

## Appendix 4

### EXCLUDED SITES

SHLAA Ref.	Local Area	Site Name	Reason for Exclusion
171	Bagshot	83 College Ride, Bagshot	Wholly within 400m of SPA. Not promoted for C2 use.
213	Bagshot	Land at Lake/Weston House, Butler Road, Bagshot	Wholly within 400m of SPA. Not promoted for C2 use.
229	Bagshot	The Cedars, 2 High Street, Bagshot	Wholly within 400m of SPA. Not promoted for C2 use.
318	Bagshot	59 London Road, Bagshot	Wholly within 400m of SPA. Not promoted for C2 use.
198	Bisley	226 Guildford Road Bisley	Wholly within 400m of SPA. Not promoted for C2 use.
297	Bisley	Land off School Close Bisley	Wholly within 400m of SPA. Not promoted for C2 use. Undeveloped site in Green Belt, not suitable as rural exception site.
340	Bisley	Almac House Church Lane Bisley	Wholly within 400m of SPA. Not promoted for C2 use.
282	Camberley	Land Rear of Birch Close Camberley	Wholly within 400m of SPA. Not promoted for C2 use.
334	Camberley	201 Upper College Ride Camberley	Wholly within 400m of SPA. Not promoted for C2 use.
347	Camberley	Peerless Site A Kingston Rd & Surbiton Rd Camberley	Wholly within 400m of SPA. Not promoted for C2 use.
416	Camberley	3 Fossewood Drive Camberley	Wholly within 400m of SPA. Not promoted for C2 use.
421	Camberley	Land r/o 33-39 Wimbledon Road Camberley	Wholly within 400m of SPA. Not promoted for C2 use.
422	Camberley	Land at Esher Road Camberley	Wholly within 400m of SPA. Not promoted for C2 use.
282	Camberley	Land Rear of Birch Close Camberley	Wholly within 400m of SPA. Not promoted for C2 use.
334	Camberley	201 Upper College Ride Camberley	Wholly within 400m of SPA. Not promoted for C2 use.
347	Camberley	Peerless Site A Kingston Rd & Surbiton Rd Camberley	Wholly within 400m of SPA. Not promoted for C2 use.
416	Camberley	3 Fossewood Drive Camberley	Wholly within 400m of SPA. Not promoted for C2 use.
421	Camberley	Land r/o 33-39 Wimbledon Road Camberley	Wholly within 400m of SPA. Not promoted for C2 use.
230	Chobham	Hookmeadow Philpot Lane Chobham	SFRA shows site is in functional flood plain

SHLAA Ref.	Local Area	Site Name	Reason for Exclusion
261	Chobham	Clearmount Chobham	Wholly within 400m of SPA. Not promoted for C2 use. Undeveloped site in Green Belt, not suitable as rural exception site.
414	Chobham	North of Chobham Lakes Castle Grove Road Chobham	Undeveloped site in Green Belt, not suitable as rural exception site.
418	Chobham	Land at 27-29 Turfhouse Lane Chobham	Wholly within 400m of SPA. Not promoted for C2 use. Undeveloped site in Green Belt.
543	Chobham	Round Pond Nursery Windsor Road Chobham	Wholly within 400m of SPA. Not promoted for C2 use.
544	Chobham	Land adj Paradise Farm North of Little Heath Nursery Chobham	Wholly within 400m of SPA. Not promoted for C2 use. Undeveloped site in Green Belt, not suitable as rural exception site.
547	Chobham	Land between 46 & 62 Mincing Lane Chobham	Wholly within 400m of SPA. Not promoted for C2 use. Undeveloped site in Green Belt, not suitable as rural exception site.
595	Chobham	Opposite (east) Highams Farm, Highams Lane, Chobham	Undeveloped site in Green Belt, not suitable as rural exception site.
506	Deepcut	Land adj Broomhurst Guildford Road Deepcut	Wholly within 400m of SPA. Not promoted for C2 use.
415	Frimley	59-61 Cheylesmore Drive Frimley	Wholly within 400m of SPA. Not promoted for C2 use.
143	Lightwater	Colville House Lightwater Road Lightwater	Wholly within 400m of SPA. Not promoted for C2 use.
144	Lightwater	174 MacDonald Road Lightwater	Wholly within 400m of SPA. Not promoted for C2 use.
262	Lightwater	Dunross Farm Red Road Lightwater	Wholly within 400m of SPA. Not promoted for C2 use. Part of site SNCI.
305	Lightwater	Rear of 164 Macdonald Road Lightwater	Wholly within 400m of SPA. Not promoted for C2 use.
553	Lightwater	Land rear of 160 Macdonald Road Lightwater	Wholly within 400m of SPA. Not promoted for C2 use.
555	Lightwater	Hollytree Cottage The Folly Lightwater	Wholly within 400m of SPA. Not promoted for C2 use.
556	Lightwater	Wayside High View Road Lightwater	Wholly within 400m of SPA. Not promoted for C2 use.
175	Mytchett	Land off Salisbury Terrace Mytchett	Wholly within 400m of SPA. Not promoted for C2 use. No net gain possible beyond 2 replacement dwellings permitted under 13/0384.
503	Mytchett	Land to the South of Old Guildford Road Mytchett	Partially within SPA and wholly within 400m of SPA. Not promoted for C2 use.

SHLAA Ref.	Local Area	Site Name	Reason for Exclusion
234	West End	Land South of Brentmoor Road West End	Wholly within 400m of SPA. Not promoted for C2 use. Undeveloped site in Green Belt, not suitable as rural exception site.
235	West End	Land at Pond Inghams Farm Birch Platt West End	Wholly within 400m of SPA. Not promoted for C2 use. Undeveloped site in Green Belt, not suitable as rural exception site.
254	West End	Bayfield Piggery Lucas Green Road West End	Wholly within 400m of SPA.
278	West End	Land North of Ashley Way West End	Wholly within SPA and SSSI. Partially within SAC. Undeveloped site in Green Belt.
304	West End	Whitedown Cottage Bagshot Road West End	Undeveloped site in Green Belt, not suitable as rural exception site.
341	West End	Continental House Oak Ridge West End	Wholly within 400m of SPA. Promoted for C3 use only.
342	West End	Rubicon & Dorna House Guildford Road West End	Wholly within 400m of SPA. Not promoted for C2 use.
513	West End	Land at Birch Platt West End	Wholly within 400m of SPA. Not promoted for C2 use. Undeveloped site in Green Belt, not suitable as rural exception site.
558	West End	Land between Church Road Windlesham Road West End	Wholly within 400m of SPA. Not promoted for C2 use. Undeveloped site in Green Belt, not suitable as rural exception site.
562	Windlesham	BOC Chertsey Road Windlesham	Largely within 400m of the SPA. Remainder of site is undeveloped and adjacent to M3 - not considered capable of acting as rural exception site due to isolation from settlement and noise issues.



## Appendix 5 DELIVERABLE SITES

### BAGSHOT SITES

SHLAA Ref.	SHLAA sub category	Site Name & Address	Policy designations	How site identified	Site Capacity		Justification
					Gross	Net	
386	Other deliverable	Woodside Cottage Chapel Lane Bagshot	Housing Allocation site Settlement Area	Local Plan	16	15	Site is part of Local Plan Housing Allocation Site. Site is available now and with no major constraints is considered deliverable.
484	Unimplemented	53-55A High Street Bagshot	Bagshot District Centre Settlement Area	Planning History	6	6	11/0770
181	Other deliverable	134 and 136 London Road Bagshot	Settlement Area	Refused on SPA grounds	12	10	Site is in a sustainable location and available now. No major constraints.
429	Other deliverable	34 London Road Bagshot	Settlement Area	Survey	8	7	Site is in a sustainable location and available now. No major constraints.
444	Other deliverable	Land at Weston Paddocks Whitmoor Road Bagshot	Settlement Area	Developer Enquiry	17	16	Sustainable location. Site indicated to be available. No major constraints provided suitable SANG is available

## BISLEY SITES

SHLAA Ref.	SHLAA sub category	Site Name & Address	Policy designations	How site identified	Site Capacity		Justification
					Gross	Net	
36	Other deliverable	FC Brown Ltd, 17 Queens Road Bisley	Part Green Belt Part Settlement	Developer enquiry	113	113	Site is in a sustainable location and available now. Small part of site on Green Belt and suitable SANG would need to be provided.
573	Unimplemented	317-319 Guildford Road Bisley	Settlement	Planning History	8	8	13/0327

## CAMBERLEY SITES

SHLAA Ref.	SHLAA sub category	Site Name & Address	Policy designations	How site identified	Site Capacity		Justification
					Gross	Net	
540	Other deliverable	3 High Street Camberley	Camberley Town Centre Settlement Area	Developer Enquiry	15	15	Site is in a sustainable location and available now
35	Other deliverable	407 & 409 and 9,11,13,13a London Road and Victoria Avenue Camberley	Settlement Area	Planning History	60	38	Site is in a sustainable location and available now
541	Other deliverable	Pembroke House Pembroke Broadway Camberley	Camberley Town Centre Settlement Area	Existing Allocations plus Development Briefs	66	66	Site in sustainable location in settlement. Allocated site in CTC AAP. Recent planning history suggests availability.
26	Other deliverable	Pembroke Broadway North Pembroke Broadway Camberley	Camberley Town Centre Settlement Area	Existing Allocations plus Development Briefs	50	50	Allocated site in sustainable location. Office space in Ashwood House (residential part of development) is vacant and available now.
23	Other deliverable	Former Magistrates Court Portesbery Road Camberley	Camberley Town Centre Settlement Area	Existing Allocations plus Development Briefs	13	13	Site is in a sustainable location and available now. Is identified as Opportunity Area in CTC AAP.
49	Other deliverable	Peerless site n Sullivan Road Camberley	Settlement Area	RSL	8	8	Site is in a sustainable location and available now.

SHLAA Ref.	SHLAA sub category	Site Name & Address	Policy designations	How site identified	Site Capacity		Justification
					Gross	Net	
53	Other deliverable	Peerless Site P2 Wood Road Camberley	Settlement Area	RSL	6	6	Site is in a sustainable location and is available.
499	Other deliverable	21-33 York Road Camberley	Settlement Area	Developer Enquiry	25	19	Site is in a sustainable location and available now.
606	Other deliverable	Pembroke House, 148 Frimley Road Camberley	Settlement Area	Refused/Withdrawn Planning Application	6	6	Sustainable location in settlement area. Potential for small mixed use scheme. Site available.
21	Under construction	61-63 London Road Camberley	Settlement Area	Planning History	41	39	2007/0998
524	Under construction	Former Stoke's Dairy Park Lane Camberley	Camberley Town Centre Settlement Area	Planning History	61	61	2012/0562
568	Under Construction	Admiral House 193- 199 London Road Camberley	Camberley Town Centre Settlement Area	Planning Permission	35	35	2013/0084
186	Unimplemented	Duke of York, 371 London Road and Yorktown House, 8 Frimley Road Camberley	Settlement Area	Planning Permission	87	87	11/0808 for 24 units under construction on Yorktown House. Outline application 13/0832 for 87 units includes the 24 permitted under 11/0808
427	Unimplemented	11-13 High Street Camberley	Camberley Town Centre Settlement Area	Survey	7	7	2011/0119
434	Unimplemented	Robin's Cinema, 301- 307 London Road Camberley	Settlement Area	Planning Permission	19	19	2011/0831



SHLAA Ref.	SHLAA sub category	Site Name & Address	Policy designations	How site identified	Site Capacity		Justification
					Gross	Net	
411	Unimplemented	The Dolphin, 299 London Road Camberley	Employment Re-vitalisation Area Settlement Area	Developer Enquiry	8	7	2013/0794
527	Unimplemented	33 Upper Park Road Camberley	Conservation area Settlement Area	Planning Permission	8	7	2012/0281
577	Unimplemented	423-437 Pipers Court and Pilgrims Well, London Road Camberley	Settlement Area	Planning Permission	63	63	2013/0811
580	Unimplemented	67-73 Park Street Camberley	Camberley Town Centre Settlement Area	Planning History	5	5	2013/0663
581	Unimplemented	Wessex House, 80 Park Street Camberley	Camberley Town Centre Settlement Area	Planning History	14	14	2013/0904

## Chobham Sites

SHLAA Ref.	SHLAA sub category	Site Name & Address	Policy designations	How site identified	Site Capacity		Justification
					Gross	Net	
289	Other deliverable	Little Heath Nursery Burr Hill Lane Chobham	Green Belt 400m of SPA SSSI/SNCI	Opportunities in Established use	36	36	Possible rural exception (only on part of site which is not within 400m of SPA). Available now for 100% affordable housing. SANGs solution would need to be found.
546	Other deliverable	Land rear of The Grange Chobham	Green Belt	Vacant/Derelict	20	20	Site in Green Belt adjacent to settlement boundary. Possible rural exception site. Available now.

## Deepcut Sites

SHLAA Ref.	SHLAA sub category	Site Name & Address	Policy designations	How site identified	Site Capacity		Justification
					Gross	Net	
567	DPD Site	Princess Royal Barracks 1 Brunswick Road Deepcut	Countryside beyond the Green Belt Housing Allocation Site	DPD Site	375	375	12/0546 - hybrid application for 1,200 dwellings approved 2014. Capacity and phasing based on Deepcut SPD implementation timetable
180	Planning Permission	85-93 Deepcut Bridge Road Deepcut	Settlement Area	Planning Permission	10	5	08/0811
531	Planning History	Metropole Social Club, 25 Deepcut Bridge Road Deepcut	Settlement Area	Planning History	9	9	2012/0529

## Frimley Sites

SHLAA Ref.	SHLAA sub category	Site Name & Address	Policy designations	How site identified	Site Capacity		Justification
					Gross	Net	
5	Under construction	Land at Ridgewood Centre Old Bisley Road Frimley	Settlement Area	Planning Permission	11	5	12/0239
501	Unimplemented	Children's Centre Church Road Frimley	Settlement Area	Developer Enquiry	63	34	13/0374
40	Unimplemented	116 Portsmouth Road Frimley	Settlement Area	Planning History	10	9	2011/0271
584	Unimplemented	Cedar House Cedar Lane Frimley	Settlement Area	Planning History	10	10	extant permission
604	Other deliverable	The Ridgewood Centre Old Bisley Road Frimley	Settlement Area	Opportunities in Established use	100	100	Site is in a sustainable location and available now. No major constraints although suitable SANG would need to be available/provided.

## Frimley Green Sites

SHLAA Ref.	SHLAA sub category	Site Name & Address	Policy designations	How site identified	Site Capacity		Justification
					Gross	Net	
412	Other deliverable	Land at Cheswycks School Guildford Road Frimley Green	Within 400m of SPA Countryside Beyond the Green Belt	Vacant/Derelict	44	40	Partially within 400m of SPA. Considered potentially suitable for C2 use (62 rooms)
557	Other deliverable	Land west of Sturt Road Frimley Green	Countryside Beyond the Green Belt	Developer Enquiry	100	100	Site is PDL and on edge of settlement in a sustainable location. SANGs and pedestrian access would need to be addressed.

## Lightwater Sites

SHLAA Ref.	SHLAA sub category	Site Name & Address	Policy designations	How site identified	Site Capacity		Justification
					Gross	Net	
3	Under construction	Lakeview House Lightwater Road Lightwater	Within 400m of SPA Settlement Area	Planning History	41	41	12/0079 permission for 58 bed carehome

## West End Sites

SHLAA Ref.	SHLAA sub category	Site Name & Address	Policy designations	How site identified	Site Capacity		Justification
					Gross	Net	
374	Other deliverable	Land at Pankhurst Farm Bagshot Road West End	Green Belt	Developer Enquiry	6	6	Site is available but is unsustainable location in Green Belt. Site largely greenfield with only small amount of PDL so capacity limited to 6.
176	Other deliverable	Dyckmore, 12 Streets Heath West End	Within 400m of SPA Housing allocation site Settlement Area	Local Plan	43	42	Wholly within 400m of SPA. Considered potentially suitable for C2 use (60 bed).

## Windlesham Sites

SHLAA Ref.	SHLAA sub category	Site Name & Address	Policy designations	How site identified	Site Capacity		Justification
					Gross	Net	
561	Other deliverable	7 Updown Hill Windlesham	Conservation Area Part within retail frontage	Opportunities in Established use	9	8	Site is in a sustainable location and available now. No major constraints.
609	Other deliverable	Land North of Reserve Site Heathpark Drive Windlesham	Green Belt	Site submitted by developer	50	50	Possible rural exception site. May form part of wider development of Reserve site. Available now.



## Appendix 6 DEVELOPABLE SITES

### BAGSHOT SITES

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
281	Land Rear Half Moon Street/High Street Bagshot	EA Flood Zone 2-3 Settlement Area Policy E8 – Land at Half Moon St Area of High Archaeological Potential	Local Plan Inquiry	35	35	6-10	Sustainable location. Site indicated to be available. Suitable SANG required. Part of site is flood zone 2 which pushes site into medium term phasing.
317	The Deans Bridge Road Bagshot	EA Flood Zone 2-3 Settlement Area Bagshot Centre Area of High Archaeological Potential	ELR Survey	20	20	6-10	Site is in a sustainable location and available now but flooding constraints push site into medium term phasing

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
446	Land at Notcutts London Road and west of Hawkesworth Drive Bagshot	Within 400m of SPA SSSI/SNCI Countryside Beyond the Green Belt Housing Allocation Site Settlement Area	Developer Enquiry	165	165	6-10	Site abuts settlement of Bagshot and is considered a possible settlement extension. Suitable location. Not deliverable due to SANGs issues but may be developable longer term.
247	Bagshot Highway Depot London Road Bagshot	Settlement Area Green corridor	Surrey County Council Estates	30	30	11-15	Site is in sustainable location within settlement. Timescales for development uncertain.
325	Bagshot Manor Green Lane Bagshot	Settlement Area	ELR Survey	27	27	11-15	Site is in a sustainable location but owners have indicated availability in 11-15 year period.
407	Highways Farm, 226 London Road Bagshot	Countryside beyond the Green Belt	Developer Enquiry	7	6	11-15	Sustainable location. Site indicated to be available. No major constraints provided suitable SANG is available. As site in in Countryside Beyond the Green Belt it is not suitable for development under current policy in short-medium term.
408	Land r/o 192-210 London Road Bagshot	Countryside beyond the Green Belt	Developer Enquiry	21	20	11-15	Site is in a sustainable location and available now. No major constraints although suitable SANG would need to be available. As site in in Countryside Beyond the Green Belt it is not suitable for development under current policy in short-medium term.

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
448	175 London Road Bagshot	Countryside beyond the Green Belt	Developer Enquiry	6	5	11-15	Site is in a sustainable location and available now. As site in in Countryside Beyond the Green Belt it is not suitable for development under current policy in short-medium term.

## BISLEY SITES

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
236	land r/o 309-315 Guildford Road, Bisley	Settlement Area	Developer Enquiry	6	6	6-10	Sustainable location. Site is available in medium term. No major constraints on site and considered to be achievable.

## CAMBERLEY SITES

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
27	Land east of Knoll Road Camberley	Camberley Town Centre Land East of Knoll Road Settlement	Existing Allocations plus Development Briefs	80	80	6-10	Sustainable location. Allocated Opportunity Area in CTC AAP includes some residential development at Police Station, Portesbery School and Hillside. Phasing reflects CTC AAP allocation.
28	The Granary Knoll Road Camberley	Camberley Town Centre  Settlement Area	DPD Site	8	8	6-10	Camberley Town Centre AAP Opportunity Area. Phasing reflects CTC AAP allocation.
58	203-209 Frimley Road Camberley	Settlement Area	Refused on SPA grounds	16	12	6-10	Site is suitable and available. However, given multiple ownerships, likely to occur in medium term. SPA issues can be overcome and no major constraints exist on site. Considered to be developable.
240	Camberley Centre France Hill Drive Camberley	Settlement Area	Surrey County Council Estates	25	25	6-10	Site is in sustainable location, currently understood to be available but timescales unknown.
424	Land r/o 1-47 Sullivan Road Camberley	Settlement Area	Survey	12	12	6-10	Site is in a sustainable location and available in medium term.

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
564	Land at Grantchester Portesbery Road Camberley	Settlement Area	Developer Enquiry	10	9	6-10	Site in sustainable location and considered to be available in medium term.
25	Camberley Station Pembroke Broadway Camberley	Camberley Town Centre Settlement Area	Existing Allocations plus Development Briefs	50	50	11-15	Allocated site in sustainable location. Available now but AAP indicates longer term phasing as existing station and offices would need to be relocated.
205	95 London Road Camberley	Settlement Area	Refused/Withdrawn Planning Application	7	6	11-15	Site in sustainable location but availability unknown
216	89 Gordon Road Camberley	Settlement Area	Planning Permission	9	8	11-15	Site in sustainable location but availability and achievability unknown. 2010 permission expired.
413	71-73 London Road Camberley	Settlement Area	Opportunities in Established use	8	6	11-15	Site in sustainable location but availability and achievability unknown

## Chobham Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
238	Mincing Lane Nursery Mincing Lane Chobham	Green Belt	Opportunities in Established use	20	20	6-10	Possible rural exception site. Available now. Financial viability for 100% affordable housing is unclear so site phased in medium term.
447	Chobham Rugby Club Windsor Road Chobham	Green Belt Greenspaces within Settlement Settlement Area	Opportunities in Established use	45	45	6-10	Site indicated as available now, however development is dependent on relocation of the Rugby club and this may not be achievable in the short term. As such site is considered a reasonable prospect in the medium term. There are no major constraints on the site, but development would involve the loss of a green space in a settlement area which may not be acceptable, however capacity reflects the retention of some green space on site.
548	Broadford Castle Grove Road Chobham	Green Belt EA Flood Zones 2-3	Rural Sites/Rural Exceptions/Urban Extensions	15	15	6-10	Parcel A at Broadford is PDL adjacent to settlement. Possible rural exception site. Available now however financial viability of 100% affordable housing is uncertain so site is phased in medium term.

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
597	Land northwest of The Grange Chobham	Green Belt	Sites submitted by developers	35	35	6-10	Site located within the Green Belt and not PDL. Possible rural exception site. Availability as REX site not yet confirmed so pushed into medium term phasing.
300	Telephone Exchange Castle Grove Road Chobham	Green Belt EA Flood Zones 2-3 Conservation Area AOHAI Settlement Area	Local Plan Inquiry	10	10	11-15	Part of site is PDL within settlement. Not known to be available. Due to flooding issues, sequentially preferred sites are available and phasing would be in longer term.
316	Leonard Daborn Ltd Station Road Chobham	Green Belt EA Flood Zones 2-3 Settlement Area	ELR Survey	6	6	11-15	Due to flooding issues, sequentially preferred sites are available and phasing would be in longer term.
409	Land at Latchetts Mead Green Lane Chobham	Green Belt EA Flood Zones 2-3	Vacant/Derelict	15	15	11-15	Site is in a sustainable location and available now but flooding constraints push site into medium term phasing
510	Land at Flexlands Farm Station Road Chobham	Green Belt EA Flood Zones 2-3	Developer Enquiry	68	68	11-15	Site is in a sustainable location and available now but flooding constraints push site into medium term phasing



## Deepcut Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
184	Princess Royal Barracks 2 Brunswick Road Deepcut	Housing Allocation Site SSSI/SNCI Countryside Beyond the Green Belt Part within 400m of SPA	DPD Site	685	685	6-10	12/0546 approved 2014t for 1,200 dwellings. Capacity and phasing based on Deepcut SPD implementation timetable
346	Pine Ridge Golf Course Old Bisley Road Deepcut	Countryside beyond the Green Belt SSSI/SNCI Within 400m of SPA	Opportunities in Established use	77	77	11-15	Site is outside settlement and not PDL. Currently used for recreation. Available now. No major constraints although suitable SANG would need to be provided/available. Site not suitable for development under current policy in short-medium term.
375	Land east St Catherine Rd North of Lake Road west of Bellew Road Deepcut	Countryside beyond the Green Belt SSSI/SNCI	Rural Sites/Rural Exceptions/Urban Extensions	72	72	11-15	Site is in a sustainable location and available now. Suitable SANG may need to be provided. Issues of land assembly and SANG set up make site more likely to come forward in medium term. Site is non-PDL in CBGB and phasing reflects current policy for such sites.

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
378	51-57 Deepcut Bridge Road Deepcut	Settlement Area	Opportunities in Established use	7	7	11-15	Site is in a sustainable location but multiple ownership makes site developable in medium time frame.
436	Princess Royal Barracks 3 Brunswick Road Deepcut	Housing Allocation Site SSSI/SNCI Countryside Beyond the Green Belt Part within 400m of SPA	DPD Site	140	140	11-15	Application 12/0546 approved 2014 for 1,200 dwellings. Capacity and phasing based on Deepcut SPD implementation timetable
504	Land North of Lake Road East of Bellew Road, West of Deepcut Bridge Road Deepcut	Countryside beyond the Green Belt	Opportunities in Established use	40	40	11-15	Site is in a sustainable location and adjacent to strategic development site but multiple ownership makes site developable in medium time frame. No major constraints although suitable SANG would need to be available. Site is non-PDL in CBGB and phasing reflects current policy for such sites.
552	Land at Frimhurst Farm Deepcut Bridge Road Deepcut	Countryside beyond the Green Belt Conservation Area Adjacent to Basingstoke Canal SSSI	Opportunities in Established use	30	30	11-15	Site is in a sustainable location and available now. Site access is a concern which pushes site into medium/long term.

## Frimley Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
223	98 Portsmouth Road Frimley	Settlement Area	Planning History	6	6	6-10	Site in settlement area and site potentially of sufficient size to accommodate small block of flats. Planning history suggests interest in developing site but current availability is unknown.
605	Land at Golf Drive Frimley	Green Space within Settlement SNCI	Site submitted by developers	9	9	6-10	Site is available now but issues relating to loss of SNCI and Green Space will need to be resolved. Site therefore phased in medium term.
323	55 - 61 Frimley High Street Frimley	EA Flood Zone 2-3 Settlement Area	ELR Survey	12	12	11-15	Site is in a sustainable location and known to be available. Flooding constraints push site into medium term phasing.
565	45-47 Odds Station Road Frimley	EA Flood Zone 2-3 Settlement Area	Planning History	7	5	11-15	Site in sustainable location but character and flooding issues may not allow development in short term
566	34 & 36 Station Road Frimley	EA Flood Zone 2-3 Settlement Area	Planning History	7	5	11-15	Site in sustainable location but character and flooding issues may not allow development in short term

## Frimley Green Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
195	214 - 216 Frimley Green Road Frimley Green	Settlement Area	Refused/Withdrawn Planning Application	8	6	6-10	Site in sustainable location but availability unknown
329	251 Frimley Green Road Frimley Green	Settlement Area	Opportunities in Established use	8	8	11-15	Site is in a sustainable location and landowner confirmed availability. Phasing reflects landowner confirmation.

# Lightwater Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
-	-	-	-	-	-	-	-

## Mytchett Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
352	Grove Farm Mytchett Road, Mytchett	Countryside Beyond Green Belt	Opportunities in Established use	54	54	11-15	Site in CBGB adjacent to settlement boundary and could form small settlement extension, however issues around loss of open space would need to be addressed. Site is non-PDL in CBGB and phasing reflects current policy for such sites.

## West End Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
178	Housing Reserve Site Benner Lane West End	Countryside beyond the Green Belt Housing Reserve site	Existing Allocations plus Development Briefs	400	400	6-10	Housing Reserve Site. Multiple ownership may limit comprehensive redevelopment. Site in multiple ownership - issues around assembly push phasing into medium term.
233	Conifers Nursery Bagshot Road West End	Green Belt EA Flood Zone 2-3	Site suggestion	15	15	6-10	Site is available and is PDL in Green Belt. Phasing as indicated by landowner.
239	Land West of Fenns Lane West End	Green Belt Within 400m of SPA EA Flood Zone 2-3	Site suggestion	33	33	6-10	Potential rural exception. Site in multiple ownership - issues around assembly and viability of 100% affordable housing push phasing into medium term.
560	Housing Reserve Site Kings Road/Beldam Bridge Road West End	Countryside beyond the Green Belt Housing Reserve site	Existing Allocations plus Development Briefs	195	195	6-10	Housing Reserve Site. Site in multiple ownership - issues around assembly push phasing into medium term.

## Windlesham Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
177	Housing Reserve Site Heathpark Drive Windlesham	Countryside beyond the Green Belt Housing Reserve Site	Existing Allocations plus Development Briefs	30	30	6-10	Much of site is Housing Reserve Site. Available now. Significant constraints relating to tree cover, badger activity and noise would need to be overcome hence site is phased in medium term.
445	Windlesham Garden Centre London Road Windlesham	Green Belt	Opportunities in Established use	15	15	6-10	Site is in a sustainable location and available in the medium term. No major constraints although suitable SANG would need to be available.
276	Land East of Snows Ride/Hatton Hill Windlesham	Green Belt	Local Plan Inquiry	46	46	11-15	Possible rural exception site. Available in medium/long term.



## Appendix 7

### NOT CURRENTLY DEVELOPABLE SITES

#### Bagshot Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
321	Otium House, 2 Freemantle Road Bagshot	Settlement Area	ELR Survey	6	6	>15	No evidence of availability although site is in sustainable location.
320	Tanners Yard London Road Bagshot	EA Flood Zone 2-3 Settlement Area	ELR Survey	9	9	>15	Site is in sustainable location. Due to flooding issues, sequentially preferred sites are available and phasing would be in longer term.

# Bisley Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
-	-	-	-	-	-	-	-

## Camberley Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
37	Tekels Park Camberley	SSSI / SNCI Settlement Area	Developer Enquiry	5	5	>15	Site in sustainable location. Could accommodate limited development however availability is unknown.
500	Church of St Peter Caesars Camp Road Camberley	Settlement Area	Developer Enquiry	15	15	>15	Site in sustainable location but availability unknown
24	20-22 Castle Road, Camberley Camberley	Settlement Area	Refused on SPA grounds	18	16	>15	Site in sustainable location but availability unknown
6	22 Crawley Hill Camberley	Settlement Area	Refused on SPA grounds	19	18	>15	Site in sustainable location but availability unknown
245	Ex SCC Locality, 157 Frimley Road Camberley	Settlement Area	Surrey County Council Estates	9	9	>15	Site in sustainable location but availability unknown
314	280 Gordon Avenue Camberley	Settlement Area	ELR Survey	10	10	>15	Site in sustainable location but availability unknown
250	65 - 85 High Street Camberley	Camberley Town Centre Settlement Area	Local Plan Inquiry	10	10	>15	Site in sustainable location but availability unknown
246	Old Dean Youth Centre Kingston Road Camberley	Settlement Area	Surrey County Council Estates	7	7	>15	Site in sustainable location but availability unknown
9	337 & 339 London Road Camberley	Employment Revitalisation Area Settlement Area	Refused on SPA grounds	6	5	>15	Site in sustainable location but availability unknown
295	439-445 London Road Camberley	Settlement Area	Developer Enquiry	10	10	>15	Site in sustainable location but availability unknown

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
29	Land at 117 London Road Camberley	Settlement Area	Refused/Withdrawn Planning Application	20	20	>15	Site in sustainable location but availability unknown
226	22 & 24 Moorlands Road Camberley	Settlement Area	Planning History	5	5	>15	Site in sustainable location but availability unknown
433	21 & 23 Tekels Park Camberley	Settlement Area	Survey	8	6	>15	Site in sustainable location but availability unknown

# Deepcut Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
-	-	-	-	-	-	-	-

# Frimley Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
-	-	-	-	-	-	-	-

## Frimley Green Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
512	SC Johnson Frimley Green Road Frimley Green	Settlement	Opportunities in Established use	450	450	>15	Site in sustainable location but availability and achievability unknown
299	Land at East Curve Sturt Road Frimley Green	Land for future public transport Countryside Beyond the Green Belt	Existing Allocations plus Development Briefs	60	60	>15	Land safeguarded for future public transport. Site not suitable for residential development under current policy.

# Lightwater Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
-	-	-	-	-	-	-	-



# Mytchett Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
-	-	-	-	-	-	-	-

## West End Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
153	Heathermead, Fenns Lane West End	Within 400m of SPA EA Flood Zone 2-3 Green Belt	Planning History	15	14	>15	Part of site within 400m of SPA. Site not known to be available and as such is not currently developable. Only developable as rural exception.

# Windlesham Sites

SHLAA Ref.	Site Name & Address	Policy designations	How site identified	Site Capacity		Phasing	Justification
				Gross	Net		
-	-	-	-	-	-	-	-







# Appendix 9

## SURREY HEATH WINDFALL ALLOWANCE JUSTIFICATION

### **Introduction**

The NPPF allows LPA's to make allowance for windfall sites if they have compelling evidence that such sites have consistently come forward in the area and will continue to provide a reliable source of supply. Annex 1 of Appendix 1 sets out a methodology for identifying Surrey Heath's windfall supply. Appendix 9 applies this methodology to calculate a windfall allowance for the purposes of this SHLAA and the calculation of the 5 year supply figures.

The NPPG defines windfalls as "Sites which have not been specifically identified as available in the plan process". The Borough has identified three types of windfall sites:

- General sites
- Prior notification sites
- Small sites in the pipeline

Each of these types of windfalls are examined below:

### **General sites**

#### Historic Windfall Delivery Rates

The number of windfall completions in the period 2000 to 2014 by local area is shown in Table 2 below

*Table 2: Windfall completions by local area, 2000-2014*

Period	Bagshot	Bisley	Camberley	Chobham	Deepcut	Frimley	Frimley Green	Lightwater	Mytchett	West End	Windsor	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
2008-2014 Total	3	2	50	2	2	7	5	4	9	2	7	93
2008-2014 Annualised Average	0.5	0.33	8.3	0.33	0.33	1.17	0.83	0.67	1.5	0.33	1.17	15.17
<b>2000-2014 Overall Annualised<sup>1</sup></b>	<b>0.4</b>	<b>0.6</b>	<b>5.0</b>	<b>0.6</b>	<b>0.1</b>	<b>1.0</b>	<b>0.7</b>	<b>0.6</b>	<b>0.7</b>	<b>0.3</b>	<b>0.5</b>	<b>10.5</b>

<sup>1</sup> Rounded to nearest one decimal point

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 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 allowance going forward.

Expected Future Trend by Area

Based on the above a windfall allowance has been calculated for each of the 5 year periods covered by this SHLAA.

For years 1-5, a total windfall allowance will be included as shown in table 3:

*Table 3: Phase 1 annualised windfall allowance (2014-2019)*

Phase	Year	Windfall Allowance
1	2014-2015	0
1	2015-2016	10
1	2016-2017	10
1	2017-2018	11
1	2018-2019	11

From years 6-15, the NPPG allows the inclusion of a windfall allowance based on geographical area. This allowance will be included as shown below (numbers are rounded to nearest whole number):

*Table 4: Phase 2 and Phase 3 windfall allowance by local area*

Phase	Period	Total Allowance in Period											Total
		Bagshot	Bisley	Camberley	Chobham	Deepcut	Frimley	Green	Frimley Green	Lightwater	Mytchett	West End	
2	2019-2024 (year 6-10)	2	3	25	3	1	5	4	2	4	1	3	53
3	2025-2029 (year 11-15)	2	3	25	3	1	5	4	2	4	1	3	53

Based on the above, over a 15 year period, 148<sup>2</sup> units could be expected to be delivered from unidentified general windfall development.

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.

<sup>2</sup> Excluding year one – this figure is therefore calculated as 10.5 x 14 years



- 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.

### **Small sites**

These are sites of less than 5 units which are identified in the development pipeline. In other words, those either with planning permission or under construction.

At the SHLAA base date there were 75 units on small sites. These consisted of 32 units under construction and 43 units not implemented.

### **Prior Notifications**

During the first 15 months (from 30 May 2013 to 31<sup>st</sup> August 2014) of the scheme, this Council has received prior notifications (PN) for 135 new dwellings (which is the equivalent of 9 per month, or 108 per year). This information was used as the basis to calculate future PN rates.

However, 122 of the units were on sites of 5 units or more. Given that such potential development sites are likely to be individually identified in the SHLAA, the calculations of PN allowance have excluded them from the calculations. The remaining 13 dwellings provide an average of approximately 1 unit per month, or 12 per year. The notification rate does not appear to have slowed down since the scheme commenced and it therefore seems reasonable to expect this to continue.

As with the general windfall allowance above, no allowance will be included in year 1. In addition, office to residential development is only permitted under this Order if the conversion is completed on or before 30 May 2016. As a result, in year 3 (2016/17) only two months' worth (i.e. 2 dwellings) can be assumed. There will be no supply of dwellings from this source in years 4 and 5, unless the government makes a decision to extend the time period for these permitted development rights.

Therefore the following allowance will be included for small (fewer than 5 net units) sites coming forward through prior notification

*Table 5: Phase 1 annualised PN allowance (2014-2019)*

Phase	Year	Prior Notification Allowance
1	2014-2015	0
1	2015-2016	12
1	2016-2017	2
1	2017-2018	0
1	2018-2019	0

### **Summary**

Surrey Heath currently obtains a windfall housing supply from 3 sources.

Over the next fifteen years these sources are expected to provide 237 units to the housing supply broken down as follows:

- General windfalls (148 units)
- Small sites in the development pipeline (75 units)
- Prior notifications (14 units).