

5 Year Housing Land Supply 2017-2022



February 2017

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Executive Summary

This paper sets out an assessment of whether there is a five year supply of deliverable housing sites across Surrey Heath Borough for the five year period 2017-2022

The Joint Strategic Housing Market Assessment (SHMA) 2016 undertaken with Hart and Rushmoor Councils indicates an Objectively Assessed Housing Need (OAHN) of 382 dwellings per annum (dpa) for Surrey Heath for the period 2014-2032.

Any under-delivery is taken back to 2014 (the base date of the 2016 SHMA) . The Council can demonstrate a **4.54** year housing land supply against an identified objectively assessed housing need (OAHN) of 382 dwellings per annum (see figure 1 below).

Figure 1: 2017-2022 Housing Land Supply (Under delivery based on 382 dpa from 2014)

DPA base:	382 dwellings
DPA x 5 years:	1,910 dwellings
Plus 5% Buffer:	2,006 (5% of 1,910 = 95.5 rounded to 96 dwellings)
Plus Backlog against 382 from 2014 to Feb 2017:	439
Revised DPA:	489 dwellings (2,006 + 439 = 2,445) (2,445 / 5 = 489)
Land Supply:	2,220
Years Supply:	4.54

Year	Requirement	Delivered	Backlog
2014-2015	382	187	195
2015-2016	382	305	77
2016- 1st Feb 2017	$(382/12) \times 10 = 318$	151	167
Total	1082	643	439

Introduction

Policy Background

- 1.1 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to assess and demonstrate a 5 year supply of deliverable sites. Specifically, paragraph 47 of the NPPF states:

“To boost significantly the supply of housing, local planning authorities should:

Identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;”

- 1.2 The NPPF supports the inclusion of a windfall allowance in the 5-year supply if there is compelling evidence that suggests this is a consistent and reliable source of supply.
- 1.3 This report sets out an assessment of whether there is a five-year supply of deliverable housing sites in Surrey Heath Borough, taking in to account the requirements of the NPPF.

Links with the Housing Trajectory and Strategic Land Availability Assessment (SLAA)

- 1.4 The NPPF (Paragraph 47) requires Local Planning Authorities to prepare a housing trajectory. This provides a position statement comparing past performance on housing supply with anticipated future rates of housing development. The Surrey Heath housing trajectory is updated each year as part of the Authorities’ Monitoring Report (AMR). It sets out the housing requirements for the plan period, past completion rates, and projected future supply informed by the Strategic Land Availability Assessment (SLAA).
- 1.5 Trajectories are a forward-planning tool designed to monitor and manage the approach to housing delivery by monitoring both past and anticipated completions across a period of time. The housing trajectory looks more long-term than the five year supply report, projecting 15 years forward from the base date.
- 1.6 The most recent AMR was published in December 2017 and has a base date of 1st April 2016. The most recent SLAA was published in 2016. The Council is currently undertaking a call for sites and the Housing Land Supply paper will be updated following the production of the 2017 SLAA. Although these documents provide an indication of the five year supply, the purpose of this report is to set out in more detail the short-term supply situation, taking into account the most recently available information in relation to housing commitments, completions and site deliverability. Therefore the figures supplied in the SLAA and housing trajectory will differ slightly from those published in this five year supply paper.

2 Five Year Requirement

Source of Housing Target

2.1 Local Planning Authorities need to identify the level of housing to be delivered over the 5 year period. The starting point for this is the Objectively Assessed Housing Number (OAHN) set out in the Joint Strategic Housing Market Assessment Dec.2016. This identified an OAHN of 382 dwellings per annum (dpa) for Surrey Heath Borough Council over the period 2014-2032.

Figure 2: 2017-2022 Housing Land Supply (Under delivery based on 382 dpa from 2014)

DPA base:	382 dwellings
DPA x 5 years:	1,910 dwellings
Plus 5% Buffer:	2,006 (5% of 1,910 = 95.5 rounded to 96 dwellings)
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Determining the Buffer

2.3 The NPPG states (ID: 3-037-20140306)

“The approach to identifying a record of persistent under delivery of housing involves questions of judgment for the decision maker in order to determine whether or not a particular degree of under delivery of housing triggers the requirement to bring forward an additional supply of housing.

The factors behind persistent under delivery may vary from place to place and, therefore, there can be no universally applicable test or definition of the term. It is legitimate to consider a range of issues, such as the effect of imposed housing moratoriums and the delivery rate before and after any such moratoriums.

The assessment of a local delivery record is likely to be more robust if a longer term view is taken, since this is likely to take account of the peaks and troughs of the housing market cycle.

Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with neighbouring authorities under the 'Duty to Cooperate'."

The Planning Inspector in the appeal decision (App/D3640/W/15/3028247) determined that there had been no pattern of under delivery or any significant shortfall in provision overall.

In absence of any persistent under delivery it is concluded that a **5% buffer** is appropriate.

Assessment of Deliverability – the 5 year supply

- 2.4 As detailed above, Paragraph 47 of the NPPF sets out the requirement to identify and update annually a five year supply of specific **deliverable** sites. The definition of deliverable is set out in footnote ¹¹, para 47:

"To be considered deliverable, sites 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans."

- 2.5 The NPPG provides further guidance (ID: 3-031-20140306):

"Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years.

However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (e.g. infrastructure) to overcome such as infrastructure sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe.

The size of sites will also be an important factor in identifying whether a housing site is deliverable within the first 5 years. Plan makers will need to consider the time it will take to commence development on site and build out rates to ensure a robust five-year housing supply"

2.6 Housing sites that have been incorporated into Surrey Heath’s Five Year Housing Land Supply derive from the below sources, which are set out in more detail in the following sections:

- Existing Commitments¹
- Site Allocations in the Surrey Heath Local Plan²
- Other sites identified in the Council’s Strategic Housing Land Availability Assessment (SLAA) December 2016 as “Deliverable”
- C2 (care home) housing
- Prior notifications (office to residential conversions)
- Windfall allowance

Existing Commitments

2.7 The residential monitoring exercise undertaken in April of each year records annual housing completions, progress on saved Local Plan allocations, and progress made on sites with extant planning permission. For the purposes of this paper, this monitoring has been updated to end-February 2017. Therefore, the potential to deliver housing on such sites can be assessed with a degree of accuracy. No site size threshold has been applied to sites which are already in the planning process.

2.8 As at February 2017, there were 283 net new dwellings with planning permission yet to be implemented and 224 net new dwellings with planning permission under construction. Details of the individual sites are contained in Appendix 1 along with an assessment of the deliverability of each site.

2.9 For clarity, units arising from allocated sites and sites with permission for C2 (care home) use are excluded from this table and are instead set out in the following sections. In addition, office to residential conversions permitted under the General Permitted Development Order are considered separately.

Table 1: Sites with planning permission

Sites with planning permission – unimplemented (net units)	Sites under construction (net units)	Total units anticipated 2017-2022 (net units)
283	224	507

Site Allocations in the Surrey Heath Local Plan

2.10 The following sites were allocated for housing within the Surrey Heath Local Plan and expected to come forward within the period 2017-2022. A full list of allocated sites with

¹ Sites currently under construction and unimplemented sites with valid planning consents

² The Surrey Heath Local Plan currently consists of: Local Plan 2000; Core Strategy and Development Management Policies DPD; Camberley Town Centre Area Action Plan.

justification for their inclusion or exclusion from the 5 year housing land supply is included at Appendix 1.

Table 2: Allocated sites included in 5 year supply

Settlement	Site Address	Allocated	Total units anticipated 2017-2022 (net units)
Bagshot	Woodside Cottage, Chapel Lane	Local Plan 2000	14
Camberley	Pembroke Broadway North	Camberley Town Centre Area Action Plan	110
Camberley	Land East of Knoll Road Including the Police Station site	Camberley Town Centre Area Action Plan	31
Camberley	Former Magistrates Court, Portesbery Road	Camberley Town Centre Area Action Plan	13
Deepcut	Princess Royal Barracks (PRB)	Core Strategy	390*
West End	Housing Reserve Site, East of Benner Lane	Part of Housing Reserve Site. 85 dwellings granted permission in March 2016. Further 95 dwellings allowed on Appeal November 2016	180
West End	Housing Reserve Site, Kings Road/Beldam Bridge Road	Part of Housing Reserve Site. 84 dwellings allowed on Appeal December 2015.	84
Total			822

* Reflects the latest information provided by Developer based on the submitted phasing plans, which are in line with the approved design guides. The phasing plans indicate a delivery rate of 235 dwellings from the Brunswick Woods area of the site and 155 dwellings in the Dettingen area of the site to be delivered within the five year period Development to commence in 2018.

Other sites identified in the Council's SLAA as "Deliverable"

- 2.11 The Council published a Strategic Land Availability Assessment (SLAA) in 2016 which identified a range of sites across the Borough. The SLAA was produced in line with the NPPF and NPPG (National Planning Practice Guidance). It provides sufficient and up to date information on the suitability, availability and achievability of the identified sites and provides a reasonable indication as to when the sites were likely to come forward. The assessment of deliverability involved direct contact with landowners, developers and agents to confirm the likelihood of a particular site coming forward.
- 2.12 Detailed information regarding the Council's assessment of sites can be found in the Council's 2016 SLAA methodology. In calculating the 5 year supply the SLAA has been taken as a starting point for identifying sites which may come forward. The base date for the SLAA is 1st April 2016. Some site information may have changed since the base date of the SLAA

and where applicable this has been taken account of in arriving at the 5 year housing land supply figures.

- 2.13 A list of deliverable sites, along with the justification for including them in the Council’s 5 year housing land supply can be found at Appendix 1. In total this source of supply contributes a total of 249 units as shown in Table 3 below. Sites included in the 2016 SLAA as ‘Other Deliverable’ that have since been granted planning permission have been excluded from this list and are instead accounted for within the list of ‘sites with planning permission’.

Table 3: Other deliverable sites identified in the Surrey Heath SLAA

Total units anticipated 2017-2022 (net units)
269

C2 Housing

- 2.14 The NPPG states that:
“Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. The approach taken, which may include site allocations, should be clearly set out in the Local Plan” (ID: 3-028-20140306)
- 2.15 The 2016 recognises the need for housing for older people. The SHMA indicates that the strongest growth in population over the last decade has been amongst the older age groups. The older population (those aged 65+) make up around 15% of the population as a whole. There has been a significant increase in the number of people in advanced old age (85+). The increase in the older population is tied to increases in disability within the population. In particular there is projected to be a large rise in the number of people with dementia (up 117%) along with a 92% increase in the number with mobility problems to 2031. The Inspector in the West End appeal (December 2015) did not exclude C2 uses from his decision on housing land supply.
- Therefore the Council has included C2 uses in the assessment of the 5 year housing land supply. Only sites which already have planning permission and are expected to be completed within the period 2017-2022 have been included. A full list of sites contributing to this source of supply is set out in Appendix 1.
- 2.16 In determining the level of housing contribution that these sites make to housing land supply the Council has recognised on that an individual bed-space may not necessarily replace an individual unit of C3 accommodation and a discount has thus been applied. The discounted figure shown in the table has been derived by dividing the number of bed spaces at each site by the average occupancy rate of a 1-bed C3 unit in the borough (1.4 people).
- 2.17 As shown in Table 4 below, this source of supply contributes the equivalent of 265 units of accommodation to the 5 year housing land supply.

Table 4: C2 uses – contribution to 5 year supply

Total Bed spaces	Total equivalent units anticipated 2017-2022
375 ³	265

Prior Notifications

- 2.18 Under the General Permitted Development Order⁴ (GDPO), office to residential conversions may not require planning permission. Developers must submit a “prior notification” to notify the local planning authority of the intention to use the permitted development rights. This seeks approval of matters relating to parking and highways, flooding, and contaminated land. Article 3(1) of the GPDO sets out that such development can only be classed as permitted development subject to the provisions of regulations 60 to 63 of the Conservation (Natural Habitats, & c.) Regulations 1994. The Council therefore requires the developer to discharge these provisions before development can commence. This involves a financial contribution towards SPA avoidance measures.
- 2.19 The Council at Executives in July 2015 and July 2016 resolved to add a footnote to the CIL 123 list to ensure that residential development provided under the prior notification process can meet the requirements of the Conservation of Habitats and Species Regulations 2010 by contributing to the management and maintenance of SANGs. Government has stated that it proposes to make the prior notification process permanent and to allow an extension of time to May 2019 for notifications already granted but not completed. Both these approaches give a degree of certainty that prior notification developments can be delivered. Appendix 1 provides a breakdown of the individual sites.
- 2.20 Prior notifications will contribute 314 units to the 5 year housing land supply, as shown in Table 5 below:

Table 5: Prior Notifications

Total units anticipated 2017-2022 (net units)
314

Windfall Allowance

- 2.21 Paragraph 48 of the NPPF states:

“Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic

³ Figure excludes 61-63 London Road Camberley as it is unsure whether commencement at this site will continue to progress

⁴ The Town and Country Planning (General Permitted Development) (England) Order 2015

windfall delivery rates and expected future trends, and should not include residential gardens.”

- 2.22 For the purposes of this 5 Year Housing Land Supply Paper, the windfall allowance will be comprised of an allowance for general windfall sites. The full methodology and calculations in relation to the windfall allowance are attached at Appendix 2.
- 2.23 A total windfall allowance of 43 units will be included, as shown in Table 6:

Table 6: Annualised windfall allowance (2017-2022)

Year	General Windfall Allowance
2017-2018	0
2018-2019	10
2019-2020	11
2020-2021	11
2021-2022	11
Total	43

3 Conclusion

5 year housing land supply from 1st February 2017

Table 7: Total 5 year housing land supply

Source	Total net allowance
Existing Commitments(under construction and not started)	507
Site Allocations	822
Other “Deliverable”	269
C2 uses	265
Prior Notifications	314
Windfall Allowance	43
Total	2220

- 3.1 Surrey Heath Borough has an overall supply of identifiable and deliverable housing land for 2,220 net new dwellings over the next 5 years. This paper concludes that the Borough cannot currently demonstrate a five-year supply of deliverable housing land for the period September 2017 - 2022.

Appendix 1 – Sites contributing to the 5 year housing land supply

Existing Commitments (excludes Prior Notifications and C2 uses)

Area	Address	Description	Application Type ⁵	Permitted (net)	Completed (net)	Under Construction (net)	Not Started (net)	Comments
Bagshot	79 Guildford Road	Demolition of boarding kennels and erection of six 3 bed dwelling houses. Retention of existing bungalow and mobile homes.	F	6	0	6	0	
Bagshot	Weston Paddocks (Land adj to 1) Whitmoor Road	Outline application for the erection of 10 dwelling houses (two 2 bed, five 3 bed & three 4 bed) following the demolition of existing dwelling house and outbuildings	O	10(9)	0	0	10(9)	
Bagshot net totals						6	9	
Bisley	325 Guildford Road	Erection of 9 dwellings - 4x3 bedroom. 3x4 bedroom and 2x5 bedroom units following demolition of the existing buildings.	F	9	0	0	9	
Bisley	161 Queens Road	Conversion of existing detached garage to habitable accommodation (ancillary to main dwellinghouse).	F	1	0	0	1	
Bisley	Former Bisley Office Furniture Site, 17 Queens Road	Erection of a total of 110 dwellings with principal access off Queens Road.	F	110	4	59	47	
Bisley net totals						59	57	

⁵ F=Full/O=Outline/PN=Prior Notification/RM=Reserved Matters/CL=Certificate of Lawful Use

Area	Address	Description	Application Type ⁵	Permitted (net)	Completed (net)	Under Construction (net)	Not Started (net)	Comments
Camberley	62 Frimley Road	Conversion of property into 4 no two bedroom flats with parking to the front and associated development following the part demolition of existing single storey new extension.	F	4(3)	0	0	4(3)	
Camberley	Land between 35, and 35&37 Goldney Road and Arundel Road	Erection of two storey detached four bedroom dwelling with attached garage, new access and crossover from Goldney Road and creation of front and rear gardens and driveway and associated landscaping.	F	1	0	1	0	
Camberley	Land Adj. Lynwood Heath Rise	Erection of a five bedroom two storey detached dwelling	F	1	0	1	0	
Camberley	Land Rear of Lynwood Heath Rise	Erection of three detached split level dwellings with associated detached garages and vehicular access.	F	3	0	3	0	
Camberley	11-13 High Street	Erection of a two storey building with accommodation in the roofspace to form 7 residential flats following demolition of existing. Certificate of existing use granted - 16/0325 - applicaton U/C	F	7	0	7	0	
Camberley	56 & 56A High Street	Change of Use of first floor from ancillary storage for retail unit to residential use (C3) and associated extension to the rear at first floor level to provide two 2 bedroom flats and one 1 bedroom flat.	F	3(1)	0	3(1)	0	
Camberley	59-61 High Street	Erection of first/second floor rear extension and associated alterations to facilitate conversion of first and second floor from 1 no. two bed flat to provide 4 No. one bedroom flats.	F	4(3)	0	0	4(3)	
Camberley	80 Kings Ride	Erection of a two storey, two bedroom dwelling	F	1	0	0	1	

Area	Address	Description	Application Type ⁵	Permitted (net)	Completed (net)	Under Construction (net)	Not Started (net)	Comments
Camberley	Bradley Court, 3 Knoll Road	Conversion of roofspace to create three 2 bedroom and one 1 bedroom residential units. See also 16/0859 for additional units at Bradley Court	F	4	0	4	0	
Camberley	Bradley Court, 3 Knoll Road	Creation of 4x1 bedroom flats with balconies and associated parking on the ground floor of the building including insertion of windows on the rear and southern side elevations. See also 16/0618 for additional units at Bradley Court	F	4	0	4	0	
Camberley	Burwood House Hotel, 15 London Road	Erection of side and rear extensions with associated internal alterations following conversion of hotel into 10 residential flats (one 3 bedroom, eight 2 bedroom and one 1 bedroom). (flat 3 - 2 bed to be affordable)	F	10	0	0	10	
Camberley	Sparks Garage, 2 London Road	Outline application for the demolition of existing buildings and erection of up to 10 residential apartments. Outline permission so exact numbers not yet known. Average no. of bedrooms used.	O	10	0	0	10	
Camberley	St Anns 43 London Road	Conversion of flat 2 loft space to create a separate one bedroom unit with separate access.	F	2(1)	0	0	2(1)	
Camberley	The Dolphin, 299 London Road	Erection of 3 two storey two bedroom dwellings and 1 two storey building with accommodation in the roofspace to provide 4 one bedroom and 1 two bedroom flats following the demolition of existing restaurant and first floor flat	F	8(7)	0	8(7)	0	
Camberley	1 Macnaghten Woods	Change of use of existing ancillary outbuilding to form a two bedroom dwelling.	F	1	0	0	1	
Camberley	3 Marlborough Rise	Erection of a two storey side extension to incorporate 1 bedroom annex accommodation.	F	1	0	0	1	
Camberley	87 Middle	Erection of a two storey building with	F	6(5)	0	6(5)	0	

Area	Address	Description	Application Type ⁵	Permitted (net)	Completed (net)	Under Construction (net)	Not Started (net)	Comments
	Gordon Road	accommodation in the roofspace to comprise of 6 two bedroom flats with associated parking, access, bin and cycle stores. Following demolition of existing 5 bedroom house.						
Camberley	Brereton Middleton Road	Erection of detached two storey 5 bedroom dwelling house with detached double garage and creation of a new vehicular access following retention of "Brereton" within a reduced curtilage.	F	1	0	0	1	
Camberley	15-17 Obelisk Way	Outline application for planning permission for the erection of a four storey building comprising Use Class A1-A5 on the ground floor and 16 residential units (Use Class C) on the 3 upper floors following demolition of existing buildings	F	16	0	0	16	
Camberley	Land East of Birchfield Old Portsmouth Road	Erection of a 4 bedroom bungalow, detached double garage and creation of a new vehicular access onto Portsmouth Road.	F	1	0	1	0	
Camberley	Central House 75-79 Park Street	Change of Use from 6 Hotel apartment suites to 6x1 bed flats	F	6	0	0	6	
Camberley	Clockhouse, 65 Park Street	Certificate of Lawful Proposed Development for the conversion of first floor from offices (Class A2) to 2 one bedroom flats	CL	2	0	0	2	
Camberley	The Clockhouse Park Street	Erection of a part third storey, part three storey rear extension to provide residential use of 2 no two bedroom and 3 no one bedroom flats (alternative to 2 one bedroom flats in PP 2014/0686)	F	5	0	0	5	
Camberley	Wessex House	Erection of 7 dormers and conversion of extended	F	2	0	0	2	

Area	Address	Description	Application Type ⁵	Permitted (net)	Completed (net)	Under Construction (net)	Not Started (net)	Comments
	80 Park Street	roofscape into 2 one bedroom flats. Following previous separate PN app 2013/0904 Prior notification to convert 1st and 2nd floor office to resi. Not implemented						
Camberley	Camberley Police Station Portesbery Road	Erection of 35 residential units (comprising of 9 apartments in a 3 storey block and a mix of two storey dwellinghouses) following demolition of 4 dwellings.	F	35(31)	-	-	-	See allowance under "allocated sites"
Camberley	Navana Portesbery Road	Conversion of garage/store into living accommodation, erection of first floor side extension and use as annexe accommodation.	F	1	0	1	0	
Camberley	Greenways, 7 Prior End	Erection of two x 5-bed and one x 4-bed detached dwelling and associated hard-standing following demolition of existing property.	F	3(2)	0	3(2)	0	
Camberley	55 Robins Bow	Erection of a single storey attached 2 bed dwelling with associated parking and access following demolition of existing garage and no 55 Robins Bow retained on a reduced curtilage.	F	1	0	0	1	
Camberley	210 Upper Chobham Road	Redevelopment of land to the rear of 208 and 210 Upper Chobham Road to erect 2 detached 3 bedroom houses.	F	2	0	0	2	
Camberley	33 Upper Park Road	Conversion of the existing dwelling to provide 8 no. one bedroom and 2 no two bedroom flats for use by the learning disabled with associated accommodation.	F	10(9)	0	0	10(9)	
Camberley	Land at 34 & 36 Upper Park Road	Erection of two storey detached dwelling with new access off Upper Park Road, associated landscaping and hard standing and retention of No. 34 & No. 36	F	1	0	0	1	

Area	Address	Description	Application Type ⁵	Permitted (net)	Completed (net)	Under Construction (net)	Not Started (net)	Comments
		on reduced curtilages.						
Camberley	21-33 York Road	Erection of 7 dwellings with access and parking following the demolition of 1 dwelling with the refurbishment of 6 dwellings.	F	7(6)	0	7(6)	0	
Camberley net totals						43	75	
Chobham	Chobham Nurseries Bagshot Road	Erection of five detached dwellings (2 x 3-bed, 2 x 5-bed, 1 x 6-bed) following demolition of existing horticultural buildings.	F	5	0	5	0	
Chobham	The Plant Centre Bagshot Road	Erection of 3 detached dwelling houses with integral garages and new access following demolition of existing garden centre.	F	3	0	0	3	
Chobham	Former Little Heath Nursery, Burr Hill Lane	Change of use of land at Little Heath Nursery from a commercial nursery to residential, the demolition of the existing nursery buildings and the erection of 35 affordable dwellings.	F	35	0	0	35	
Chobham	25 Chertsey Road	Conversion of first floor office (Class B1) to a two bedroom flat.	F	1	0	0	1	
Chobham	Copyhold Chertsey Road	Change of Use of agricultural buildings to a dwelling house and associated single storey front, rear and side extensions and alterations	F	1	0	0	1	
Chobham	25-31 High Street	Erection of part two storey, part single storey rear extension to no.'s 25, 27 and 29 High Street, to provide 3 three bedroom units replacing one 5 bed unit. Reduced retail unit on the ground floor of 29 High Street.	F	3(2)	0	3(2)	0	
Chobham	1-2 Laburnum Villas Pennypot Lane	Certificate of Lawful Proposed use for the conversion of 2 three bedroom semi-detached dwellings into 1 five bedroom detached dwelling.	CL	1(-1)	0	1(-1)	0	
Chobham	Hagthorn Farm	Erection of one 4 bedroom two storey dwelling &	F	1	0	0	1	

Area	Address	Description	Application Type ⁵	Permitted (net)	Completed (net)	Under Construction (net)	Not Started (net)	Comments
	Pennypot Lane	detached double garage following demolition of existing glass houses. New application approved 06/11/2015						
Chobham	House of Barns Sandpit Hall Road	Independent from app 2014/0807 Change of Use from outbuilding (barn) to a 1 bedroom independent dwelling house	F	1	0	0	1	
Chobham	House of Barns Sandpit Hall Road	Change of Use of existing annexe and stable/garage block to a 1 bed independent residential unit of accommodation.	F	1	0	0	1	
Chobham	Former Castle Grove Inn Scotts Grove Road	Erection of a two storey rear extension following the part demolition and conversion into 2 three bedroom semi-detached houses and 1 one bedroom bungalow with parking and access.	F	3(2)	0	3(2)	0	
Chobham	Rose Cottage Station Road	Erection of single storey one bedroom attached dwelling following demolition of existing garage.	F	1	0	0	1	
Chobham	15 The Avenue	The erection of a two storey detached dwellinghouse with an attached garage following the severance of the front garden land.	F	1	0	0	1	
Chobham	Land adjoining Holly Lodge Waterperry Lane	Erection of a single storey building to comprise a 2 bedroom detached dwelling house following demolition of existing garage	F	1	0	0	1	
Chobham	Ascot Park Polo Club, Westcroft Park Farm Windlesham Road	Erection of 2 storey detached dwelling and attached garage with accommodation above following demolition of existing buildings. 2015/0110 - Erection of 8 bed dwelling with retention of Post Box Cottage and demolition of all other buildings	F	1	0	0	1	
Chobham	Buckstone	Erection of double garage with studio	F	1	0	0	1	

Area	Address	Description	Application Type ⁵	Permitted (net)	Completed (net)	Under Construction (net)	Not Started (net)	Comments
	Farm Windlesham Road	accommodation above, following demolition of the existing garage and greenhouse.						
Chobham net totals						8	48	
Deepcut	45 Deepcut Bridge Road	Erection of 3 detached two storey dwellings following demolition of existing bungalow	F	3(2)	0	0	3(2)	
Deepcut	Land Rear 117 Deepcut Bridge Road	Conversion of garage building to a single storey 1 bedroom dwelling with associated amenity area and parking, including changes to roof, doors and windows.	F	1	0	1	0	
Deepcut	Land rear 27 Deepcut Bridge Road	Erection of two semi-detached houses with access from 25 Deepcut Bridge Road.	F	2	0	2	0	
Deepcut	Princess Royal Barracks Brunswick Road	Hybrid planning application for major residential development totalling 1,200 new dwellings (1,198 net).	O	1200(1198)	-	-	-	See allowance under "Allocated Sites"
Deepcut net totals						3	2	
Frimley	Children's Centre, 5 Church Road	1 x 1 bedroom, 23 x 2 bedroom and 10 x 4 bedroom market housing and 19 x 4 bedroom and 10 x 1 bedroom affordable (KEY WORKER) housing - note there will be equivalent LOSS of KW at FPH - no planning application for this yet!	F	63	0	63	0	
Frimley	6 Field Lane	Erection of one detached 4 bedroom two storey dwelling house, one detached garage, erection of a pair of semi-detached 3 bedroom dwelling houses following demolition of existing 3 bedroom bungalow	F	3(2)	0	3(2)	0	

Area	Address	Description	Application Type ⁵	Permitted (net)	Completed (net)	Under Construction (net)	Not Started (net)	Comments
Frimley	Land North East of 11 Frimley Green Road	Erection of detached two bedroom bungalow with associated parking and access from Frimley Green Road.	F	1	0	0	1	
Frimley	Land North West of 36-48 Frimley High Street	Erection of a two storey detached three bedroom dwelling house with associated parking and new accesses to serve the new dwelling and existing service area following demolition of existing garages.	F	1	0	0	1	
Frimley	44 Middlemoor Road	Erection of a two storey 3 bedroom end of terrace dwelling house with single storey detached garage and number 44 Middlemoor Road retained on a reduced curtilage with associated works and vehicular access.	F	1	0	1	0	
Frimley	The Ridgewood Centre Old Bisley Road	Erection of 100 dwellings (comprising 9 one bed, 27 two bed, 49 three bed, 11 four bed and 4 five bed units following the part demolition/part conversion of existing building.	F	100	22	17	61	
Frimley	Garage Blocks Rear of 31-37 Stonehouse Rise	Erection of 2x2 bedroom dwellings for affordable housing and associated parking and garden areas and landscaping following demolition of existing garages.	F	2	0	0	2	
Frimley	Unit 1 The Parade	Erection of a two storey extension above ground floor with rear access to provide 1 two bedroom flat and erection of bin/cycle store.	F	1	0	0	1	
Frimley	122 Upper Chobham Road	Erection of a six bedroom dwelling house with part basement and accommodation in the roof	F	1	0	1	0	
Frimley net totals						84	66	
Frimley	1-3 Beaumaris	Erection of a part single, part two storey extension	F	2	0	2	0	

Area	Address	Description	Application Type ⁵	Permitted (net)	Completed (net)	Under Construction (net)	Not Started (net)	Comments
Green	Parade	to provide two 2 bedroom flats at first floor. Separate app CLEUD - 2015/0306. Foundations laid but no further progress at Feb 2016						
Frimley Green net totals						2	0	
Lightwater	By Pass Nursery Blackstroud Lane East	Erection of a detached two storey dwelling with further basement accommodation, following demolition of all existing buildings and caravan.	F	1	0	0	1	
Lightwater	Curley Croft, 8 Junction Road	Outline application for the erection of 3 four bedroom detached dwellings following the demolition of existing dwelling and outbuildings. Access only with all other matters reserved.	O	3(2)	0	0	3(2)	
Lightwater	Land rear of 4, 6 & 8 Macdonald Road	Erection of one pair of three bedroom, two storey semi-detached dwellings on land rear of 4, 6 and 8 Macdonald Road.	F	2	0	2	0	
Lightwater net totals						2	3	
Mytchett	98 Coleford Bridge Road	Erection of a two storey detached house with no rooms in the roofspace on the land to the side of 98 Coleford Bridge Road following demolition of existing attached and detached garages.	F	1	0	0	1	
Mytchett	11 Coleford Bridge Road and Grange Nurseries, Linsford Lane	Houses: 6 x 2-bed (Section 106 affordable), 4 x 2-bed (private), 7 x 3-bed, 5 x 4-bed	F	22(20)	19(17)	0	3	
Mytchett	102 Mytchett Road	Change of Use of mixed D1 (Non-Residential Institution) and B1 (Office) building to mixed B1 (Office) and one 2 bedroom flat and one 3	F	2	0	2	0	

Area	Address	Description	Application Type ⁵	Permitted (net)	Completed (net)	Under Construction (net)	Not Started (net)	Comments
		bedroom flat.						
Mytchett	Land adjacent to 1 Mytchett Road	Erection of a detached 4 bedroom 2 storey dwellinghouse with associated parking and access.	F	1	0	1	0	
Mytchett	Land east of 220 Mytchett Road	Erection of 2 two storey, three bedroom dwelling houses, garages, access and landscaping.	F	2	0	1	1	
Mytchett net totals						4	5	
West End	Pankhurst Farm Bagshot road	Erection of 4 No. two storey detached dwelling houses with associated garages/carport's following the demolition of existing buildings	F	4	0	0	4	
West End	Land South of Beldam Bridge Road	Erection of 2no. five bedroom and 1no. four bedroom two storey detached dwellings with detached double garages and accommodation in the roof with landscaping and access.	F	3	0	0	3	
West End	11 Benner Lane	Erection of two four-bedroom two-storey detached dwellings with shared access, following demolition of the existing dwelling.	F	2(1)	0	0	2(1)	
West End	24 & 26 Benner Lane	Erection of 3 dwellings following demolition of No. 24 and outbuildings associated with motor vehicle repair, to include retention of No. 26 on reduced curtilage	F	3(2)	0	0	3(2)	
West End	1 Kings road	Erection of 2 two storey semi-detached dwellings with landscaping, parking and access from Kings Road following demolition of existing dwelling.	F	2(1)	0	2(1)	0	
West End	2 Kings Road	Outline application for the erection of two detached 3 bedroom houses following the demolition of existing bungalow. Reserve Matters approved 07/12/16	F	2(1)	0	0	2(1)	

Area	Address	Description	Application Type ⁵	Permitted (net)	Completed (net)	Under Construction (net)	Not Started (net)	Comments
West End net totals						1	11	
Windlesham	Windlesham Stables Adjacent to Birch Hall, Church Road	Erection of one 3-bedroom dwelling, new access hardstanding, landscaping and creation of residential curtilage, following demolition of existing stable and barn.	F	1	0	0	1	
Windlesham	4 Chertsey Road	15/0754 - PP for erection of part two storey, part single side/rear extension, conversion of roof space to provide A1 retail unit at ground floor and 3 residential units (including retention of 1 existing)	F	2	0	2	0	
Windlesham	WJ Medhurst & Co Ltd, Home Farm Church Road	Erection of a detached dwelling with integral garage and access onto Church Road, following demolition of all existing buildings. (Latest app 15/0268)	F	2	0	0	2	
Windlesham	2 Cricketers Lane	Erection of a detached bungalow with carport and retention of 2 Cricketers Lane on a reduced curtilage.	F	1	0	1	0	
Windlesham	26 Kings Lane	Erection of a part 2 storey, part single storey detached three bedroom dwelling house. Separate from permission 2014/ 0292 - 1 further additional dwelling approved in curtilage	F	1	0	1	0	
Windlesham	Lavershot Cottage London Road	Conversion of existing outbuilding into a single dwellinghouse.	F	1	0	1	0	
Windlesham	Monegue Pine Grove	Conversion and extension of existing garage to create an annexe - 1x1 bed unit	F	1	0	0	1	
Windlesham	Larkfield School Road	Erection of 2 four bed dwellings with rooms in the roof space, with attached garages following	F	2(1)	0	2(1)	0	

Area	Address	Description	Application Type ⁵	Permitted (net)	Completed (net)	Under Construction (net)	Not Started (net)	Comments
		demolition of existing 4 bed dwelling house.						
Windlesham	Crofters Snows Ride	Erection of a detached garage with annex accommodation in the roofspace following demolition of existing garage.	F	1	0	0	1	
Windlesham	36-40 Updown Hill	Erection of a roof extension and creation of a 1 bedroom and a 2 bedroom flat. Alterations to application submitted under 16/0031.	F	2	0	0	2	
Windlesham	Unigate Dairies, 7-11 Updown Hill	Erection of 2 commercial (retail/office) units, 2 two bedroom houses, 4 three bedroom houses, 4 one bedroom flats following the demolition of existing buildings with access and parking/garaging.	F	10(9)	0	10(9)	0	
Windlesham	Woodhall Woodhall Lane	Erection of a 2 storey detached dwelling and 4 self-contained flats, following the demolition of Woodhall (8 flats)	F	5(-3)	0	5 (-3)	0	
Windlesham net totals						12	7	
All Areas Net Total						224	283	

Allocated Sites

Settlement	Site Address	Allocated	Total net allocated units	Net units anticipated 2017-2022	Justification for 5 year supply figure
Bagshot	83 College Ride	Local Plan 2000	30	0	Site is within 400m of SPA and therefore will not come forward for C3 housing. Council has no evidence to suggest that it will come forward for C2 in next 5 years.
Bagshot	Woodside Cottage, Chapel Lane	Local Plan 2000	14	14	Site is available now with no major constraints and is considered deliverable. Application submitted and currently

Settlement	Site Address	Allocated	Total net allocated units	Net units anticipated 2017-2022	Justification for 5 year supply figure
					under consideration
Camberley	Whitehill Farm, Kings Ride	Local Plan 2000	10	0	Site has planning permission – see allowance in “C2 uses”
Camberley	Pembroke House, Pembroke Broadway	Camberley Town Centre Area Action Plan	66	0	Site has planning permission – see allowance in “C2 uses”
Camberley	Pembroke Broadway North	Camberley Town Centre Area Action Plan	110	110	Office space in Ashwood House (residential part of development) is vacant and available now. Owned by SHBC
Camberley	Former Magistrates Court, Portesbery Road	Camberley Town Centre Area Action Plan	13	13	Site is in sustainable location and available now
Camberley	Land East of Knoll Road Including the Police Station site	Camberley Town Centre Area Action Plan	80	31	CTC AAP allocation phased in medium/long term Planning permission granted for 31 net units on Police site
Camberley	The Granary, Knoll Road	Camberley Town Centre Area Action Plan	8	0	CTC AAP allocation phased in medium/long term
Camberley	Camberley Station, Pembroke Broadway	Camberley Town Centre Area Action Plan	50	0	CTC AAP allocation phased in medium/long term
Deepcut	Sergeants Mess, Bellew Road	Local Plan 2000	25	0	Site will come forward as part of wider Princess Royal Barracks redevelopment.
Deepcut	Princess Royal Barracks	Core Strategy	1198	390	Reflects the latest information provided by Developer based on the submitted phasing plans, which are in line with the approved design guides. The phasing plans indicate a delivery rate of 235 dwellings from the Brunswick Woods area of the site and 155 dwellings in the Dettingen area of the site to be delivered within the five year period Development to

Settlement	Site Address	Allocated	Total net allocated units	Net units anticipated 2017-2022	Justification for 5 year supply figure
					commence in 2018.
Mytchett	Salisbury Terrace	Local Plan 2000	16	0	Site is within 400m of SPA and therefore will not come forward for C3 housing. Council has no evidence to suggest that it will come forward for C2 in next 5 years.
West End	<i>Dyckmore, Streets Heath</i>	<i>Local Plan 2000</i>	<i>0</i>	<i>0</i>	<i>Planning permission granted for 43 – see allowance in “C2 uses”</i>
West End	Housing Reserve Site, East of Benner Lane	Local Plan 2000	400	180	85 dwellings granted permission in March 2016. Further 95 dwellings allowed on Appeal November 2016
West End	Housing Reserve Site, Kings Road/Beldam Bridge Road	Local Plan 2000	195	84	84 dwellings allowed on Appeal December 2015
Windlesham	Housing Reserve Site, Land East of Heathpark Drive	Local Plan 2000	30	0	Significant constraints to overcome. Application refused permission in March 2016
Total 5 year supply				822	

Other Deliverable Sites identified in 2016 SLAA

Name of Town or Village	Address	SLAA Gross Capacity	SLAA Net Capacity	Include in 5 year supply?	Net units anticipated 2017-2022	Justification for 5 year supply figure
Bagshot	34 London Road	8	7	Yes	7	Site is in a sustainable location and available now. No major constraints.
Bagshot	134 and 136 London Road	12	10	Yes – reduced figure	9	Site is in a sustainable location and available now. No major constraints. Amend figure down to 10(9) to reflect current SANG supply

Name of Town or Village	Address	SLAA Gross Capacity	SLAA Net Capacity	Include in 5 year supply?	Net units anticipated 2017-2022	Justification for 5 year supply figure
Bagshot	Queen Anne House, Station Road	15	15	Yes – reduced figure	9	Site is in a sustainable location and available now. Amend figure down to '9' to reflect current SANG supply
Bisley	Land at Elder Road	8	8	Yes	8	The site is in the Council's ownership and is available. There are no major constraints
Camberley	Pembroke House, 148 Frimley Road	26	26	Yes	26	Sustainable location in settlement area. Potential for small mixed use scheme. Site available.
Camberley	407 & 409 and 9,11,13,13a London Road and Victoria Avenue	60	38	Yes	38	Site is in a sustainable location and available now
Camberley	Peerless site n Sullivan Road	8	8	Yes	8	Site is in a sustainable location and available now.
Camberley	Peerless Site P2 Wood Road	6	6	Yes	6	Site is in a sustainable location and is available now.
Chobham	Land rear of The Grange	20	20	Yes	20	Site in Green Belt adjacent to settlement boundary. Possible rural exception site and promoted as such. Available now. Suitable public SANG solution likely to come forward within timescale.

Name of Town or Village	Address	SLAA Gross Capacity	SLAA Net Capacity	Include in 5 year supply?	Net units anticipated 2017-2022	Justification for 5 year supply figure
Chobham	Flexlands School, Sandpit Hall Lane	10	10	Yes	10	The existing buildings on site are of significant size and bulk for this to be replicated in a different format to enable provision of several dwellings, whilst not compromising the integrity of the Green Belt. The site is in single ownership and available
Chobham	Peerless Site, Windsor Court Road	6	5	Yes	5	The site is previously developed and the sole owner informs that there are no known legal constraints and it is available now. It is in the Chobham settlement area which is washed over by Green Belt, but is a previously developed site
Deepcut	85 - 93 Deepcut Bridge Road	10	5	yes	5	Site is PDL in settlement
Frimley Green	Land west of Sturt Road	100	100	Yes	100	Site is PDL and on edge of settlement in a sustainable location
Windlesham	Windlesham Garden Centre	15	15	Yes – reduced figure	9	Wholly within Green Belt, but capacity reflects area of PDL. No other major constraints. Site is available now. Amend figure down to '9' to reflect current SANG supply
Windlesham	Windlesham South Garage	20	20	Yes – reduced figure	9	The site is indicated to be available. There are no major planning or access constraints to overcome. Amend figure down to '9' to reflect current SANG supply
Windlesham	Land North Reserve Site Heathpark Drive	50	50	No	0	Possible rural exception site. May form part of wider development of Reserve site which would include SANG. Available now however as wider reserve site is considered to be medium term site phased according to this.

Name of Town or Village	Address	SLAA Gross Capacity	SLAA Net Capacity	Include in 5 year supply?	Net units anticipated 2017-2022	Justification for 5 year supply figure
Total 5 year supply					269	

C2 Uses

Site Name	Proposed Bed Spaces	Equivalent C3 unit numbers	Include in 5 Year Supply?	Net Units Anticipated 2017-2022	Justification for 5 year supply figure
10 Castle Road	7 net units	5	Yes	5	Conversion of building from residential (Class C3) to residential institution (Class C2). 8/1.4 average occupancy = 6 deduct existing property (1) = 5 net
Whitehill Farm Kings Ride, Camberley	63	45	Yes	45	Planning permission secured. Deliverable site in SLAA.
61 and 63 London Road, Camberley	58	39	No	0	Planning permission 2007/0998 commenced (demolition) but progress has not been made for several years – uncertain whether this will progress. Application for 58 bedspaces (39 units equivalent)
Kingsclear Nursing Home Park Road , Camberley	12 net units	8	Yes	8	Redevelopment of existing care home, planning permission secured.
Pembroke House Pembroke Broadway Camberley	92	66	Yes	66	Planning permission secured.
1 Westfield Road , Camberley	5 net units	3	Yes	3	Change of use of existing dwellinghouse, (Class C3 to a 6-bedroom care home (Class C2). 6/1.4 average occupancy = 4 deduct existing property (1) = 3 net

Site Name	Proposed Bed Spaces	Equivalent C3 unit numbers	Include in 5 Year Supply?	Net Units Anticipated 2017-2022	Justification for 5 year supply figure
Highams Farm Highams Lane, Chobham	4 net units	3	yes	3	Change of Use from C3 (Dwelling) to C2 Residential Institution) for 5 residents with learning and physical disabilities. (divided by 1.4 as C2 use)
Magpyes Barn Highams Lane, Chobham	4 net units	3	yes	3	Change of Use from C3 (Dwelling) to C2 Residential Institution) for 5 residents with learning and physical disabilities. (divided by 1.4 as C2 use)
Former Cheswycks School Guildford Road, Frimley Green	62	44	Yes	44	Planning permission granted for 44 dwellings. Deliverable site in SLAA.
Dyckmore, 12 Streets Heath, West End	60	42	Yes	42	Planning Application under consideration. Deliverable site in SLAA.
Orchard Cottage Shepherds Lane, Windlesham	66	46	yes	46	Outline application for the erection of a 65 bedroom care home, a doctors surgery and a detached bungalow with landscaping and access following demolition of existing buildings (access to be considered)
Total in 5 Year Supply				265	

Prior Notifications

Area	Address	Description	Net Capacity	Contribution towards 5 year supply	Comments
Bagshot	White House, 81-83 High Street	Prior Notification for conversion of first floor office space to form one 2 bedroom flat with associated parking.	1	1	

Area	Address	Description	Net Capacity	Contribution towards 5 year supply	Comments
Bagshot	Seal House, 56 London Road	PN change of use of existing B1 office to C3 residential with seven 1 bed & five 2 bed flats totalling 12	12	9	SANGs catchment issue – limited to 9 net units
Bagshot	Knightway House Park Street	Prior Approval for the conversion of existing offices (Class B1) to 13 residential apartments with associated parking (HRA not discharged awaiting SANG capacity)	13	0	Within 400m buffer zone – 0 units
Camberley	110E Sentry House Frimley Road (W)	PN for the Change of Use from B1 to C3 comprising six flats. Possibly 4 one bed and 2 two bed	6	6	
Camberley	1a High Street (T)	Prior Approval Notification for the change of use of the rear part of the ground floor from retail (Class A1) to residential (Class C3) in the form of 2 No. one bedroom flats with associated building operations.	2	2	Under construction
Camberley	27 High Street (T)	PN to convert the first and second floors from estate agency (Class A2) to residential (Class C3) in the form of a one bedroom flat	1	1	Under construction
Camberley	31 High Street (T)	PN for the conversion of existing offices (B1) to residential (C3) to form one 2 bedroom flat and bed-sit with allocated parking	2	2	Under construction
Camberley	4 High Street (T)	Prior Approval application for the conversion of part of the ground floor, first and second floors to two 1 bedroom flats with cycle storage.	2	2	
Camberley	First Floor and Second Floor 6-8 High Street (T)	Prior Notification for the change of use of the first and second floors from B1 (office) to C3 (residential) to provide 1 x 2-bed and 3 x 1-bed flats.	4	4	
Camberley	Kings Court, 91-95 High Street (T)	Prior Notification as amended for the change of use of the building to provide 30 residential flats.	30	30	Under construction

Area	Address	Description	Net Capacity	Contribution towards 5 year supply	Comments
Camberley	Norwich House Knoll Road (T)	PN for the conversion of existing B1 Offices to form 16 one bedroom units and 37 two bedroom units. Further PN app 16/0523 - 33 one bedroom and 24 two bedroom flats	57	57	
Camberley	419 London Road (SM)	PN for change of use of offices (B1) to residential (C3) to form one 1 bedroom and one 2 bedroom flats.	2	2	
Camberley	Compass House, 207-215 London Road (SM)	Prior Notification for conversion of ground, first, second and third floors from B1 (Office) to C3 (Dwelling) to provide 11 x studio flats, 22 one bed flats and 8 x two bed flats.	41	41	
Camberley	First and second floor, 52 Park Street (T)	Prior Notification for the change of use of the first and second floors from B1 (Office) to C3 (Residential) to form 6 x 2-bed flats and 2 x studio apartments.	8	8	
Camberley	Marlborough House Park Street (SM)	Prior Approval Notification for a proposed change of use of part of ground floor from office use (Class B1a) to residential (Class C3) in the form of 1 no. two bedroom flat and 1 no. one bedroom flat.	2	2	
Chobham	Bourne Farm Bagshot Road	Change of use of agricultural barn to residential dwelling	1	1	
Chobham	Higher park Farm, Halebourne Lane (1)	Prior Notification under Part 3 Class O of the General Permitted Development Order for conversion of office space (B1) at ground floor level to form two 1 bedroom flats (C3) with associated parking.	2	2	Under construction
Chobham	Higher Park Farm Halebourne Lane (2)	Prior notification for the conversion of office space (B1) at ground level to form two 1 bedroom flats (C3).	2	2	
Chobham	Terra Cotta Cottage, 67 High Street	Prior Notification for a change of use of ground floor from Offices (B1) to Residential (C3) to form a 1-bedroom flat with associated parking.	1	1	

Area	Address	Description	Net Capacity	Contribution towards 5 year supply	Comments
Deepcut	Offices 1-3 Blackdown Road	Prior Approval of a change of use from office (Class B1a) to residential (Class C3) use incorporating the conversion into 4 no. two bedroom and 2 no. one bedroom flats.	6	6	
Deepcut	111 Deepcut Bridge Road	PN for the conversion of a retail unit (Class A1) with 4 bed HMO over, to 1 one bedroom and 1 two bedroom flats.	1	1	
Deepcut	117 Deepcut Bridge Road	Prior Approval application for the conversion of ground and first floor offices (B1) to two 2-bed flats (C3) with allocated parking.	2	2	
Frimley	36-38 Frimley High Street	Prior Approval for Change of Use of first and second floors from Offices (B1) to Residential (C3) to form two 1 bedroom units and two 3 bedroom units and associated alterations.	4	4	
Frimley	39 Frimley High Street	PN for a proposed change of use of the first and second floors from financial and professional service (Class A2) to residential (Class C3) in the form of 1 no two bedroom and 1 no studio flats.	2	2	
Frimley	Wyvern House, 55 Frimley High Street	Prior Approval conversion of existing offices (Class B1 to 35 residential units with associated parking.	35	35	
Frimley	Absolute Building Lyon Way	PN (Class B1a) use to a use falling within Class C3 (dwellinghouse) conversion to provide 16 two bedroom and 20 one bedroom flats. New app 16/0109 42x1 bed, 13x2 bed and 3x3 bed flats. See alt apps below	91	91	Multiple notifications for prior approval have been submitted at this site. It has been confirmed that the 91 unit development will be implemented.
Total			330	314	

Appendix 2: Windfall Allowance Justification and Calculation

Methodology

Introduction

The NPPF indicates that local authorities may make an allowance for windfall sites in the 5 year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens (Paragraph 48).

The National Planning Policy Framework (NPPF) defines windfall sites as “*Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available*”.

This paper sets out the methodology for identifying Surrey Heath’s windfall supply. It is based on the requirements of the NPPF and the PPG.

Calculating the Windfall Allowance

Windfalls are unanticipated sites that were not identified in the previous SLAA supply. Most windfalls are small or involve the conversion of existing buildings. However, larger sites can be classed as windfalls if they have not been previously identified in the SLAA.

Past windfall rates will be obtained using internally collected housing completion data. This includes information on the location and type of development as well as the detailed planning application description. This allows a breakdown by area and development type.

As the SLAA focuses on identifying sites which will deliver 5 or more net units, sites delivering fewer than this number would not be included in the SLAA and as such would not have been identified in the local plan process. As windfall sites are by definition those sites that have not been identified in the local plan process, the pool of possible windfall completions will include all those units completed on such small sites. From 2000 – 2016, all sites delivering fewer than 5 net units will therefore be considered as potential windfalls (excluding those sites falling on residential garden land, as set out under *Exclusions* below).

From 2008 when the first SLAA was published it will also be possible to identify those larger (5+ net unit) sites which came forward but had not been previously identified as part of the local plan process. In summary, in assessing an appropriate level for the windfall allowance, the Council will take into account housing completions on the following

- From 2000 - 2016: all sites of fewer than 5 net units
- From 2008 onwards: sites of 5 or more net units which were not identified in previous versions of the SLAA.

Exclusions

In accordance with the NPPF, the windfall allowance will discount units that are on residential gardens. The following are considered to be development on residential gardens and will be excluded from the historic windfall figures:

- Developments retaining an existing dwelling and adding new units in the surrounding garden space;
- Developments which demolished existing dwelling/s and replaced them with an increased number of units on a notably larger footprint than the previous building(s).

When past windfalls have been established, the figures will be analysed for trends that are likely to continue in the years ahead. Large “one-off” type past windfall development⁶ will be omitted from the trend calculations to avoid distorting the projections. Unexpected net losses are also classed as windfalls and will therefore be deducted from the windfall total.

As any windfall sites coming forward would not have planning permission at the time of the base date of the SLAA, a 12 month lead in time will be allowed for such sites to appear in the housing completions data. Therefore no windfall allowance will be included in the year 1 figures.

The windfall completion rate will be regularly reviewed and the allowance adjusted accordingly.

Windfall calculation

General sites

Historic Windfall Delivery Rates

The number of windfall completions in the period 2000 to 2016 by local area is shown in Table 1 below.

Table 2: Windfall completions by local area, 2000-2016

Period	Bagshot	Bisley	Camberley	Chobham	Deepcut	Frimley	Frimley Green	Lightwater	Mytchett	West End	Windlesham	Total
2000-2008 Total	3	6	20	6	0	6	5	4	1	2	0	53
2000-2008 Annualised Average	0.38	0.75	2.5	0.75	0	0.75	0.63	0.5	0.13	0.25	0	6.63
2008-2016 Total	7	6	63	4	2	9	5	4	10	2	7	119
2008-2016 Annualised Average	0.88	0.75	7.88	0.50	0.25	1.13	0.63	0.50	1.25	0.25	0.88	14.88
2000-2016 Overall Annualised⁷	0.6	0.8	5.2	0.6	0.1	0.9	0.6	0.5	0.7	0.3	0.4	10.75

It is clear from the above that windfalls have historically made a small but consistent contribution towards the Surrey Heath Housing Land supply. There is no reason to believe

⁶ For the purposes of the methodology, large “one-off” type windfalls will include all those of 10 units or more.

⁷ Rounded to nearest one decimal point for settlement areas only

this would not continue, especially in light of policy contained in the NPPF, in particular the presumption in favour of sustainable development. It is thus considered that a small windfall allowance should therefore be included in the SLAA.

Expected Future Trend by Area

Based on the annualised averages derived in Table 2, a windfall allowance has been calculated for each of the 5 year periods covered by the 2016 SLAA.

For years 0-5, a total windfall allowance will be included as shown in Table 2:

Table 2: Years 0-5 annualised windfall allowance (2017-2022)

Period	Year	Windfall Allowance
0-5	2017-2018	0
0-5	2018-2019	10
0-5	2019-2020	11
0-5	2020-2021	11
0-5	2021-2022	11
Total 0-5	Total	43

It is considered that the above figures represent an extremely conservative estimate of future windfall completions. This is due to the following:

- As stipulated by the NPPF, residential garden redevelopment has been excluded from the calculations. In reality however such sites have historically made a significant contribution to the Borough’s housing figures and there is no indication of this trend slowing down.
- The constraints imposed on development by the Thames Basin Heaths SPA has resulted in a significant decrease in overall housing completions over the period monitored, which is likely to be mirrored in the number of windfall sites which have come forward.
- From 2000-2008 only sites of fewer than 5 units have been included in the calculations when in fact it is likely that some larger windfall (i.e. previously unidentified) sites are likely to have been developed during this period.

Summary

Surrey Heath’s windfall allowance over the next 5 years (2017-2022) is 43 units.