		
Indicative phasing for delivery: 0-5 years, 6-10 years, 11-15 years, 15 years +		

Subject to confirmation of its availability, the site should be classified as Deliverable 0-5 years for 24 homes.



CS6R - Camberley Judo and Boxing Clubs, Old Dean, Camberley

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|----------------------------|---------------------------------------|--|
| Surrey Heath Boundary | Historic Park and Garden | Site of Nature Conservation Importance |
| Countryside Site Boundary | Conservation Area | Proposed Greenspace Designations |
| Settlement Area | Area of High Archaeological Potential | Ancient Woodland |
| Scheduled Ancient Monument | SANGs | Flood Zone 2 |
| Locally Listed Buildings | TPO (Individual) | Flood Zone 3 |
| Statutory Listed Buildings | TPO (Group/Area/Woodland) | Potentially Contaminated Land |

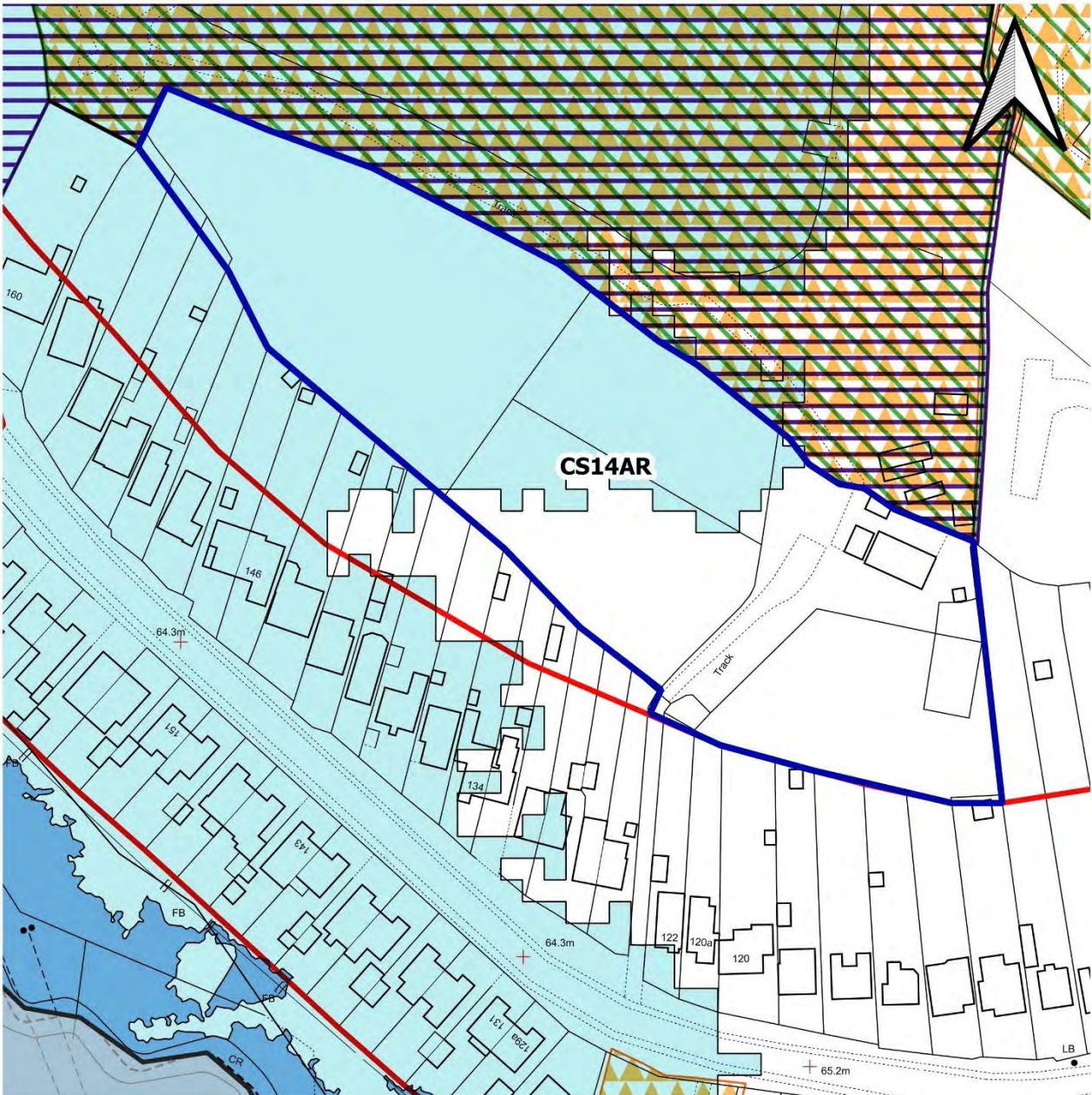
0 0.05 0.1 km



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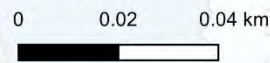
Land to the Rear of Properties, Coleford Bridge Road, Mytchett	
Site Information	
Address	Reference: CS14AR Land to the Rear of Properties, Coleford Bridge Road, Mytchett
Postcode	GU16 6DS
Ward	Mytchett and Deepcut
Site Area (ha)	1.25
How site was identified	Countryside Capacity Study
Existing use	Fields/open space
Is the site previously developed land (PDL)?	The majority of the site is not previously developed land. There are a few small buildings at the east of the site.
Planning Status	No current/unimplemented applications
Policy, Environmental and Heritage Constraints	
Policy, environmental and heritage constraints (if applicable):	Countryside Beyond the Green Belt EA Flood Zone 2 SFRA Climate change modelling demonstrates future Flood Zone 3a
Site History	
Relevant planning history:	Application 98/0023 seeking planning permission for the erection of 29 detached dwelling houses and creation of new access following demolition of 122 Coleford Bridge Road. Outcome: withdrawn
Site Suitability	
Suitability information	<p>The site is located between residential gardens associated with properties on Coleford Bridge Road, and the Quays Lake near Mytchett. It is predominantly undeveloped land in the countryside, directly adjoining the settlement area of Mytchett, which is located to the south of the site. There is a small cluster of buildings at the east of the site, associated with watersports education and activities.</p> <p>The western half of the land is impacted by Flood Zone 2 and therefore it would be necessary for a Flood Risk Assessment to be submitted and Sequential Test to be undertaken for any relevant planning application. Furthermore the Surrey Heath Strategic Flood Risk Assessment 2020 models future flood risk based on climate change allowances up to approximately 2080. The modelling demonstrates that the site will fall mostly within Flood Zone 3a in the 2080s, which would require the Exception Test to be undertaken for potential residential development at the site. Subject to the outcomes of the test, the site's suitability for residential development could be impacted.</p> <p>Furthermore, the modelling identifies a 70% increase in the severity of flooding at the site. The site is therefore not considered suitable for residential development.</p>
Site Achievability	
Achievability Information	The site is currently accessed from a small unmade road off Coleford Bridge Road. This would be unsuitable as a highways access for residential development and alternative access would need to be found, for example, should a private land title on Coleford Bridge Road become available, a suitable two way vehicular access could be formed. Utilities connections would need to be provided at the site. Add SCC highways comments.
Site Deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	The location of the site on predominantly undeveloped land in the countryside would require a sensitive design response, having regard to views into and out of the site, around the Quays Lake. The delivery of a development consisting of dwelling houses could take advantage of the lakeside location with attractive lakeside views incorporated into the design. Being somewhat removed from

	<p>the wider countryside, development of the site would have less impact on the countryside's openness or infringement on its rural character.</p> <p>The most notable constraints impacting the site is the existing Flood Zone 2 classification and modelled future Flood Zone 3a classification, which would require both the Sequential and Exception Tests for potential residential development at the site. Subject to the outcomes of the tests, the site's suitability for residential development could be impacted. In addition, much of the site would be subject to an increase in 70% severity of flooding from the baseline 2020 conditions. It is therefore not considered a suitable site for residential development. The achievability of development at the site is also uncertain, as there is no existing suitable highways access to the site and the formation of a suitable access would require the purchase of additional land, for which availability is uncertain. Connectivity of utilities would need to be achieved for future development at the site.</p>	
Potential Site Use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	0	The site is unsuitable for residential development.
Economic, SANG or uses other than housing		
Indicative phasing for delivery: 0-5 years, 6-10 years, 11-15 years, 15 years +		
<p>The site is excluded from the possible supply of land in the countryside, as a result of the flooding implications based on future climate change modelling and future Flood Zones. A suitable access can also only be obtained if an existing dwelling plot on Coleford Bridge Road is available, and there is no suggestion that this will be the case.</p>		



CS14AR - Land to the Rear of Properties, Coleford Bridge Road, Mytchett

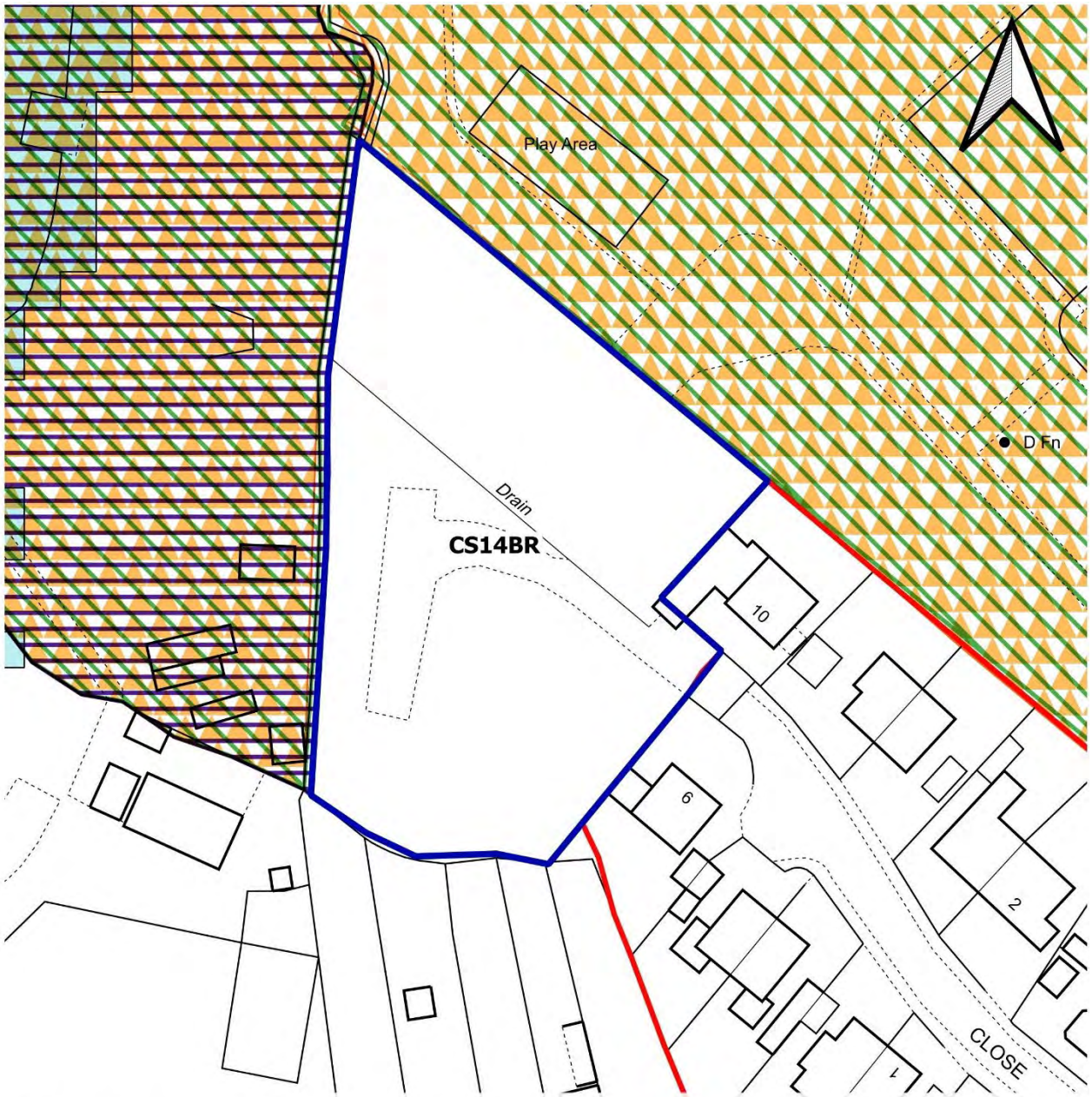
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| Surrey Heath Boundary | Historic Park and Garden | Site of Nature Conservation Importance |
| Countryside Site Boundary | Conservation Area | Proposed Greenspace Designations |
| Settlement Area | Area of High Archaeological Potential | Ancient Woodland |
| Scheduled Ancient Monument | SANGs | Flood Zone 2 |
| Locally Listed Buildings | TPO (Individual) | Flood Zone 3 |
| Statutory Listed Buildings | TPO (Group/Area/Woodland) | Potentially Contaminated Land |



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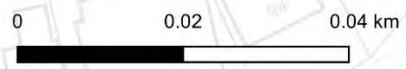
Land North West of Willow Close, Mytchett		
Site Information		
Address	Reference: CS14BR	
Postcode	Land North West of Willow Close, Mytchett GU16 6JE	
Ward	Mytchett and Deepcut	
Site Area (ha)	0.39	
How site was identified	Countryside Capacity Study	
Existing use	Woodland	
Is the site previously developed land (PDL)?	Not previously developed	
Planning Status	No current/unimplemented applications	
Policy, Environmental and Heritage Constraints		
Policy, environmental and heritage constraints (if applicable):	Countryside Beyond the Green Belt SFRA Climate change modelling demonstrates future Flood Zone 3a	
Site History		
Relevant planning history:	No recent relevant planning history	
Site Suitability		
Suitability information	<p>The site is located on undeveloped land in the countryside and directly adjoins the settlement area of Mytchett, which is to the southeast. There is a cluster of trees across the site, which are not subject to a TPO. Mytchett Recreation Ground and Bowling Club adjoins the site, which is also located in the countryside, as well as the Quays Lake. Whilst the site is undeveloped, it is somewhat removed from the wider countryside and development would therefore have less of an impact on the character of the countryside and surrounding landscape.</p> <p>Although the site is currently located within Flood Zone 1, the modelling in the Surrey Heath Strategic Flood Risk Assessment 2020 indicates that the site will fall almost entirely within Flood Zone 3a in the 2080s. The modelled future Flood Zone 3a classification would require both the Sequential and Exception Tests for potential residential development at the site. Subject to the outcomes of the tests, the site's suitability for residential development could be impacted.</p> <p>Furthermore, the modelling identifies a 70% increase in the severity of flooding at the site. On this basis, the site is not considered suitable for residential development.</p>	
Site Achievability		
Achievability Information	There is opportunity to form a highways access from Willow Close. Currently there is unlikely to be existing utilities provision at the site, and therefore connectivity would need to be provided. Add SCC highways comments.	
Site Deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	The modelled future Flood Zone 3a classification is a potential barrier to its use for residential development. The majority of the site would also be subject to an increase in 70% severity of flooding from the baseline 2020 conditions. It is therefore not considered a suitable site for residential development and is consequently excluded from the assessment of housing capacity.	
Potential Site Use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	0	The site is unsuitable for residential development.
Economic, SANG or uses other than housing		
Indicative phasing for delivery: 0-5 years, 6-10 years, 11-15 years, 15 years +		

The site is excluded from the possible supply of land in the countryside, as a result of the flooding implications based on future climate change modelling and future Flood Zones.



CS14BR - Land North West of Willow Close, Mytchett

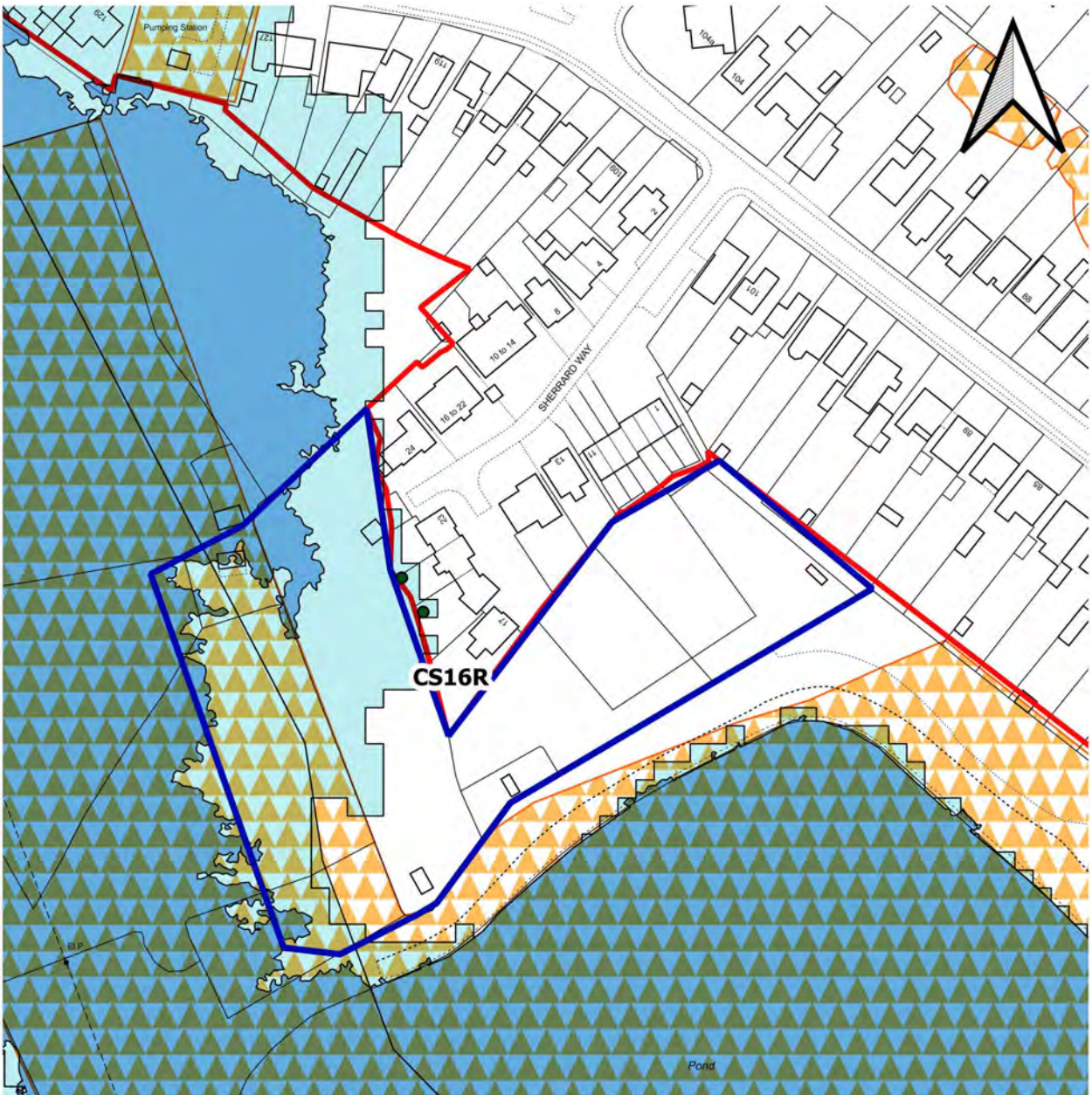
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| Surrey Heath Boundary | Historic Park and Garden | Site of Nature Conservation Importance |
| Countryside Site Boundary | Conservation Area | Proposed Greenspace Designations |
| Settlement Area | Area of High Archaeological Potential | Ancient Woodland |
| Scheduled Ancient Monument | SANGs | Flood Zone 2 |
| Locally Listed Buildings | TPO (Individual) | Flood Zone 3 |
| Statutory Listed Buildings | TPO (Group/Area/Woodland) | Potentially Contaminated Land |



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Land South West of Sherrard Way, Mytchett	
Site Information	
Address	Reference: CS16R
Postcode	Land South West of Sherrard Way Mytchett GU16 6AU
Ward	Mytchett and Deepcut
Site Area (ha)	1.27
How site was identified	Countryside Capacity Study
Existing use	Woodland
Is the site previously developed land (PDL)?	Not previously developed
Planning Status	No current/unimplemented applications
Policy, Environmental and Heritage Constraints	
Policy, environmental and heritage constraints (if applicable):	Countryside Beyond the Green Belt
	EA Flood Zones 2, 3a and 3b
	Biodiversity Opportunity Area
	Potentially Contaminated Land
Site History	
Relevant planning history:	No recent relevant planning history
Site Suitability	
Suitability information	<p>The site contains undeveloped countryside land consisting of fields, and adjoins the settlement area of Mytchett, to the northeast. The site itself is relatively open, but there are wooded borders a relatively short distance from the south and western boundaries, which provide some screening from the wider countryside. Due to the site's irregular shape, the layout of any proposed development would also reduce the overall capacity of the site. Regard would also need to be had to the entire site forming part of a Biodiversity Opportunity Area, with the inclusion of trees, landscaping and other green infrastructure as part of any potential development, contributing toward biodiversity net gain.</p> <p>The western part of the site is located in Flood Zone 2 and on its western and northern fringes are small areas of flood zone 3a and 3b. Modelling in the Surrey Heath Strategic Flood Risk Assessment 2020 indicates that there will be some impact on flood risk at the site by the 2080s having regard to the effects of climate change, with a small area at the west of the site within existing Flood Zone 2 moving into Flood Zone 3a with increased severity of flooding events. The majority of the site is within Flood Zone 1 and this is not indicated to change in the future, having regard to climate change impacts.</p> <p>The areas impacted by existing Flood Zones 3a and 3b and the area of the site shown to have increased flood risk due to climate change is also potentially contaminated. This 0.38ha area is removed from the developable area of the site, which also prevents impacts to the viability of development. A Flood Risk Assessment and Sequential Test will be required as part of any future application for residential development at the site, as a small part of the remaining developable area of the site is in Flood Zone 2.</p>
Site Achievability	
Achievability Information	<p>The site is in two titles and would therefore require agreement from both landowners for its development. As the site is undeveloped, there is unlikely to be existing utilities provision, but this could be extended from existing provision to Sherrard Way. Reductions in developable area and capacity are required to take account of potentially contaminated land, flooding constraints and the irregular shape of the site could impact the viability of its future development. Highways access to the site could be achieved from Sherrard Way, with two potential access points.</p> <p>Add SCC highways comments.</p>

Site Deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	<p>The site is adjacent to lakes situated between Mytchett and the A331 Blackwater Valley Route and is somewhat removed from the wider countryside. It is also not located on any key routes linking the countryside to the nearest settlement of Mytchett, and therefore, development of the site would have a limited impact on the character of the countryside. The site is however, impacted by various constraints including flooding and a Biodiversity Opportunity Area designation, which are likely to effect the developable area of the site, as well as its overall capacity. In addition, potentially contaminated land is present on part of the site.</p> <p>The area of the site in existing Flood Zone 3a and 3b and modelled future Flood Zone 3a, and areas shown to be subject to increases in 35% and 70% severity of flooding due to climate change have not been included in the developable area of the site. This action has also removed the potentially contaminated part of the land, which covers a similar area at the west of the site. The part of the site that is shown to remain in Flood Zones 1 and 2 in the 2080s is considered suitable for development subject to a Flood risk Assessment and Sequential Test being undertaken for the Flood Zone 2 area. The capacity of the site is reduced to take account of its irregular shape.</p>	
Potential Site Use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	16	A 0.38ha area of the site is removed from capacity calculations to take account of the most significant area of flooding constraints and possible contamination. This leaves a 0.89ha developable area with a reduced calculation of 18dph applied to take account of the irregular shape of the site. Accordingly, a capacity of 16 dwellings is derived.
Economic, SANG or uses other than housing		
Indicative phasing for delivery: 0-5 years, 6-10 years, 11-15 years, 15 years +		
Subject to confirmation of its availability, the site should be classified as Deliverable 0-5 years for 16 homes, excluding the potentially contaminated area and most significant areas of flood risk.		



CS16R - Land South West of Sherrard Way, Mytchett

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| Surrey Heath Boundary | Historic Park and Garden | Site of Nature Conservation Importance |
| Countryside Site Boundary | Conservation Area | Proposed Greenspace Designations |
| Settlement Area | Area of High Archaeological Potential | Ancient Woodland |
| Scheduled Ancient Monument | SANGs | Flood Zone 2 |
| Locally Listed Buildings | TPO (Individual) | Flood Zone 3 |
| Statutory Listed Buildings | TPO (Group/Area/Woodland) | Potentially Contaminated Land |

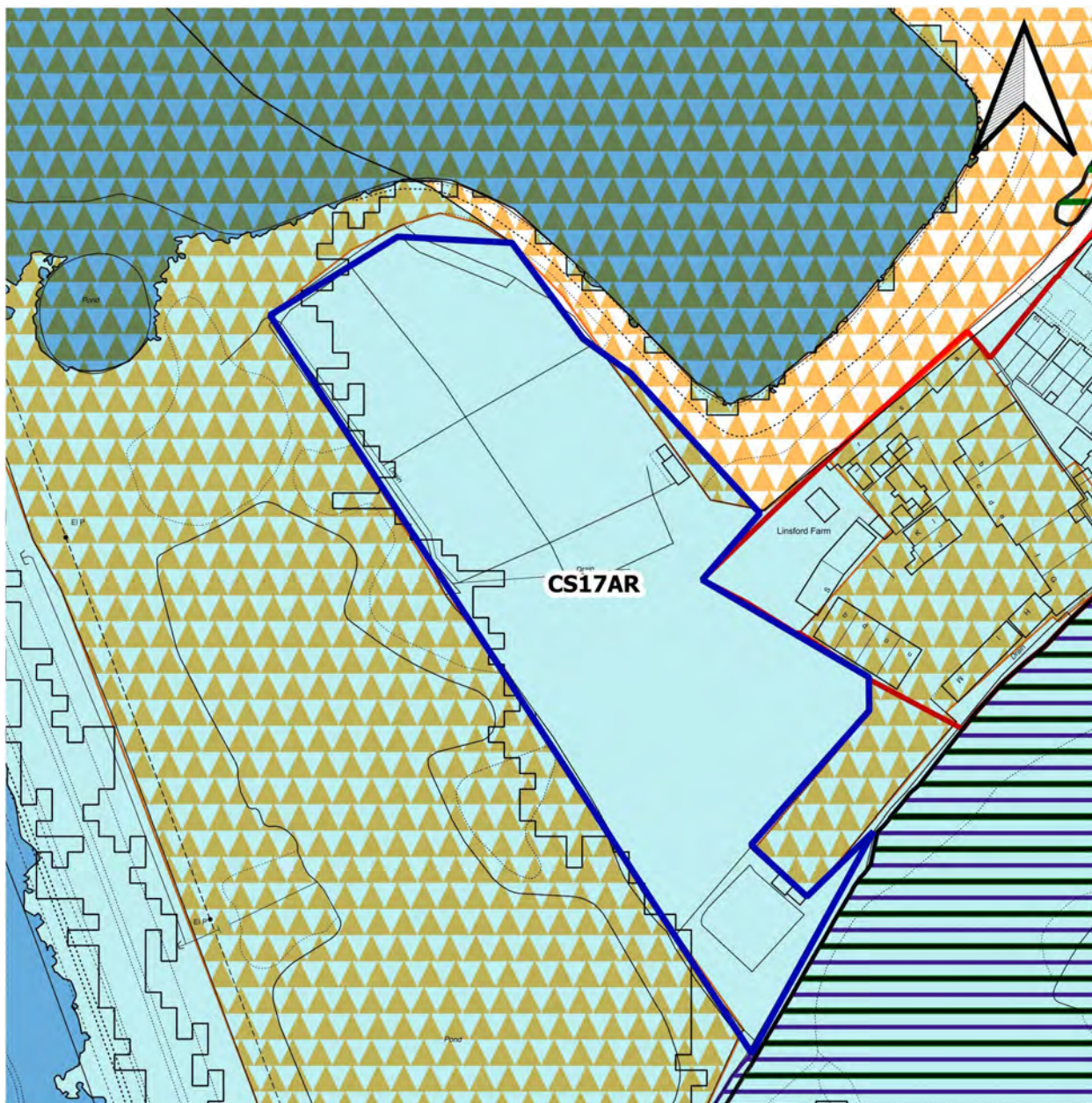
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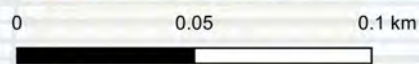
Land South West of Linsford Farm, Mytchett	
Site Information	
Address	Reference: CS17AR Land South West of Linsford Farm
Postcode	Mytchett GU16 6DJ
Ward	Mytchett and Deepcut
Site Area (ha)	2.04
How site was identified	Countryside Capacity Study
Existing use	Fields and wooded borders
Is the site previously developed land (PDL)?	Not previously developed
Planning Status	No current/unimplemented applications
Policy, Environmental and Heritage Constraints	
Policy, environmental and heritage constraints (if applicable):	Countryside Beyond the Green Belt
	Flood Zone 2
	Potentially contaminated land
Site History	
Relevant planning history:	No recent relevant planning history
Site Suitability	
Suitability information	<p>The site is located to the southwest of Mytchett, adjoining the Mytchett settlement area. It consists of fields enclosed by woodland and is close to a number of lakes which were previously areas used for gravel extraction. As such, the site is somewhat removed from the wider countryside, and views into and out of the site are limited due to the wooded borders. Beyond an adjoining lake to the west of the site is the A331 Blackwater Valley Road.</p> <p>The entire site is located within Flood Zone 2, which is the most notable constraint impacting the site. As such, a Flood Risk Assessment and Sequential Test would be required as part of any planning application for the site.</p> <p>Modelling in the Surrey Heath Strategic Flood Risk Assessment 2020 demonstrates the site would not be subject to a greater severity of flooding in the 2080s when compared to baseline conditions, and also does not suggest that the locality would be reclassified in a higher Flood Zone category. It is therefore not considered that flooding would be a barrier to the site's future delivery, although suitable flood remediation measures would be required as part of any potential development.</p> <p>A very small area of the north-eastern fringe of the land is potentially contaminated, but this could remain outside of the developable area of the site.</p>
Site Achievability	
Achievability Information	Highways access to the site would likely only be achievable via the adjoining employment site converted from agricultural buildings known as Linsford Business Park, which is not a practical or desirable solution. Alternative access arrangements are not determinable at this stage. Utilities provision would also need to be extended to the site, which is currently undeveloped. A very small area of the site is potentially contaminated, and remediation measures would be required for this land, although it is such a low proportion of the overall site, that it is not considered this would impact the viability of development, or the capacity of the site. Add SCC highways comments.
Site Deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	Development at the site would not be likely to have a significant impact on the character or openness of the wider countryside, due to its slightly removed location from this, and the enclosure provided by its woodland borders. The site is located in Flood Zone 2 and as such would be subject to a Flood Risk Assessment and

	<p>the Sequential Test. Suitable SUDS and flood remediation measures would need to be incorporated as part of any proposal at the site, which could impact the overall capacity to some extent. The achievability of development is uncertain, owing to the requirement to determine a suitable highways access, ideally without passing through the adjoining Linsford Business Park. As such, the site is considered Developable medium term rather than Deliverable due to the significant works that would need to be undertaken to achieve suitable access and the possibility that multiple landowners' consent may be required in order to achieve this.</p>	
Potential Site Use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	36	The site's size and shape along with the need to incorporate significant flood prevention measures dictate a reduced capacity. Overall capacity is estimated to be closer to 36 dwellings at 18dph, taking account of site specific circumstances.
Economic, SANG or uses other than housing		
Indicative phasing for delivery: 0-5 years, 6-10 years, 11-15 years, 15 years +		
<p>Subject to confirmation of its availability, the site should be classified as Developable 6-10 years for 36 homes subject to the landowner who also owns Linsford Business Park indicating a suitable solution for site access to be achieved.</p>		



CS17AR - Land South West of Linsford Farm, Mytchett

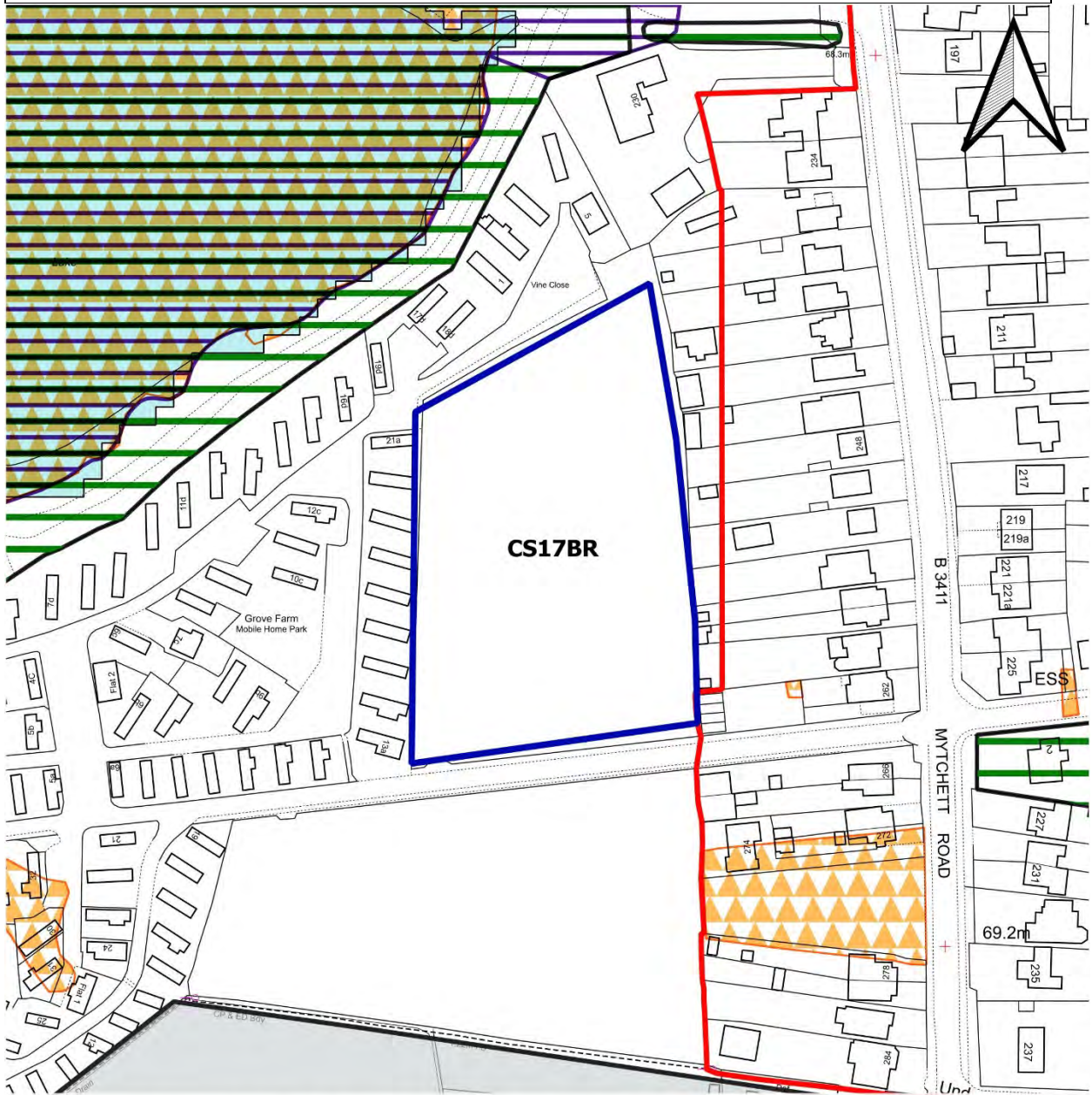
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|-----------------------|---------------------------|-----------------|----------------------------|--------------------------|----------------------------|--------------------------|-------------------|---------------------------------------|-------|------------------|---------------------------|--|----------------------------------|------------------|--------------|--------------|-------------------------------|
| Surrey Heath Boundary | Countryside Site Boundary | Settlement Area | Scheduled Ancient Monument | Locally Listed Buildings | Statutory Listed Buildings | Historic Park and Garden | Conservation Area | Area of High Archaeological Potential | SANGs | TPO (Individual) | TPO (Group/Area/Woodland) | Site of Nature Conservation Importance | Proposed Greenspace Designations | Ancient Woodland | Flood Zone 2 | Flood Zone 3 | Potentially Contaminated Land |
|-----------------------|---------------------------|-----------------|----------------------------|--------------------------|----------------------------|--------------------------|-------------------|---------------------------------------|-------|------------------|---------------------------|--|----------------------------------|------------------|--------------|--------------|-------------------------------|



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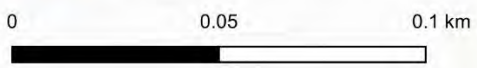
Land at Grove Farm North, Mytchett		
Site Information		
Address	Reference: CS17BR	
Postcode	Land at Grove Farm North Mytchett GU16 6AG	
Ward	Mytchett and Deepcut	
Site Area (ha)	0.83	
How site was identified	Countryside Capacity Study	
Existing use	Field	
Is the site previously developed land (PDL)?	Not previously developed	
Planning Status	No current/unimplemented applications	
Policy, Environmental and Heritage Constraints		
Policy, environmental and heritage constraints (if applicable):	Countryside Beyond the Green Belt	
Site History		
Relevant planning history:	No recent relevant planning history	
Site Suitability		
Suitability information	The site is located to the west of Mytchett, adjoining the Mytchett settlement area. It is situated between Grove Farm Mobile Home Park to the west and residential gardens at the western edge of Mytchett to the east. At its southern boundary, the site also adjoins the access road to Grove Farm Mobile Home Park. The site is undeveloped land, which consists of a single field with a shrub and tree border. Given the site's location between Mytchett and a mobile home park, it is removed from the wider countryside.	
Site Achievability		
Achievability Information	There is existing highways access from Mytchett Road into Grove Farm Mobile Home Park, which borders the site to the south, and would enable access to the site. Given the site is undeveloped, utilities connections would need to be provided. There are no known abnormal development costs that are considered likely to impact the site's viability. Highways comments not required from SCC as access is already achieved from Mytchett Road.	
Site Deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	The site is undeveloped land in the countryside but due to its location and characteristics, its development would not have significant impact on the wider countryside. Highways access to the site could be achieved subject to agreement of use of existing access from Mytchett Road. There are no other known constraints impacting the site that would impede development, subject to the availability of the land.	
Potential Site Use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	25	Given the size, shape and location of the site, it is likely that only cul-de-sac development would be suitable. Having regard to surrounding densities, it is considered that a capacity of 25 dwellings at 30dph would be appropriate at this location.
Economic, SANG or uses other than housing		

Indicative phasing for delivery: 0-5 years, 6-10 years, 11-15 years, 15 years +
 Subject to confirmation of its availability, the site should be classified as Deliverable 0-5 years for 25 homes.



CS17BR - Land at Grove Farm North, Mytchett

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| Surrey Heath Boundary | Historic Park and Garden | Site of Nature Conservation Importance |
| Countryside Site Boundary | Conservation Area | Proposed Greenspace Designations |
| Settlement Area | Area of High Archaeological Potential | Ancient Woodland |
| Scheduled Ancient Monument | SANGs | Flood Zone 2 |
| Locally Listed Buildings | TPO (Individual) | Flood Zone 3 |
| Statutory Listed Buildings | TPO (Group/Area/Woodland) | Potentially Contaminated Land |



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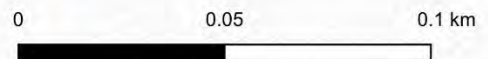
Land at Grove Farm South, Mytchett		
Site Information		
Address	CS17CR	
Postcode	Land at Grove Farm, South Mytchett GU16 6AG	
Ward	Mytchett and Deepcut	
Site Area (ha)	0.93	
How site was identified	Countryside Capacity Study	
Existing use	Field	
Is the site previously developed land (PDL)?	Not previously developed	
Planning Status	No current/unimplemented applications	
Policy, Environmental and Heritage Constraints		
Policy, environmental and heritage constraints (if applicable):	Countryside Beyond the Green Belt	
Site History		
Relevant planning history:	No recent relevant planning history	
Site Suitability		
Suitability information	The site is located to the west of Mytchett, adjoining the Mytchett settlement area. It is situated between Grove Farm Mobile Home Park to the west and residential gardens and derelict land at the western edge of Mytchett to the east. There is a similar parcel of undeveloped countryside land to the north of the site, beyond the entrance road to Grove Farm Mobile Home Park. The site is an undeveloped field, and is bordered by woodland to the south. Given its location between Mytchett and a mobile home park, the site is removed from the wider countryside.	
Site Achievability		
Achievability Information	There is existing highways access from Mytchett Road into Grove Farm Mobile Home Park, which borders the site to the north, and would enable access to the site. In addition, there is alternative access that could be achieved from unused land that is located between the site and Mytchett Road. Given the site is undeveloped, utilities connections would need to be provided. There are no known abnormal development costs that are considered likely to impact the site's viability. Highways comments not required from SCC as access is already achieved from Mytchett Road.	
Site Deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	The site is undeveloped land in the countryside but due to its location and characteristics, its development would not have significant impact on the wider countryside. Highways access to the site could be achieved subject to agreement of use of existing access from Mytchett Road, or alternative access provided from Mytchett Road through an unused parcel of land. There are no other known constraints impacting the site that would impede development, subject to the availability of the land.	
Potential Site Use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	22	Having regard to the size, shape and location of the site, it is considered that a capacity of 22 dwellings at 24dph would be appropriate at this location. A dpa of lower

		than 30 has been applied due to the site narrowing at its western edge.
Economic, SANG or uses other than housing		
Indicative phasing for delivery: 0-5 years, 6-10 years, 11-15 years, 15 years +		
Subject to confirmation of its availability, the site should be classified as Deliverable 0-5 years for 22 homes.		



CS17CR - Land at Grove Farm South, Mytchett

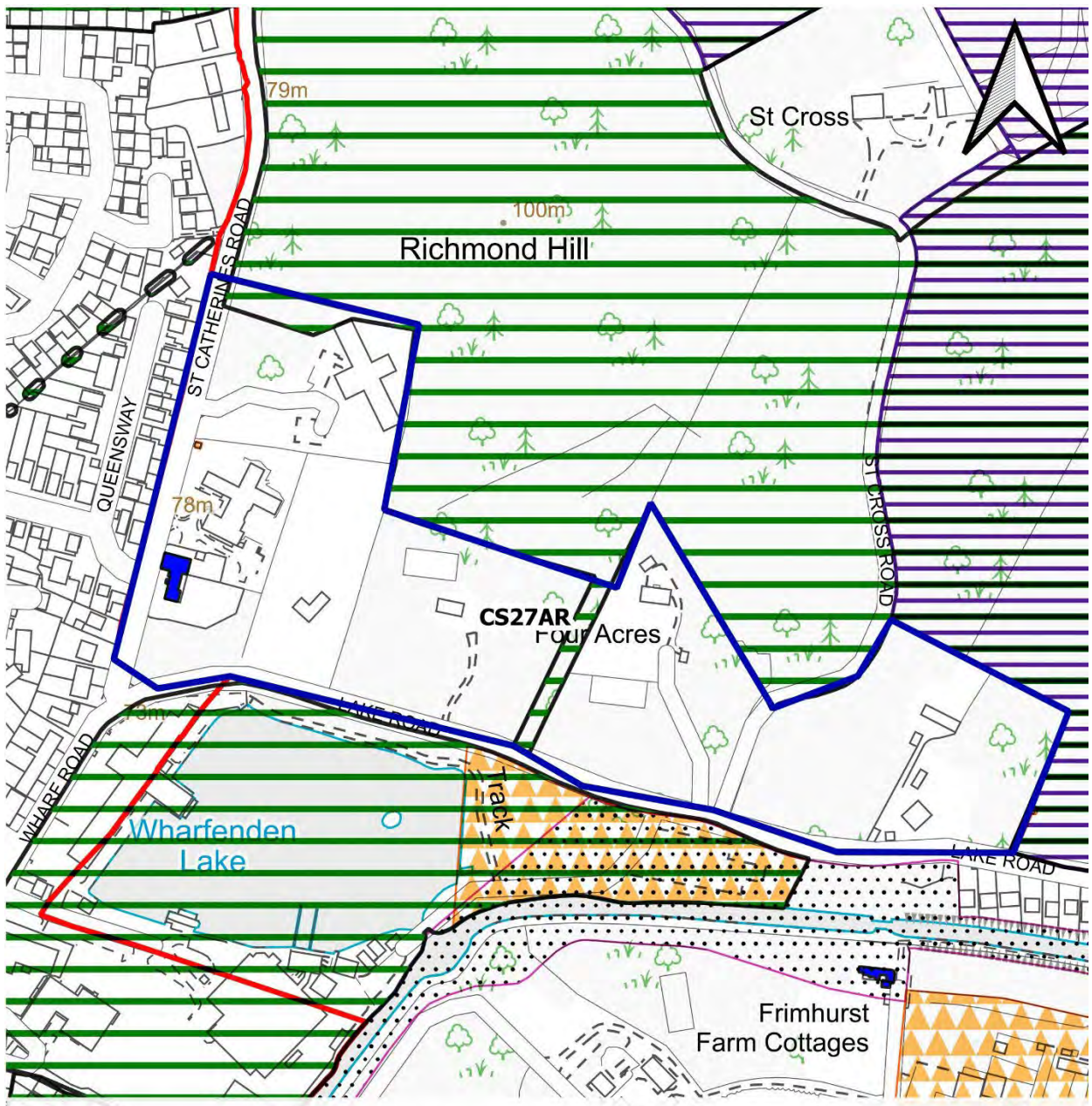
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|----------------------------|---------------------------------------|--|
| Surrey Heath Boundary | Historic Park and Garden | Site of Nature Conservation Importance |
| Countryside Site Boundary | Conservation Area | Proposed Greenspace Designations |
| Settlement Area | Area of High Archaeological Potential | Ancient Woodland |
| Scheduled Ancient Monument | SANGs | Flood Zone 2 |
| Locally Listed Buildings | TPO (Individual) | Flood Zone 3 |
| Statutory Listed Buildings | TPO (Group/Area/Woodland) | Potentially Contaminated Land |



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Land North of Lake Road, Deepcut	
Site Information	
Address	Reference: CS27AR
Postcode	Land North of Lake Road Deepcut GU16 9NP
Ward	Mytchett and Deepcut
Site Area (ha)	9.32
How site was identified	Countryside Capacity Study
Existing use	Two nursing homes, a small number of residential dwelling houses with large plots, and woodland
Is the site previously developed land (PDL)?	Mixed
Planning Status	No current/unimplemented applications
Policy, Environmental and Heritage Constraints	
Policy, environmental and heritage constraints (if applicable):	Countryside Beyond the Green Belt
	Biodiversity Opportunity Area
	TPO (Area or Woodland)
Site History	
Relevant planning history:	Application 05/0463 for the erection of a two storey building to comprise a 60 bedroom elderly and mentally infirm unit with ancillary facilities. Erection of a two storey building to provide nurses accommodation (10 bedrooms) granted full planning permission at Holly Lodge, St Catherines Road. Application 93/0913 for the erection of a 40 bedroom elderly mentally infirm unit, and day care centre at Cedar Lodge, St Catherines Road, granted outline planning permission on appeal. Reserved Matters permission granted on 01/05/97.
Site Suitability	
Suitability information	The site is located in countryside directly to the east of Frimley Green adjoining the settlement area. Lake Road forms the southern boundary of the site, beyond which lies the Basingstoke Canal Conservation Area. The land is partially previously developed, comprising two nursing homes and a small number of dwelling houses on substantial plots. Case law has determined that private residential gardens outside of built up areas are previously developed land as defined under Annex 2 of the NPPF. On this basis, parts of the site could be considered previously developed, however it is important to note that the dwellings' curtilages are largely undeveloped and densely wooded, bearing similar resemblance to surrounding undeveloped woodland in the countryside. There are also undeveloped woodland areas. Part of the site is designated a Biodiversity Opportunity Area and a small strip of land within the site falls within a designated a Woodland Tree Preservation Order.
Site Achievability	
Achievability Information	The land comprises multiple ownership titles, which could impact site assembly and deliverability of the entire area. There are existing driveway accesses to the individual properties and nursing homes at the site both from St Catherines Road and Lake Road. The accesses to the nursing homes from St Catherines Road are more substantial, meaning it could be possible for suitable highways access to be achieved into the site. Utilities connections will already be provided to existing properties at the site. The site is not identified as potentially contaminated, meaning it is unlikely there would be abnormal development costs impacting viability, although it is heavily wooded, which would likely reduce the overall capacity that could be achieved. Highways comments not required from SCC as access is already achieved from Mytchett Road.
Site Deliverability	

<p>Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?</p>	<p>The land sits within a key area of countryside in the borough, that functions well in separating the settlements of Frimley/Frimley Green, Mytchett and Deepcut. The site area is linear, and projects out along Lake Road which connects Deepcut and Frimley Green. Cumulatively with existing properties to the south side of Lake Road, unsympathetic development of the site could give the sense of ribbon development linking the two settlements. Variations in topography and tree cover may limit any impact on wider countryside to a degree, and would therefore need to be given consideration as part of any proposed development of the site. A Tree Survey would be required, with proposed retention of good quality existing trees and wooded areas integrated into the design of the site. The overall capacity and design of development would also need to take account of areas of the site with Biodiversity Opportunity Area and Woodland TPO designations. Furthermore, should the existing nursing homes be included in the development area, the uses would need to be re-provided either as part of the proposed, or decanted to an alternative location within the local area.</p>	
<p>Potential Site Use</p>		
<p>Use type</p>	<p>Indicative no. residential units (net)</p>	<p>Supporting comments</p>
<p>Housing (market, affordable, starter homes, self-build)</p>	<p>72</p>	<p>Development of the entire site at 30dph would provide 280 dwellings. Due to the site's heavily wooded character and location within an area of countryside that provides a gap between settlements, it is considered that capacity would need to be reduced, to retain woodland areas, and reflect the rural character of the area. A deduction is applied to exclude the existing care homes from capacity calculations as these are required for their existing use. Furthermore, titles comprising wholly undeveloped woodland without residences or other buildings are also deducted from the total site area, when taking account of capacity calculations. The remaining area comprises land at 7 properties and their curtilages and is 4.77ha in size. Accordingly, having regard to the rural, densely wooded character of the site, a capacity of 72 dwellings is derived, applying 15dph to the remaining 4.77ha area.</p>
<p>Economic, SANG or uses other than housing</p>		
<p>Indicative phasing for delivery: 0-5 years, 6-10 years, 11-15 years, 15 years +</p>		
<p>The land is in multiple ownership, and land assembly between a number of titles could present delays to the delivery of development at the site. Subject to confirmation of its availability, the site should be classified as Developable 11-15 years for 72 homes.</p>		



CS27AR - Land North of Lake Road, Deepcut

- | | | |
|----------------------------|---------------------------------------|--|
| Surrey Heath Boundary | Historic Park and Garden | Site of Nature Conservation Importance |
| Countryside Site Boundary | Conservation Area | Proposed Greenspace Designations |
| Settlement Area | Area of High Archaeological Potential | Ancient Woodland |
| Scheduled Ancient Monument | SANGs | Flood Zone 2 |
| Locally Listed Buildings | TPO (Individual) | Flood Zone 3 |
| Statutory Listed Buildings | TPO (Group/Area/Woodland) | Potentially Contaminated Land |

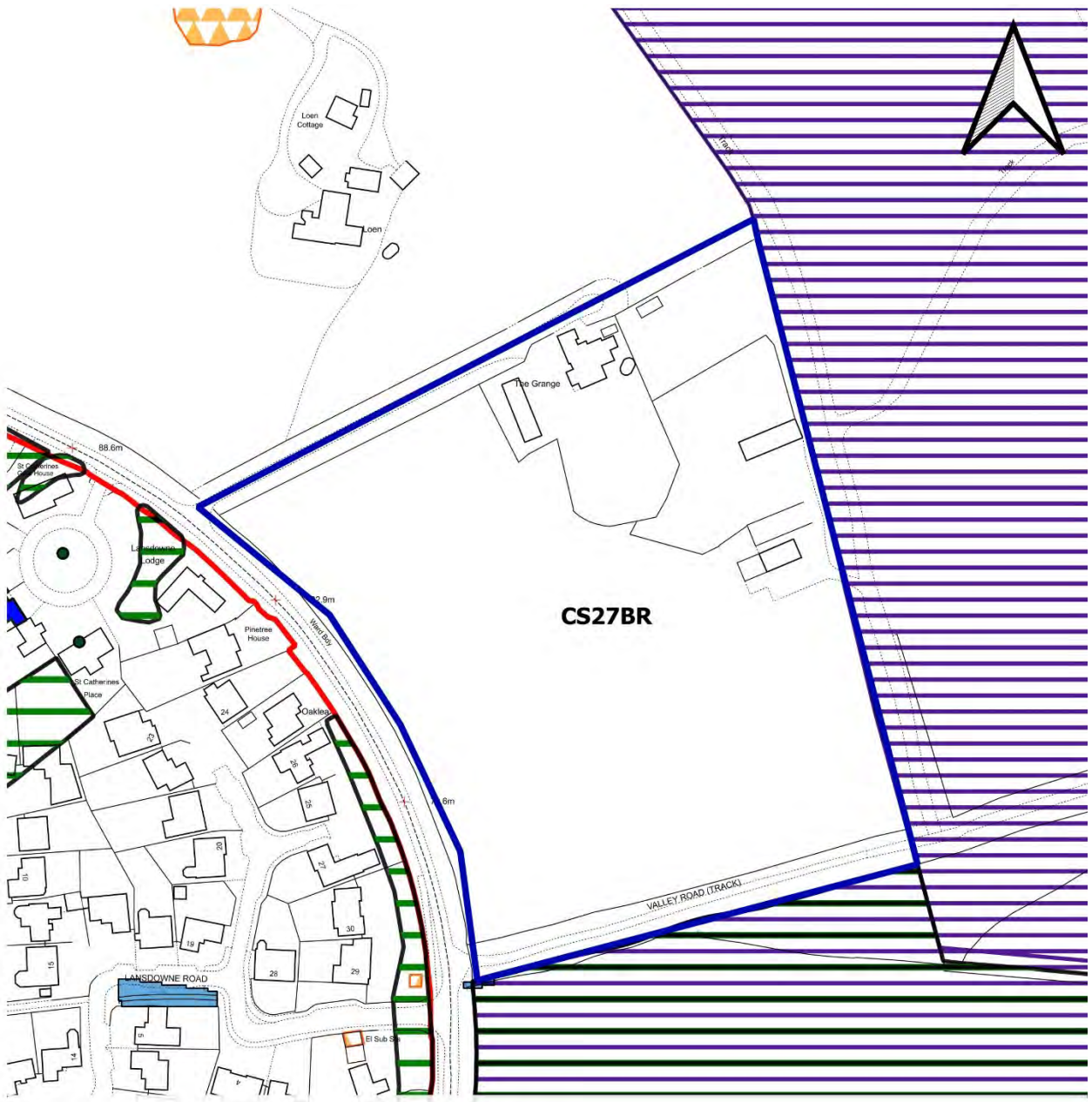
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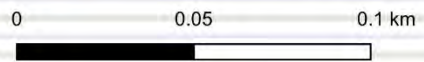
Land at the Grange, Deepcut	
Site Information	
Address	CS27BR Land at the Grange
Postcode	Deepcut GU16 9NN
Ward	Mytchett and Deepcut
Site Area (ha)	3.15
How site was identified	Countryside Capacity Study
Existing use	Residential property with curtilage, and woodland
Is the site previously developed land (PDL)?	Mixed
Planning Status	No current/unimplemented applications
Policy, Environmental and Heritage Constraints	
Policy, environmental and heritage constraints (if applicable):	Countryside Beyond the Green Belt
Site History	
Relevant planning history:	No recent relevant planning history
Site Suitability	
Suitability information	The site is located in countryside to the east of St Catherines Road adjoining the settlement area of Frimley Green. The land contains one residential property at the Grange and undeveloped woodland surrounding this. The undeveloped area of the site contains relatively dense woodland. In relation to the curtilage of The Grange, case law has determined that private residential gardens outside of built up areas are previously developed land as defined under Annex 2 of the NPPF. On this basis, this part of the site could be considered previously developed, however it is important to note that the curtilage of The Grange is largely undeveloped woodland. The impact on the countryside and the role it performs in separating the settlements of Frimley/Frimley Green and Deepcut will need to be considered in the overall capacity for the site and in detailed design proposals. No other specific constraints have been identified that would impact the suitability of the site.
Site Achievability	
Achievability Information	The land comprises more than one title, which could impact site assembly and deliverability of the site. There is an existing access to The Grange from St Catherines Road in the form of a driveway. Subject to agreement from the highways authority, SCC, there may be scope for achieving a suitable highways access into the site. It is likely that utilities connections will already be provided on site, to the existing property at The Grange. The site is not identified as potentially contaminated, meaning it is unlikely there would be abnormal development costs impacting viability, although it is heavily wooded, which would likely reduce the overall capacity that could be achieved. Add SCC highways comments.
Site Deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	The land sits within a key area of countryside in the borough, that functions well in separating the settlements of Frimley/Frimley Green and Deepcut. Currently St Catherines Road provides a good, strong edge to the settlement of Frimley Green. Development at the site would result in the expansion of the urban area beyond the strong boundary provided by St Catherines Road, into the countryside to the east of Frimley Green, which would not normally be desirable. It should also be noted that land at The Grange is a relatively small site which is not associated with any key routes linking the nearby settlements, and furthermore, topography and tree cover may limit any impact on wider

	countryside to a degree. These factors can therefore be given consideration as part of any proposed development of the site. A Tree Survey would also be required, with proposed retention of good quality existing trees and wooded areas integrated into the design of the site. This is likely to reduce the overall capacity of the site, but would help ensure the rural character of the area is reflected in the design and layout of any development proposal.	
Potential Site Use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	26	Development of the site at 30dph would provide 95 dwellings. Due to the site's heavily wooded character and location within an area of countryside that provides a gap between settlements, it is considered that capacity would need to be reduced, to retain woodland areas, and reflect the rural character of the locality. Accordingly, titles comprising wholly undeveloped woodland without residences or other buildings are deducted from the total site area, when taking account of capacity calculations. The remaining area comprises one title at The Grange dwellinghouse. A capacity of 26 dwellings is derived, applying a lower threshold of 15dph to the remaining 1.7ha area, having regard to the rural, densely wooded character of the site.
Economic, SANG or uses other than housing		
Indicative phasing for delivery: 0-5 years, 6-10 years, 11-15 years, 15 years +		
The area of the site considered to be suitable for development is in single ownership within one title. Subject to confirmation of its availability, the site should be classified as Deliverable 0-5 years for 26 homes.		



CS27BR - Land at The Grange, Deepcut

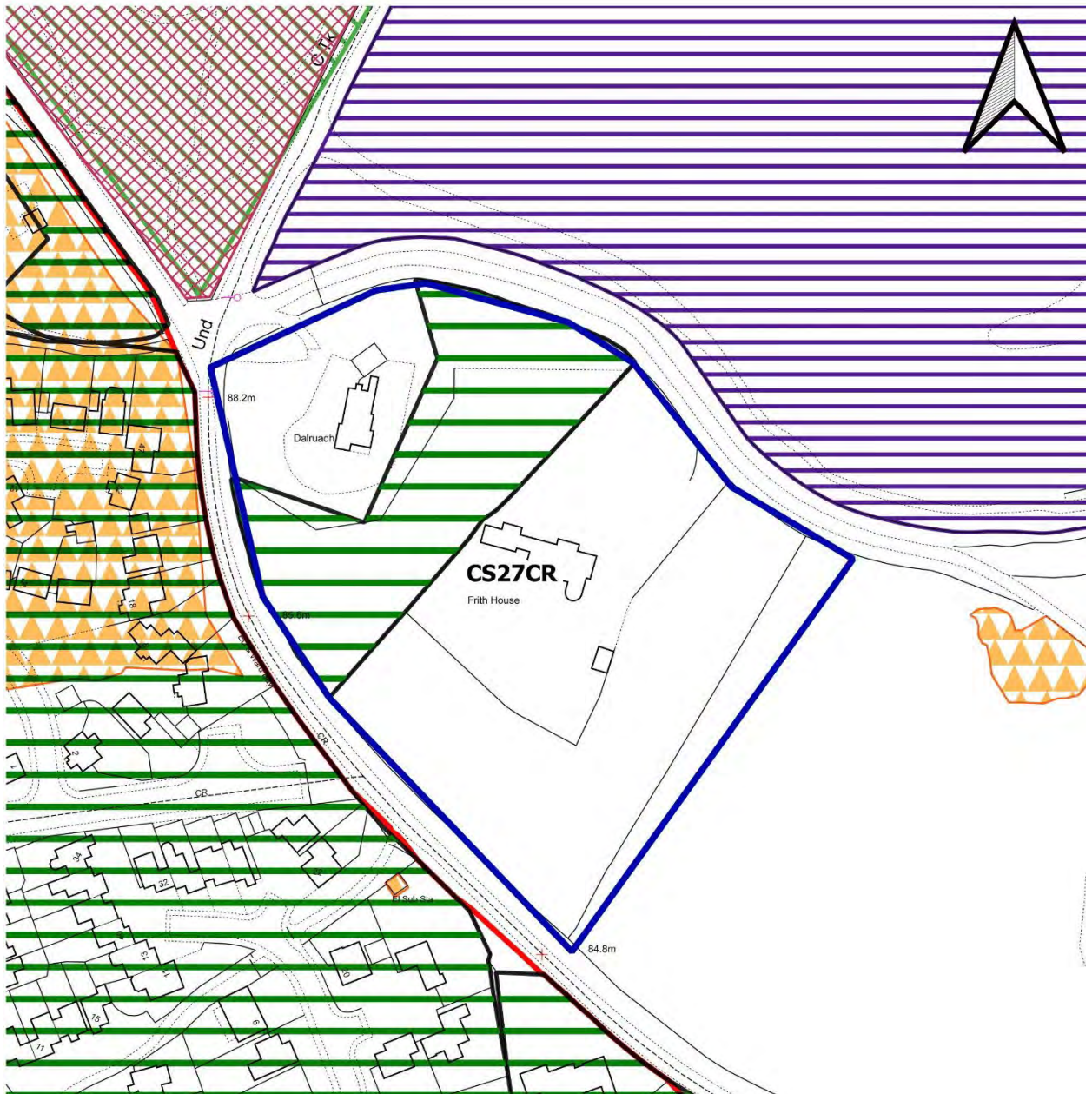
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| Surrey Heath Boundary | Historic Park and Garden | Site of Nature Conservation Importance |
| Countryside Site Boundary | Conservation Area | Proposed Greenspace Designations |
| Settlement Area | Area of High Archaeological Potential | Ancient Woodland |
| Scheduled Ancient Monument | SANGs | Flood Zone 2 |
| Locally Listed Buildings | TPO (Individual) | Flood Zone 3 |
| Statutory Listed Buildings | TPO (Group/Area/Woodland) | Potentially Contaminated Land |



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Land at Frith House and Dalruadh, Deepcut	
Site Information	
Address	Reference: CS27CR Land at Frith House and Dalruadh
Postcode	Deepcut GU16 7NJ
Ward	Mytchett and Deepcut
Site Area (ha)	1.85
How site was identified	Countryside Capacity Study
Existing use	Residential properties and curtilages, woodland
Is the site previously developed land (PDL)?	Mixed
Planning Status	No current/unimplemented applications
Policy, Environmental and Heritage Constraints	
Policy, environmental and heritage constraints (if applicable):	Countryside Beyond the Green Belt TPO (Area or Woodland)
Site History	
Relevant planning history:	No recent relevant planning history
Site Suitability	
Suitability information	The site is located to the east of St Catherines Road, set in countryside adjoining the settlement areas of Frimley and Frimley Green. Two residential properties are located at the site, which both have large plots of land, and surrounding woodland. Overall, the site area is comprised mostly of relatively heavy woodland. In relation to the curtilage of the properties, case law has determined that private residential gardens outside of built up areas are previously developed land as defined under Annex 2 of the NPPF. On this basis, this part of the site could be considered previously developed, however it is important to note that the curtilages are largely dense woodland. The impact on the countryside and the role it performs in separating the settlements of Frimley/Frimley Green, and Deepcut will need to be considered in the overall capacity for the site and in detailed design proposals. There is also a Woodland Tree Preservation Order covering part of the site between Frith House and Dalruadh, and particular regard should be had to the protection of the trees within this designated area. No other specific constraints have been identified that would impact the suitability of the site.
Site Achievability	
Achievability Information	The land comprises more than one title, which could impact site assembly and deliverability of the site. There is an existing access point that provides access to both of the properties at the site from St Catherines Road, forming part of a track that leads to other residential dwellings and woodland beyond the site's boundary. Subject to agreement from the highways authority, SCC, there may be scope for achieving a suitable highways access into the site. It is likely that utilities connections will already be provided on site, given the existence of residential dwellings. The site is not identified as potentially contaminated, meaning it is unlikely there would be abnormal development costs impacting viability, although it is heavily wooded, which would likely reduce the overall capacity that could be achieved. Add SCC highways comments.
Site Deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	The land sits within a key area of countryside in the borough, that functions well in separating the settlements of Frimley/Frimley Green and Deepcut. Currently St Catherines Road provides a good, strong edge to the settlement of Frimley and Frimley Green. Development at the site would result in the expansion of the urban

	<p>area beyond the strong boundary provided by St Catherines Road, into the countryside to the east of Frimley and Frimley Green, which would not normally be desirable. It should also be noted that the site is relatively small, and is not associated with any key routes linking the nearby settlements, and furthermore, topography and tree cover may limit any impact on wider countryside to a degree. These factors can therefore be given consideration as part of any proposed development of the site. A Tree Survey would also be required, particularly for the area of the site covered by a Woodland TPO, with proposed retention of good quality existing trees and wooded areas integrated into the design of the site. This is likely to reduce the overall capacity of the site, but would help ensure the rural character of the area is reflected in the design and layout of any development proposal, and also help ensure compliance with the Woodland TPO.</p>	
Potential Site Use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	11	<p>Development of the site at 30dph would provide 56 dwellings. Due to the site's heavily wooded character and location within an area of countryside that provides a gap between settlements, it is considered that capacity would need to be reduced, to retain woodland areas, and reflect the rural character of the locality.</p> <p>Accordingly, titles comprising wholly undeveloped woodland without residences or other buildings are deducted from the total site area, when taking account of capacity calculations. The remaining area comprises two titles at Frith House and Dalruadh. A capacity of 11 dwellings is derived, applying a lower threshold of 15dph to the remaining 0.73ha area, having regard to the rural, densely wooded character of the site.</p>
Economic, SANG or uses other than housing		
Indicative phasing for delivery: 0-5 years, 6-10 years, 11-15 years, 15 years +		
<p>The area considered for development is within two titles. Subject to confirmation of its availability, the site should be classified as Deliverable 0-5 years for 11 homes.</p>		



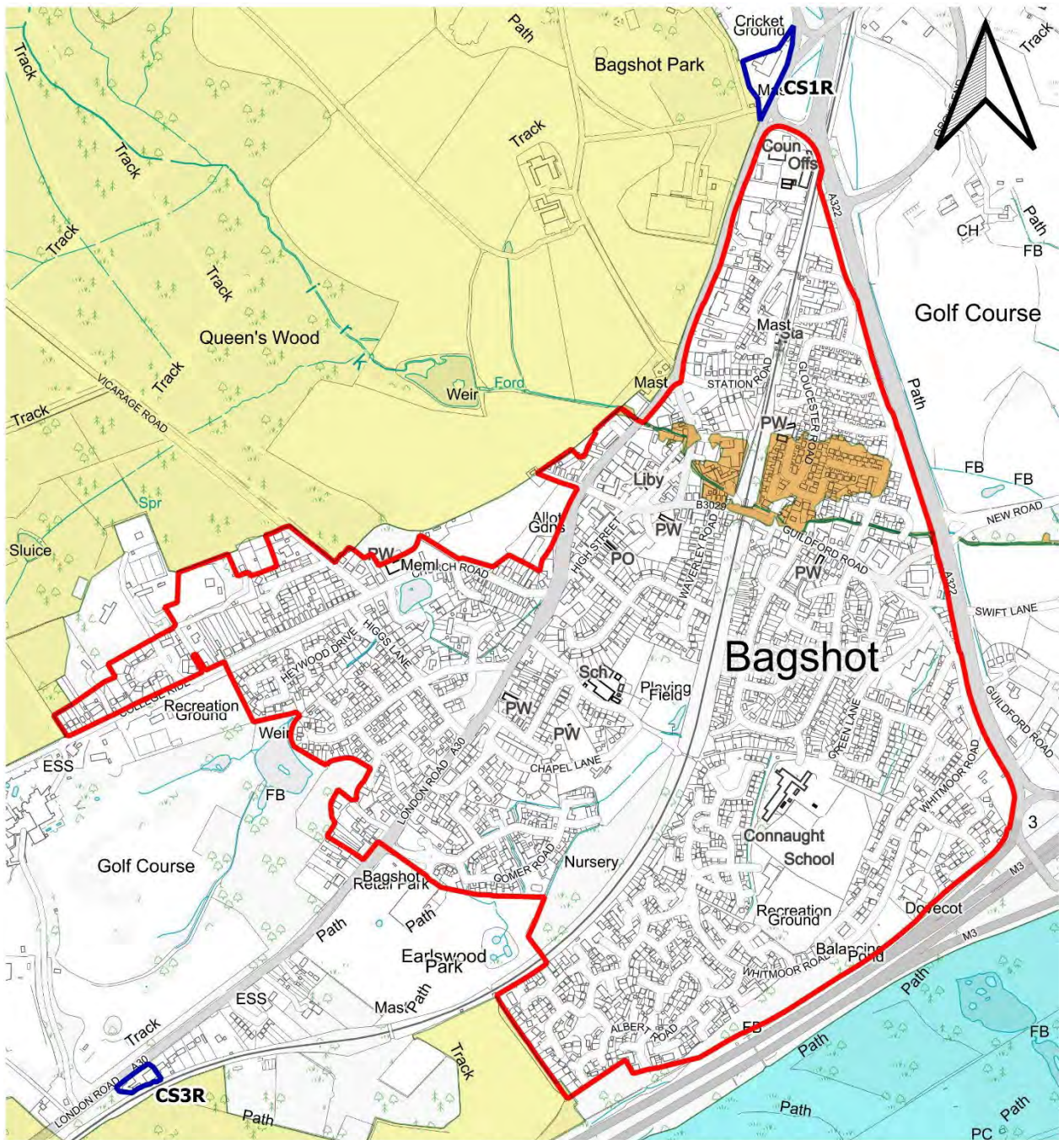
CS27CR - Land at Frith House and Dalruadh, Deepcut

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| Surrey Heath Boundary | Historic Park and Garden | Site of Nature Conservation Importance |
| Countryside Site Boundary | Conservation Area | Proposed Greenspace Designations |
| Settlement Area | Area of High Archaeological Potential | Ancient Woodland |
| Scheduled Ancient Monument | SANGs | Flood Zone 2 |
| Locally Listed Buildings | TPO (Individual) | Flood Zone 3 |
| Statutory Listed Buildings | TPO (Group/Area/Woodland) | Potentially Contaminated Land |

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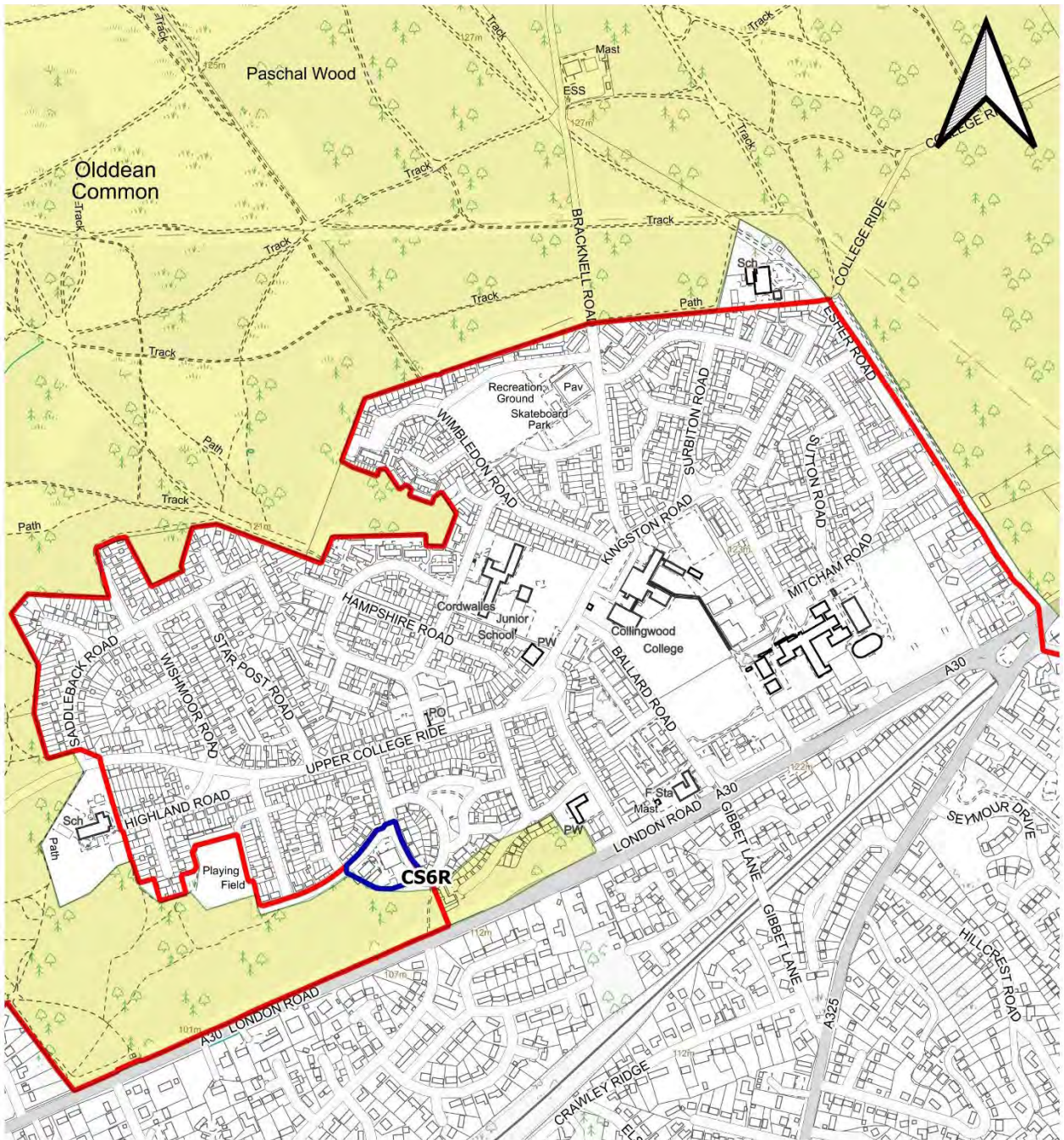
Stage 3b Refined Sites in Bagshot: Biodiversity Opportunity Areas

- Surrey Heath Boundary
- Settlement Area
- Countryside Site Boundary
- Biodiversity Opportunity Areas**
- Ash, Brookwood and Whitmoor Heaths
- Blackwater River
- Camberley and Broadmor Heaths
- Colony Bog, Bagshot Heath and Deepcut Heaths
- River Wey (plus tributaries)

0 0.2 0.4 km



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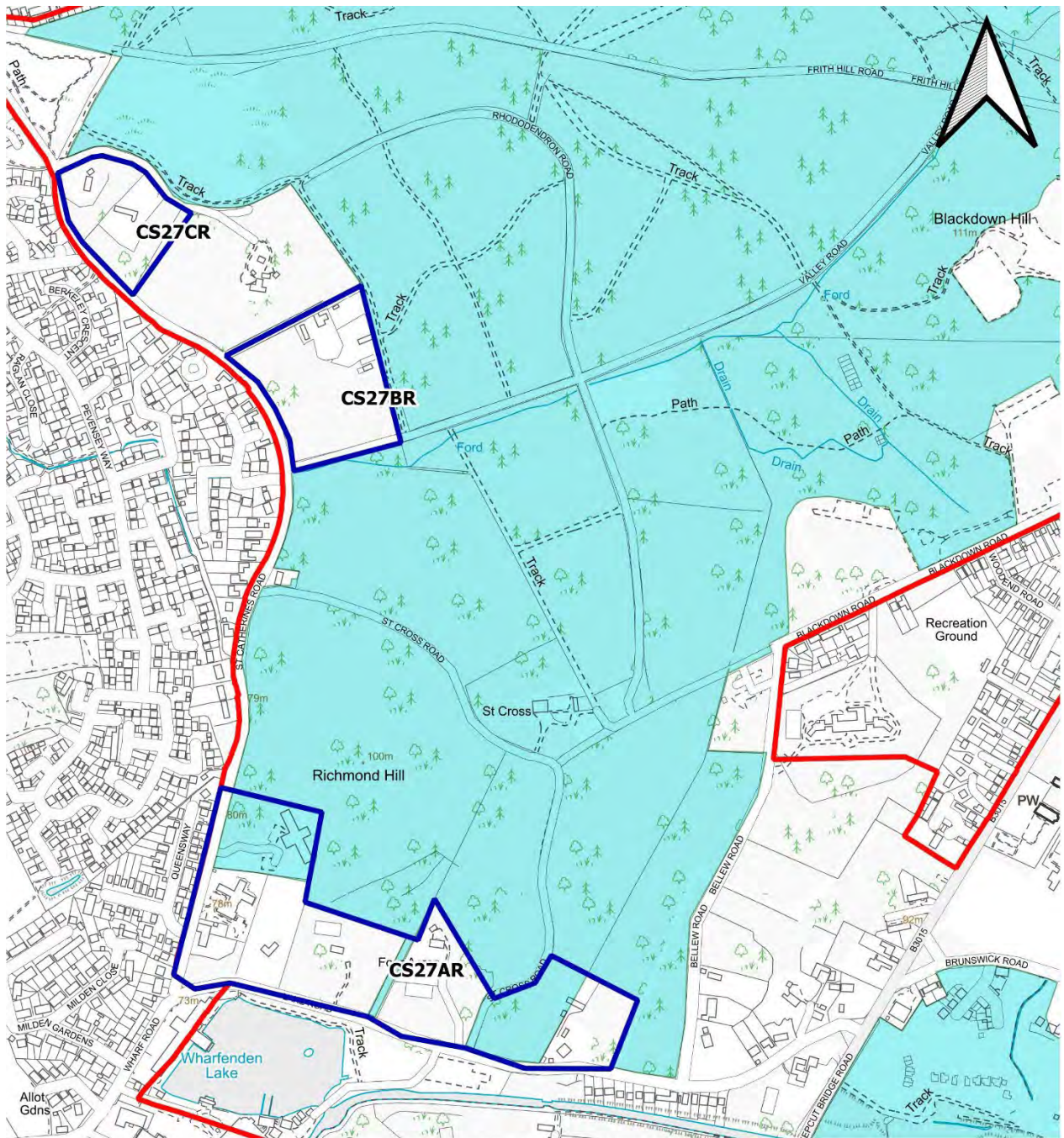
Stage 3b Refined Sites in Old Dean, Camberley: Biodiversity Opportunity Areas

- Surrey Heath Boundary
- Settlement Area
- Countryside Site Boundary
- Biodiversity Opportunity Areas**
- Ash, Brookwood and Whitmoor Heaths
- Blackwater River
- Camberley and Broadmoor Heaths
- Colony Bog, Bagshot Heath and Deepcut Heaths
- River Wey (plus tributaries)

0 0.2 0.4 km



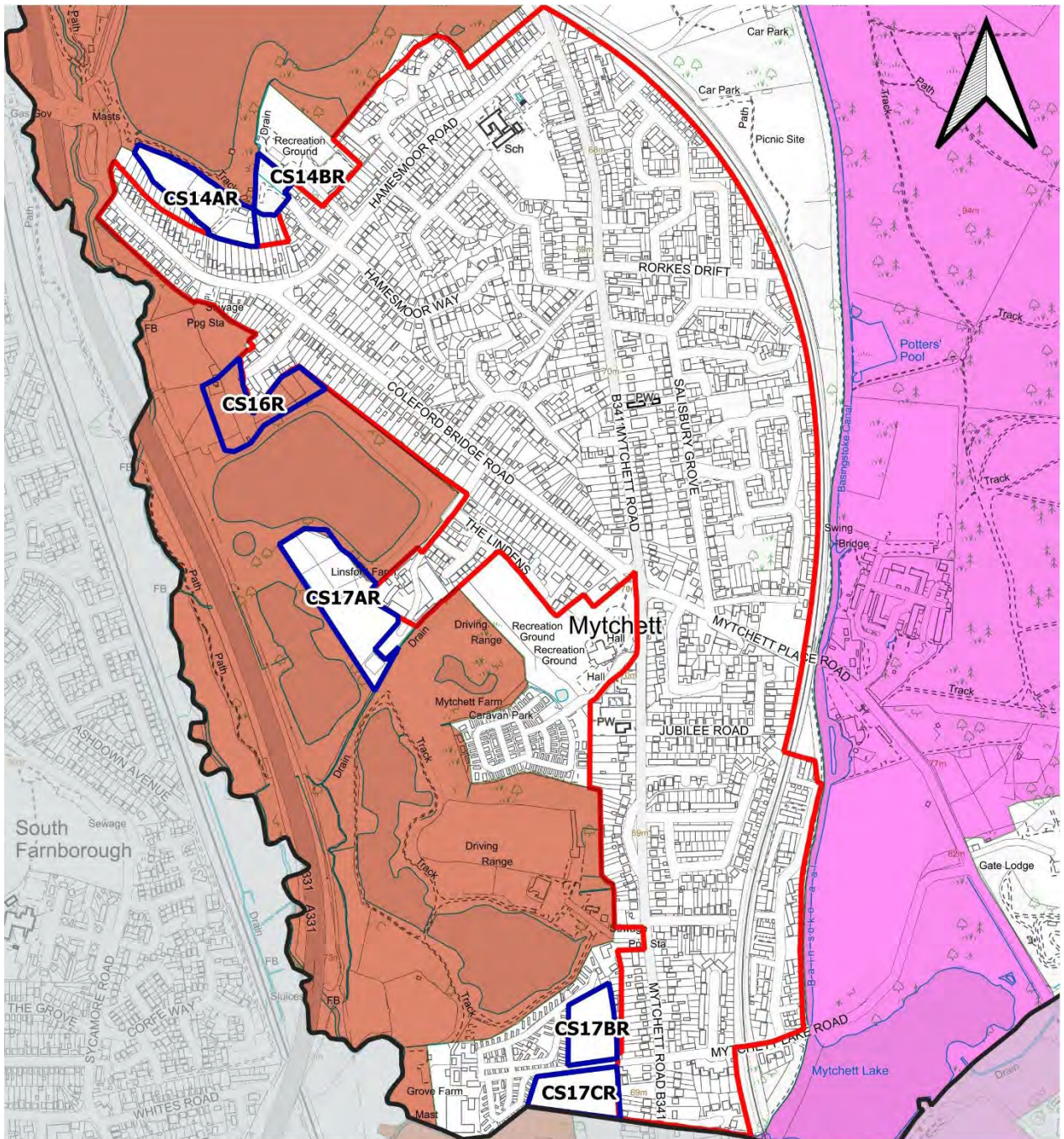
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Stage 3b Refined Sites in Deepcut: Biodiversity Opportunity Areas

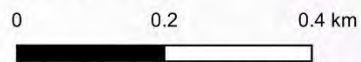


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Stage 3b Refined Sites in Mytchett: Biodiversity Opportunity Areas

- Surrey Heath Boundary
- Settlement Area
- Countryside Site Boundary
- Ash, Brookwood and Whitmoor Heaths
- Blackwater River
- Camberley and Broadmor Heaths
- Colony Bog, Bagshot Heath and Deepcut Heaths
- River Wey (plus tributaries)



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