



Five-Year Housing Land Supply 2023 - 2028



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I. Executive Summary

- I.1. This paper sets out an assessment of the Five-Year Housing Land Supply ('5YHLS') position for Surrey Heath Borough Council, for the five year period from 2023 – 2028.
- I.2. The base-date of the 5YHLS assessment is 1st April 2023. This means that site information in relation to planning permission status is presented as it was on 1st April 2023. However, evidence of site-delivery timescales, alongside the *availability, suitability, or achievability* of sites, has been taken into account up to and including February 2024. This is to ensure that the accuracy of the assessment is as robust as possible.
- I.3. The Local Housing Need ('LHN') figure for Surrey Heath Borough is 321 dwellings per annum. The LHN has been calculated using the government's Standard Method for calculating housing need.
- I.4. However, the adopted 'Hart Local Plan (Strategy and Sites) 2032' includes provision for the delivery of unmet need in Surrey Heath at the annualised rate of 41 dwellings per annum up to 2032.
- I.5. Therefore, Surrey Heath's Local Housing Need figure is adjusted in this assessment by 41 dwellings per annum, in order to reflect the commitment to delivering this need in Hart. This means that for the purposes of the 5YHLS assessment, Surrey Heath's Housing Requirement figure is 280 dwellings per annum ($321 - 41 = 280$) up to 2032.
- I.6. The 5YHLS assessment sets out that Surrey Heath Borough Council can demonstrate a 7.24 year housing land supply, against the identified housing requirement figure. Table I (below) sets out the calculation.

Table I: Five-Year Housing Land Supply Calculation

Stage	Calculation	Category	Figure
A		Local Housing Need (2019 - 2038)	6,111
B	$A / 19$	Annual Local Housing Need	321
C	$B * 5$	Housing Need Requirement (1 April 2021 - 31 March 2026)	1,605
D	$C - 205$	Adjustment for Hart District Contribution to Unmet Need	1,400
E		Housing supply (1 April 2020 - 31 March 2025)	2,027
F	$(E / D) * 5$	Five-year housing land supply	7.24



2. Introduction

Purpose of this document

- 2.1. This paper sets out an assessment of Surrey Heath Borough Council's current five-year housing land supply (5YHLS) position over the 2023 – 2028 period.

Policy Context

- 2.2. The National Planning Policy Framework (NPPF)¹ states that plan-making authorities should identify and update annually a supply of specific, deliverable sites sufficient to provide a minimum of five years' worth of housing against the local housing requirement.

- 2.3. The NPPF elaborates, in Appendix 2: Glossary, that:

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years².

- 2.4. Further guidance is provided in national Planning Practice Guidance to help establish whether a site should be considered 'deliverable'. Importantly, examples are provided of the types of evidence that could be used to determine that a site is 'deliverable' within the next five years³. The Secretary of State has confirmed, in a Consent Order relating to East Northamptonshire Council and S of S MHCLG (CO/917/2020), that the definition in the NPPF does not represent a 'closed list', which means that:

¹ NPPF Paragraph 77. Available online at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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

³ Paragraph: 007 Reference ID: 68-007-20190722.



“any site which can be shown to be 'available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years' will meet the definition”.

- 2.5. The NPPF published in December 2023 removed the requirement for a 5% buffer to ensure choice and competition in the market for land. The NPPF December 2023 does maintain the requirement for a 20% buffer in cases where there has been significant under delivery of housing over the previous three years (Paragraph 77), measured against the Housing Delivery Test.
- 2.6. The NPPF also states that, where a plan-making authority cannot demonstrate a sufficient five-year supply (including any relevant buffer), the presumption in favour of sustainable development will apply, as set out in paragraph 11d and corresponding footnote 8.
- 2.7. National planning practice guidance ('PPG') sets out that for the purposes of calculating the five-year housing land supply, housing completions should include all new build dwellings, conversions, changes of use, and redevelopments, which should be presented as a net figure to offset any demolitions⁴.
- 2.8. This Five-Year Housing Land Supply Statement presents an overview of the five-year housing land supply position of Surrey Heath borough in accordance with the requirements of the NPPF and the guidance set out in national planning practice guidance.
- 2.9. The five-year housing land supply position is assessed using planning status information that is base-dated at 1st April 2023. This means that site information in relation to planning permission status is considered as it was on 1st April 2023.
- 2.10. However, evidence of site-delivery timescales, alongside the availability, suitability, or achievability of sites has been taken into account up to and including February 2024. This is to ensure that the accuracy of the assessment is as robust as possible.
- 2.11. Evidence of the deliverability of sites included within this assessment, including the assessments of the availability, suitability, and achievability of sites included within the five-year housing land supply position, is set out in the [Council's Strategic Land Availability Assessment \(2023\)](#).

⁴ Paragraph 029: Reference ID: 68-029-20190722.



3. Calculating the Five-Year Requirement

Housing Requirement

- 3.1. As set out previously, paragraph 77 of the NPPF clarifies that where an authority does not have an up-to-date plan-based housing requirement (i.e. adopted in the last 5 years), the 5YHLS assessment should be set out against the local housing need figure, as derived using the government's standard methodology.
- 3.2. Surrey Heath's adopted Local Plan was adopted more than 5 years prior to the base-date of this assessment. Therefore, the 5YHLS assessment is made using the derived local housing need figure as the base-line requirement. Surrey Heath's local housing need figure is 321 dwellings per annum (dpa), as set out in 'Appendix 8: Local Housing Need Calculation' of the Strategic Land Availability Assessment (2023).
- 3.3. However, the adopted '[Hart Local Plan \(Strategy and Sites\) 2032](#)' includes provision for the delivery of unmet need in Surrey Heath at the annualised rate of 41 dwellings per annum up to 2032. In accordance with the [Housing Delivery Test 2022 Measurement Technical Note](#), Surrey Heath's local housing need calculation should be adjusted to account for the commitment to deliver unmet need in Hart District.
- 3.4. Accordingly, the 5YHLS calculation reduces the borough's Local Housing Need figure by 41 dwellings per annum in order to reflect the delivery of this need in Hart and avoid double-counting these dwellings in both local authorities' Housing Requirements. Therefore, for the purposes of the 5YHLS assessment, Surrey Heath's Housing Requirement figure is 280 dwellings per annum ($321 - 41 = 280$) up to 2032.
- 3.5. Consequently, the Housing Requirement figure for the five-year period of 2023 - 2028 becomes 1,400, as set out in Table 2 (below).

Buffer

- 3.6. As previously set out, the NPPF December 2023 includes the requirement for a 20% buffer in cases where there has been significant under delivery of housing over the previous three years (Paragraph 77), measured against the Housing Delivery Test. However, the Housing Deliver Test results published in December 2023 confirmed that the Surrey Heath measurement is 129%. Therefore, a 20% buffer does not apply to Surrey Heath. Consequently, the 20% buffer for significant previous under-delivery is not applicable and no buffer is applied.



4. Five-Year Housing Land Supply

- 4.1. Section 4 of the Surrey Heath Strategic Land Availability Assessment (2023) Report sets out the components of housing supply that are anticipated to be delivered within the first five-year period (namely, sites assessed as being ‘deliverable’⁵). This comprises a mixture of sites, including:
 1. sites that currently benefit from planning permission,
 2. sites that have commenced the build-out of a planning permission,
 3. sites identified in the SLAA as realistic candidates for development that are considered ‘deliverable’, and
 4. an allowance for ‘windfall’ development.
- 4.2. The Strategic Land Availability Assessment (2023) Appendix 6: Site Delivery contains further information on the phasing assumptions that have been used to inform the Council’s Housing Trajectory, and consequently the assessment of five-year housing land supply. It also includes further information on the site-specific anticipated delivery trajectories and an overview of the evidence used to support the assessment of all sites considered to be ‘deliverable’ within the identified housing supply.
- 4.3. Relevant information from the SLAA (2023) Appendix 6: Site Delivery has been reproduced below in Section 5 of this statement.
- 4.4. Further information on the sites and other components of supply that contribute to the five-year housing land supply can be found in the appendices to the Strategic Land Availability Assessment. Specifically:
 1. Appendix 1 – Methodology
 2. Appendix 2 – Realistic Candidates for Development
 3. Appendix 4 – Sites with Planning Permission
 4. Appendix 7 – Housing Trajectory
- 4.5. Further information on the windfall allowance is available in the Strategic Land Availability Assessment (2023) Appendix 1: Methodology.

⁵ As defined in the NPPF Annex 2: Glossary and Planning Practice Guidance.



- 4.6. Table 2 (below) provides a breakdown of how the five-year housing requirement and supply position has been calculated:

Table 2: Five-year housing land supply position – 1 April 2023 – 31 March 2028

Stage	Calculation	Category	Figure	
A		Local Housing Need (2019 - 2038)	6,111	
B	A / 19	Annual Local Housing Need	321	
C	B * 5	Housing Need Requirement (1 April 2021 - 31 March 2026)	1,605	
D	C - 205	Adjustment for Hart District Commitment to Unmet Need	1,400	
F		Housing supply (1 April 2020 - 31 March 2025)	2,027	
G	(E / D)*5	Five-year housing land supply	7.24	

- 4.7. The Council's Housing Trajectory and accompanying graph are provided in Section 6 of this statement.



5. Site Delivery Information from SLAA Appendix 6

Introduction

- 5.1. This section provides two tables that set out information relating to projected site delivery:
1. Table 3 presents the overall site delivery phasing figures for each source of supply identified within the Strategic Land Availability Assessment (2023) for the first five years.
 2. Table 4 presents a summary of the evidence attained to support the assessment of site delivery being included within the first five years of the plan period.

Phasing assumptions:

- 5.2. The following notes relate to the phasing assumptions made in the Delivery tables below.

C3 Outstanding capacity (Commenced)

1. For sites over 50 units, phasing information received from site agents has been used where provided and considered to be reasonable. Where specific phasing assessments have not been provided, the outstanding site capacity has been annualised over the relevant 5-year plan period, unless there is evidence to suggest that the site will be delivered within the first two years of the plan period.
2. Sites delivering fewer than 50 units are expected to be delivered over the first two years of the plan period.

C3 Outstanding capacity (Approved) - Detailed Permissions

1. For sites over 50 units, phasing information received from site promoters has been used where provided and is considered to be realistic. Where specific phasing assessments have not been provided, or are not considered to be realistic, the outstanding site capacity has been annualised over years 3 – 5 of the plan period.
2. Phasing for sites delivering fewer than 50 units has been annualised over years 3 – 5 of the plan period, except where there is clear evidence that homes will not be delivered in the first five years.



C3 Outstanding capacity (Approved) - Outline Permissions

1. For sites delivering more than 50 units, phasing information received from site promoters has been used where provided and considered reasonable.
2. Where there is evidence that the site could deliver homes within the next five years, this has been annualised over years 3 – 5 of the plan period..

Care Homes – Detailed Permissions

1. Phasing information provided by site promoters has been used where available.
2. Delivery has been annualised over years 3 – 5, or the relevant 5-year plan period, where no phasing information was provided.

Care Homes - SLAA

1. Phasing of these sites is annualised through the relevant five-year period (annualised through years 3 – 5 where expected to deliver in the first five years of the plan period).

Major SLAA Sites (above 25 net units)

1. All site promoters have been contacted to provide evidence of projected delivery.
2. Phasing information provided by site promoters has been used where available and considered to be realistic.
3. For sites where there is clear evidence that delivery will be within the first five years of the plan period, phasing has been annualised over years 3 – 5.



Table 3: Projected Site Phasing Assessment 0 – 5 years

C3 Outstanding Permissions - Commenced									
Application	Site Name	Total Units (Net)	Complete	Outstanding	2023-24	2024-25	2025-26	2026-27	2027-28
12/0546	Princess Royal Barracks Brunswick Road Deepcut Camberley	1198	288	910	125	125	125	125	125
19/0031 (RM)	The Waters Edge, 220 Mytchett Road, Mytchett, Camberley	248	116	132	66	66	0	0	0
21/0769/FFU	Frimhurst Farm Deepcut Bridge Road Deepcut Camberley Surrey	65	0	65	33	32	0	0	0
18/0033	Kings Court & Land To Front Of Kings Court, 91-93 High Street, Camberley	51	0	51	26	25	0	0	0
Sites less than 25 units		97	0	97	49	51	0	0	0
TOTAL		1659	404	1255	299	299	125	125	125

C3 Outstanding Permissions - Detailed Permissions (Not Commenced)									
Application	Site Name	Total Units (Net)	Complete	Outstanding	2023-24	2024-25	2025-26	2026-27	2027-28
18/0613	Land at 84 - 100 Park Street, Camberley	61	0	61	0	0	21	20	20
20/1048/FFU	Land West of Sturt Road, Frimley Green	160	0	160	0	0	55	55	50
19/0251	Victoria Court 407-409 London Road And 9-13A Victoria Avenue Camberley	64	0	64	0	0	22	21	21
21/0796/GPD	Archipelago Lyon Way Frimley Camberley Surrey	73	0	73	0	0	25	24	24
Sites less than 25 units		144	0	144	0	0	48	48	48
TOTAL		502	0	502	0	0	171	168	163

C3 Outline Permissions									
Application	Site Name	Total Units (Net)	Complete	Outstanding	2023-24	2024-25	2025-26	2026-27	2027-28
20/0318/RRM	Heathpark Wood, Heathpark Drive, Windlesham	116	0	116	0	0	39	39	38
Sites less than 25 units		1	0	1	0	0	0	0	0
TOTAL		1	0	117	0	0	39	39	38

Care Homes (C3 equivalent) - Detailed Permissions and Commencements									
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	2023-24	2024-25	2025-26	2026-27	2027-28	
17/0647	Orchard Cottage, Shepherds Lane, Windlesham, Surrey, GU20 6HL	65	33	17	16	0	0	0	
20/0921/CEU	Pinewood 93 College Ride Bagshot Surrey GU19 5EP	69	36	18	18	0	0	0	
18/1083	42-44 London Road Bagshot GU19 5HL	46	46	23	23	0	0	0	
Sites less than 25 units		20	11	6	5	0	0	0	
TOTAL		200	126	64	62	0	0	0	

Lapse Rate Application (-4%) on non-commenced Permissions		Total Units (Net)	2023-24	2024-25	2025-26	2026-27	2027-28
Total	(Rounded)	-44	1	1	10	10	10



Care Homes (C3 equivalent) - Identified SLAA Sites								
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	2023-24	2024-25	2025-26	2026-27	2027-28
801	Pinehurst, 141 Park Road, Camberley, GU15 2AQ	32	32	0	0	11	11	10
887	Land at Loen, St Catherines Road, Deepcut, GU16 7NJ	10	60	0	0	20	20	20
21	61 - 63 London Road, Camberley, GU19 5DT	58	32	0	0	0	0	0
TOTAL		100	124	0	0	31	31	30

Major SLAA Sites (Above 25 Units)								
Site ID	Site Name	Total Units (Net)	Complete	2023-24	2024-25	2025-26	2026-27	2027-28
907	Sir William Siemens Square, Chobham Road, Frimley, GU16 8QD	61	0	0	0	0	0	61
TOTAL		61	0	0	0	0	0	61

Small SLAA Sites, Windfall and Rural Exception Sites		Total Units (Net)	2023-24	2024-25	2025-26	2026-27	2027-28
SLAA Sites (below 25 units)		413	0	0	27	58	-7
Windfall Allowance (Small Sites, Prior Notifications, and Rural Exception Sites)		111	0	0	37	37	37

Overall Total		Total Units (Net)	2023-24	2024-25	2025-26	2026-27	2027-28
TOTAL		2027	362	360	420	448	437



Table 4: Summary of Site Deliverability Evidence for First Five Years

Site ID	Site Address	Area	No. of homes (net) in Years 1 - 5	Summary of Evidence
407	Highways Farm, 226 London Road, Bagshot, GUI9 5EZ	Bagshot	8	The site has been confirmed as immediately available for residential development. The planning history on this site demonstrates that the landowner is keen to develop the site for new homes. The site promoter has advised that a revised planning application will be submitted in the near future. Given the intention to submit an application shortly, there is clear evidence that progress is being made toward the delivery of new homes within the first five years of the plan period.
832	Land To The Rear Of 110A - 110E Frimley Road Camberley GUI5 2QN	Camberley	5	The site is within single landownership. An application has since been allowed on appeal for five net homes. Given the small scale of the site, and the recent appeal decision, there is clear evidence that progress is being made toward the delivery of new homes on this site within the next five years.



801	Pinehurst, 141 Park Road, Camberley, GU15 2AQ	Camberley	(C3 Equivalent) 32	The site is in single landownership. A planning application recently been submitted for 60 extra care units. The landowner is clearly keen to develop the site and the site is available for development immediately. There is clear evidence that progress is being made toward the delivery of new homes on this site within the first five years of the plan period.
887	Land at Loen, St Catherines Road, Deepcut, GU16 7NJ	Deepcut	60	The site is in single landownership. The site has been subject to detailed pre-application discussions for a 60 unit extra care development. The site promoter has indicated that a planning application will be submitted in 2024. The landowner is clearly keen to develop the site and the site is available for development immediately. There is clear evidence that progress is being made toward the delivery of new homes on this site within the first five years of the plan period.
907	Sir William Siemens Square, Chobham Road, Frimley, GU16 8QD		61	The site is in single ownership and been subject to detailed pre-application discussions for a development of approximately 170 units. The site promoter has indicated that a planning application is likely to be submitted in early 2024. Given there is clear evidence that progress is being made toward the development of this site within the first five years of the plan period, including detailed pre-application discussions, 61 units (36% of the sites overall capacity) assessed as being deliverable in the first five years.



908	103 - 109 Guildford Road, Lightwater, GU18 5SB	Lightwater	21	The site is immediately available for residential development. The site is in a sustainable location, on Previously Developed Land. Planning history and the recently-submitted planning application, which is awaiting determination, demonstrates that the landowners are keen to develop the site. Given the scale of the proposed site, alongside the current planning status, there is clear evidence that progress is being made toward the development of this site within the first five years of the plan period.
844	Land at Chamness, Woodlands Lane, Windlesham, GU20 6AS	Windlesham	20	The site is available for development immediately and progress is being made toward the delivery of homes on the site. A planning application has been submitted for the site, following detailed pre-application discussions. Given the relatively small scale of the site, alongside the imminent planning application, the proposed development could be delivered within the first five years of the plan period.
1011	Ming Restaurant Ming London Road Windlesham GU20 6PG	Windlesham	8	The site is within single landownership and a planning application has recently been submitted for the site. Given the small scale of the site, and the recent appeal decision, there is clear evidence that progress is being made toward the delivery of new homes on this site within the next five years.



1004	St Margarets Cottage And The Ferns, Woodlands Lane, Windlesham, GU20 6AS	Windlesham	16	The site is available for development immediately and progress is being made toward the delivery of homes on the site. A planning application has been submitted for the site. Given the relatively small scale of the site, alongside the recently submitted planning application, the proposed development could be delivered within the first five years of the plan period.
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