



Strategic Land Availability Assessment

Appendix 2 – Realistic Candidates for Development



December 2022

Surrey Heath Borough Council
Knoll Road, Camberley GU15 3HD
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552	Land at Frimhurst Farm, Deepcut Bridge Road, Deepcut, GUI6 6RF	215
926	Land adjacent to Wykeham Park House, St Catherines Road, Deepcut, GUI6 6PY	219

Frimley

Site ID	Site Address	Page Number
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Frimley Green

Site ID	Site Address	Page Number
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Lightwater

Site ID	Site Address	Page Number
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Mytchett

Site ID	Site Address	Page Number
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912	Land adjacent to Sherrard Way, Mytchett, GU16 6AU	243
1000	10 Willow Close, Mytchett, GU16 6JE	248

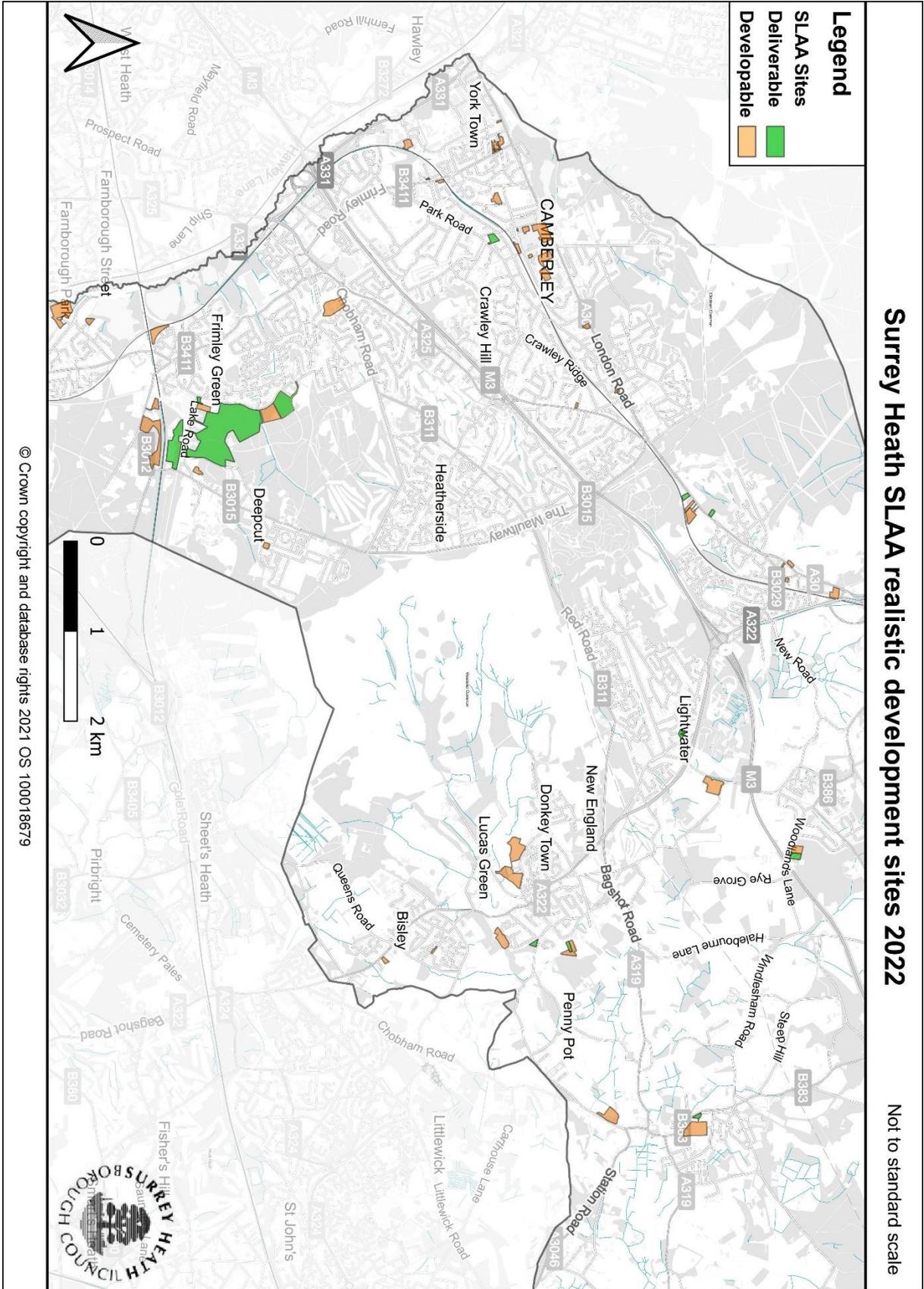
West End

Site ID	Site Address	Page Number
840	Land rear or 32-34 Benner Lane, West End, GU24 9LQ	254
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Windlesham

Site ID	Site Address	Page Number
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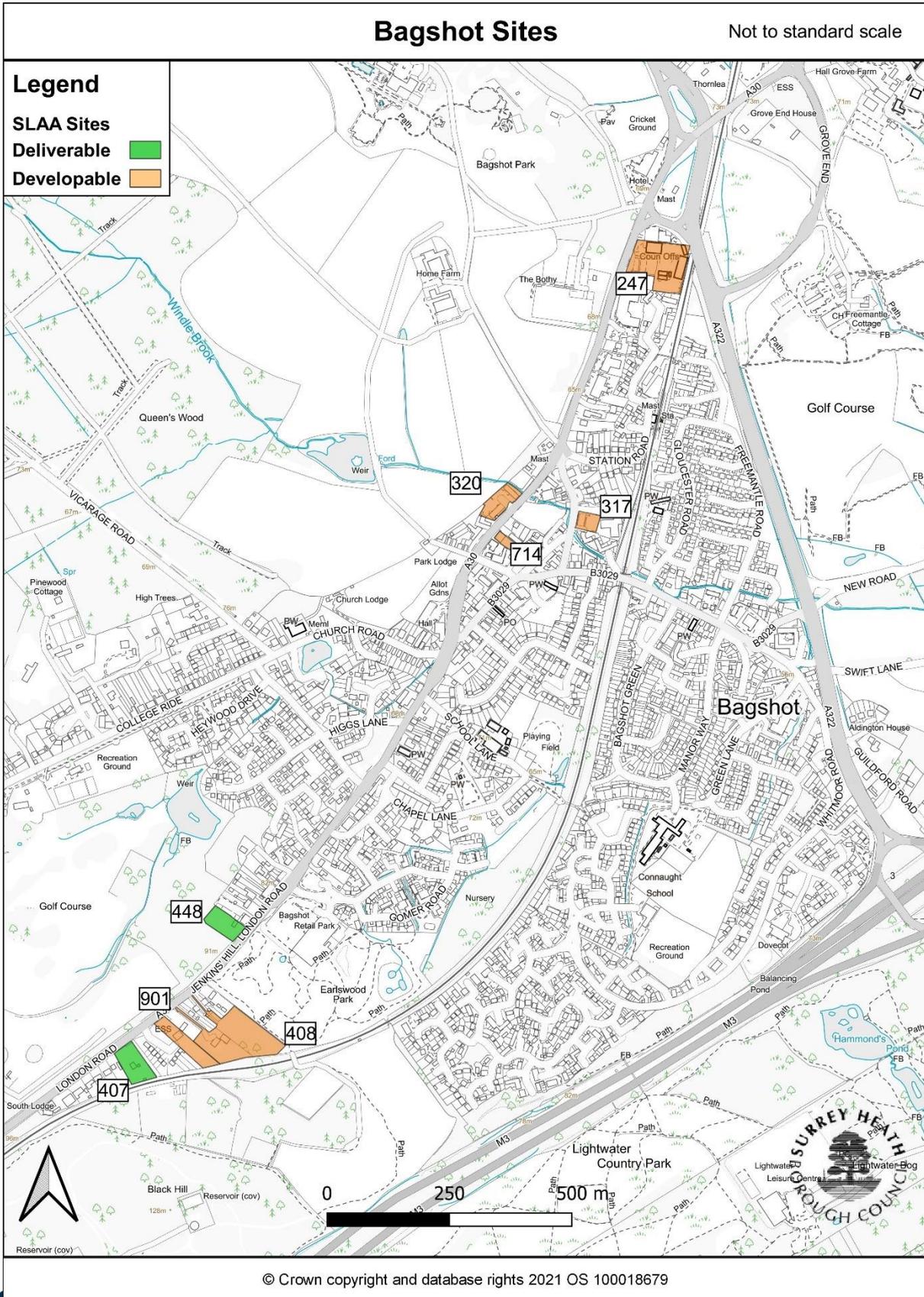


Bagshot

Realistic Candidates for Development - Bagshot

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
407	Highways Farm, 226 London Road, Bagshot, GU19 5EZ	8	8	0	0
408	Land rear of 192-210 London Road, Bagshot, GU19 5EZ	20	0	20	0
448	175 London Road, Bagshot, GU19 5DH	8	8	0	0
901	212 London Road, Bagshot, GU19 5EZ	5	0	5	0
714	Seal House, 56 London Road, Bagshot, GU19 5HL	16	0	16	0
247	Bagshot Depot and Archaeology Centre, London Road, Bagshot, GU19 5HN	50	0	50	0
317	The Deans, Bridge Road, Bagshot, GU19 5AT	20	0	20	0
320	Tanners Yard, London Road, Bagshot, GU19 5HD	9	0	9	0
Total		136	16	120	0





Site Information		
Address	Highways Farm,	Site ID 407
	226 London Road	
Postcode	Bagshot	
	GU19 5EZ	
Ward	Bagshot	
Site Area (ha)	0.45	
How site was identified	Submitted in Call for Sites	
Existing use	Residential	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Not in planning system	
Easting	490330	
Northing	162299	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	18/1058 - Erection of nine detached/link detached 2 storey dwelling houses following demolition of existing dwelling and buildings. Outcome: Refused. Appeal Dismissed.	
Site suitability		
Suitability information	<p>The site is located within Countryside Beyond the Green Belt, west of but not abutting the settlement of Bagshot.</p> <p>The site comprises a bungalow centrally positioned within a single plot, with existing access onto London Road. Surrounding uses are residential. It is in a relatively sustainable location, in the proximity of shops and services. The dwelling at the site is set over 25m back from London Road behind a treed frontage, with a large area of land incorporating grassland and trees surrounding the property, contributing to its rural character. The site is partially previously developed, containing an existing dwelling and associated outbuilding within its boundary. Case law has determined that private residential gardens outside of built up areas are previously developed land (PDL) as defined under</p>	



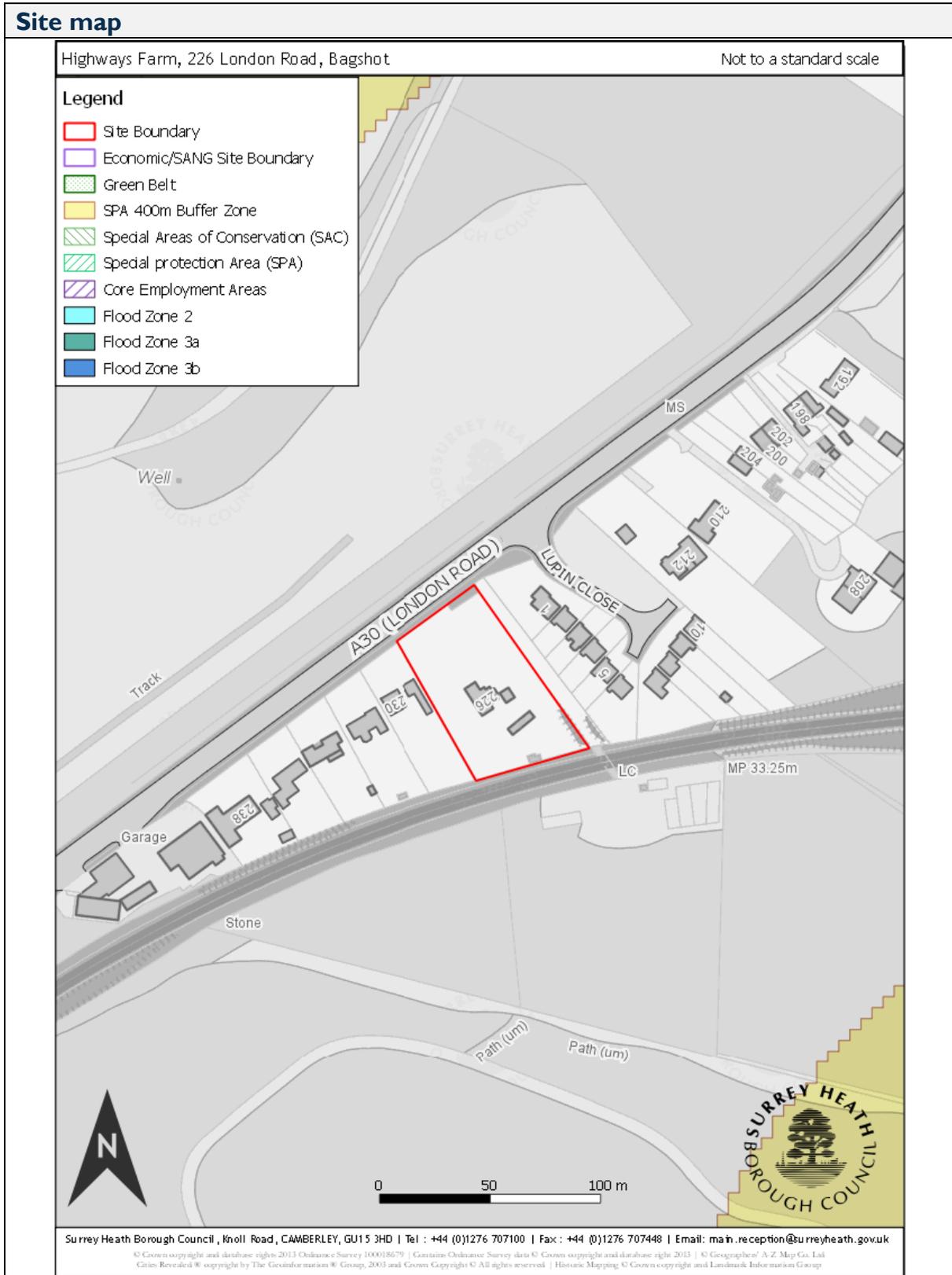
	<p>Annex 2 of the NPPF. Although, on this basis, the site may meet the definition of PDL, much of the site is considered to be open in nature, and the NPPF confirms it should not be assumed that the whole of the curtilage should be developed.</p> <p>The Green Belt and Countryside Study 2017, which forms part the Council’s evidence base, includes an assessment of land parcel C22 ‘Land to the south of the A30 London Road between Camberley and Bagshot’, for which the site is located within. The assessment noted that the parcel functions particularly strongly to check the urban sprawl of large built up areas and preventing neighbouring towns from merging into one another. It is therefore considered important that development at the site should not result in overdevelopment in the rural area. This is taken into account where calculating the site’s potential capacity.</p>
Site availability	
Availability information	<p>The site has been confirmed as immediately available for development by a planning agent representing the site.</p> <p>Given the recent planning history, there is clear evidence that the landowner is keen to develop the land.</p>
Site achievability	
Achievability information	<p>The site is available immediately and with no major constraints. Access could be achieved from London Road, which would require consultation with the highways authority, SCC. There are no specific factors, such as contamination, that could impact the site's viability.</p>
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>This is a deliverable site. The site has been confirmed as available for development immediately. Given the recent planning history, there is clear evidence that progress is being made toward the delivery of new homes on this site within the first five years of the plan period.</p>



Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	8	A lower density is applied to reflect the countryside designation, the small size of the site and surrounding low densities. This approximates to 8 additional units on site at approximately 18 dph.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
1 - 5		
Site SLAA Category		
Deliverable		



Site map



Site Information		
Address	Land rear of 192-210	Site ID
	London Road	408
	Bagshot	
Postcode	GUI9 5EZ	
	Bagshot	
Ward	Bagshot	
Site Area (ha)	1.4	
How site was identified	Submitted in Call for Sites	
Existing use	Residential	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Not in planning system	
Easting	490537	
Northing	162355	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located within Countryside Beyond the Green Belt, partially on previously developed land. The site currently comprises a dwelling and associated outbuilding, with existing access onto London Road. Surrounding uses include residential dwellings and a SANG at the nearby Notcutts site. The site is west of the settlement of Bagshot, but does not abut the settlement area. To the south of the site is the Ascot to Guildford railway line which has a noise impact to be taken into consideration. This could, for example, be mitigated by retention of a wooded buffer. The site is not subject to any major constraints.</p> <p>The dwelling is surrounded by woodland that covers the majority of the site area. Case law has determined that private residential gardens outside of built up areas are previously</p>	

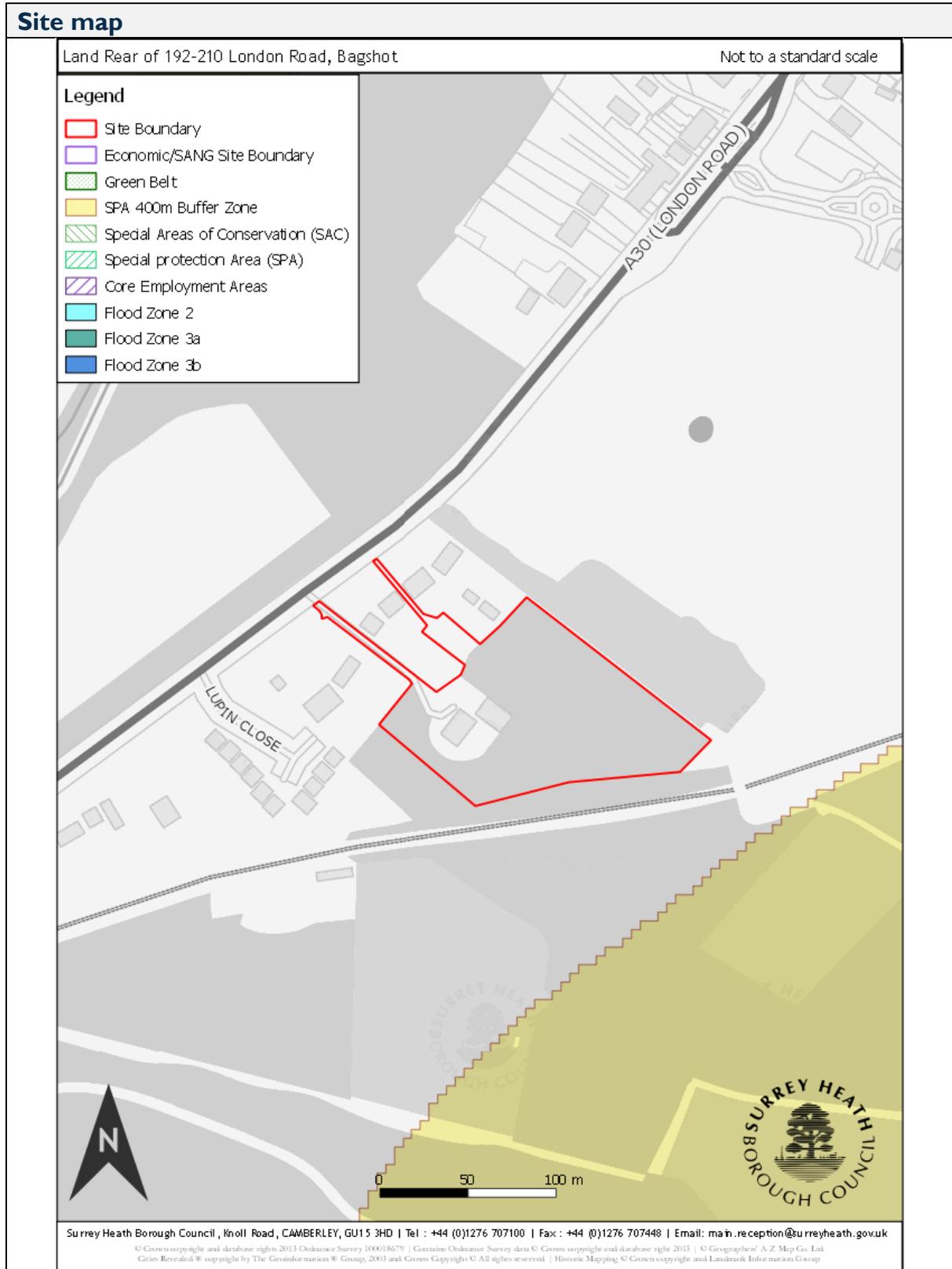


	<p>developed land (PDL) as defined under Annex 2 of the NPPF. Although, on this basis, the site may meet the definition of PDL, much of the site is considered to be rural in nature, and the NPPF confirms it should not be assumed that the whole of the curtilage should be developed.</p> <p>The Green Belt and Countryside Study 2017, which forms part the Council’s evidence base, includes an assessment of land parcel C22 ‘Land to the south of the A30 London Road between Camberley and Bagshot’, for which the application site is located within. The assessment noted that the parcel functions particularly strongly to check the urban sprawl of large built up areas and preventing neighbouring towns from merging into one another. It is therefore considered important that development at the site should not result in overdevelopment in the rural area. This is taken into account where calculating the site’s potential capacity.</p>
Site availability	
Availability information	The site has been confirmed as immediately available for development by a planning agent representing the site.
Site achievability	
Achievability information	<p>The site is available immediately and has no major constraints. There are no specific identifiable factors that are considered to impede the site's viability. Access would need to be achieved off the A30 London Road. The highways authority, SCC, would be consulted as part of any forthcoming application at the site, in relation to access. At this stage, based on the site submitted as part of the Call for Sites exercise, SCC have previously advised that for one of the possible accesses, visibility is likely to be achievable in a westerly direction on London Road and a sufficient visibility splay in an easterly direction on London Road may be able to be achieved, subject to the positioning of the access.</p> <p>The site is located in the Countryside Beyond the Green Belt and development. The indicated quantum of development would intensify the built environment and impact upon the openness of the countryside. However, the site is partially previously developed, containing an existing dwelling and associated outbuildings within its boundary. In addition, case law has determined that private residential gardens outside of built up areas are previously developed land (PDL) as defined under</p>



	Annex 2 of the NPPF. Although the site may meet the definition of PDL, much of the site is considered to be open in nature, and the NPPF confirms it should not be assumed that the whole of the curtilage should be developed. Therefore, a relatively low number of dwellings per hectare is applied in calculating the potential capacity of the site.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The landowner has advised that the site is available for development within the first five years of the plan period. There are no known constraints that would impede the development of the site. The site promoter has advised that the intention is to submit a planning application following the publication of the Regulation 18 Local Plan Issues and Options document. However, given the lack of previous planning history, the site is considered to be 'developable' within the 6 – 10 year plan period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	20	Dense tree coverage. Surrounding densities typically 15 dph. This has been applied to the 1.4ha site area, which reflects the countryside designation, higher vegetation and character of the area.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale(years):		
6 - 10		
Site SLAA Category		
Developable		



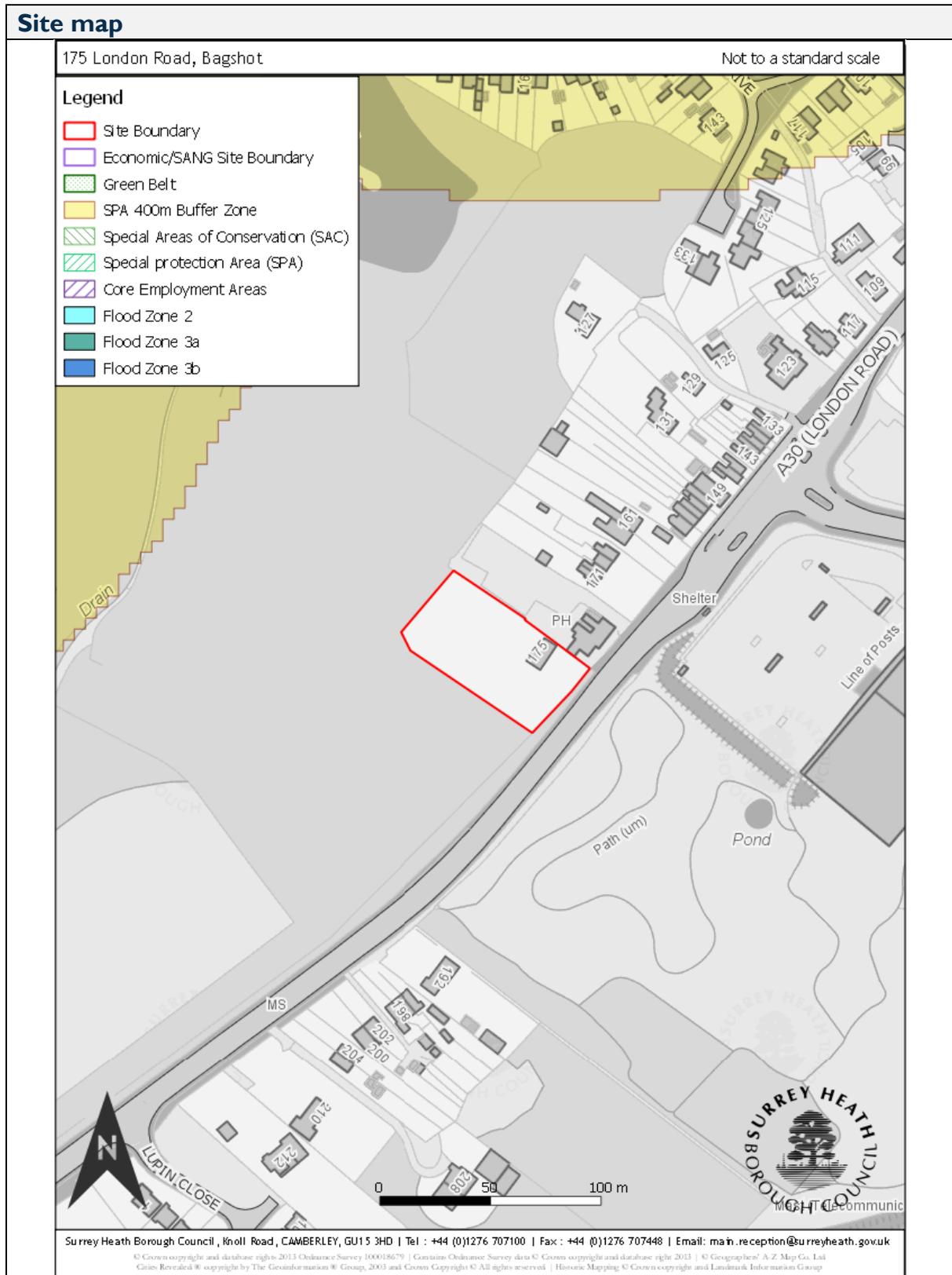


Site Information		
Address	175 London Road	Site ID
	Bagshot	448
Postcode	GUI9 5DH	
Ward	Bagshot	
Site Area (ha)	0.3	
How site was identified	Submitted in Call for Sites	
Existing use	Mixed	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Planning permission allowed on appeal after the base-date of the assessment	
Easting	490514	
Northing	162589	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	<p>22/1002/FFU - Demolish existing dwelling and outbuilding and erect 5 four bedroom dwellings with associated garages/car parking, revised access onto London Road and landscaping. Outcome: pending.</p> <p>21/1306/FFU - Demolish existing dwelling and outbuilding and erect a two storey building with accommodation in the roof to provide 2 two bedroom and 2 four bedroom (duplex) apartments, a two storey three bedroom house and two pairs of semi-detached two storey four bedroom houses with accommodation in the roofs with associated garages/car parking, revised access onto London Road and landscaping. Status: Pending Determination.</p> <p>19/0695 - Demolish existing dwelling and outbuilding and erect a two storey building with accommodation in the roof to provide 2 two bedroom and 2 four bedroom apartments, a two storey three bedroom house and two pairs of semi detached two storey four bedroom houses. Appeal allowed.</p>	



Site suitability		
Suitability information	The site is located within Countryside Beyond the Green Belt and partially located on PDL. Surrounding uses include protected woodland, a public house and residential dwellings. The site forms part of a contiguous pattern of development that adjoins the nearby settlement area of Bagshot.	
Site availability		
Availability information	The site was confirmed as available immediately (deliverable) in 2020/21. Planning permission was granted on appeal for this site following the base-date of the assessment. It is clear that firm progress is being made toward the delivery of new homes on this site within the next five years.	
Site achievability		
Achievability information	The site is advised to be available immediately and has no major constraints. Planning permission was granted at appeal on this site following the base-date of the assessment.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site promoter has advised that the site is available for development immediately. Given the recent planning history, the landowner is clearly keen to develop the site and is actively pursuing the submission of an appropriate planning application. Development on this site is deliverable within the first five years of the plan period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	8	Capacity as per planning permission.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
1 - 5		
Site SLAA Category		
Deliverable		





Site Information		
Address	212 London Road,	Site ID
	Bagshot	901
Postcode	GU19 5EZ	
Ward	Bagshot	
Site Area (ha)	0.39	
How site was identified	Submitted in Call for Sites	
Existing use	Residential	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	490437	
Northing	162342	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	90/0837 - Erection of 1 x 5 bedrooomed detached house with detached triple garage/garden store/games room. Outcome: Grant STC.	
Site suitability		
Suitability information	<p>The site is located within Countryside Beyond the Green Belt, west of but not abutting the settlement of Bagshot. The site comprises a dwelling centrally positioned within a single plot, with existing access onto London Road. Surrounding uses are residential. It is in a relatively sustainable location, in the proximity of shops and services. The dwelling at the site is set over 40m back from London Road behind a treed frontage, contributing to its rural character, with a large garden to the rear of the property that extends to the Camberley to Ascot railway line to the south east extent of the site. The site is previously developed, containing an existing dwelling and associated outbuildings within its boundary. Case law has determined that private residential gardens outside of built-up</p>	

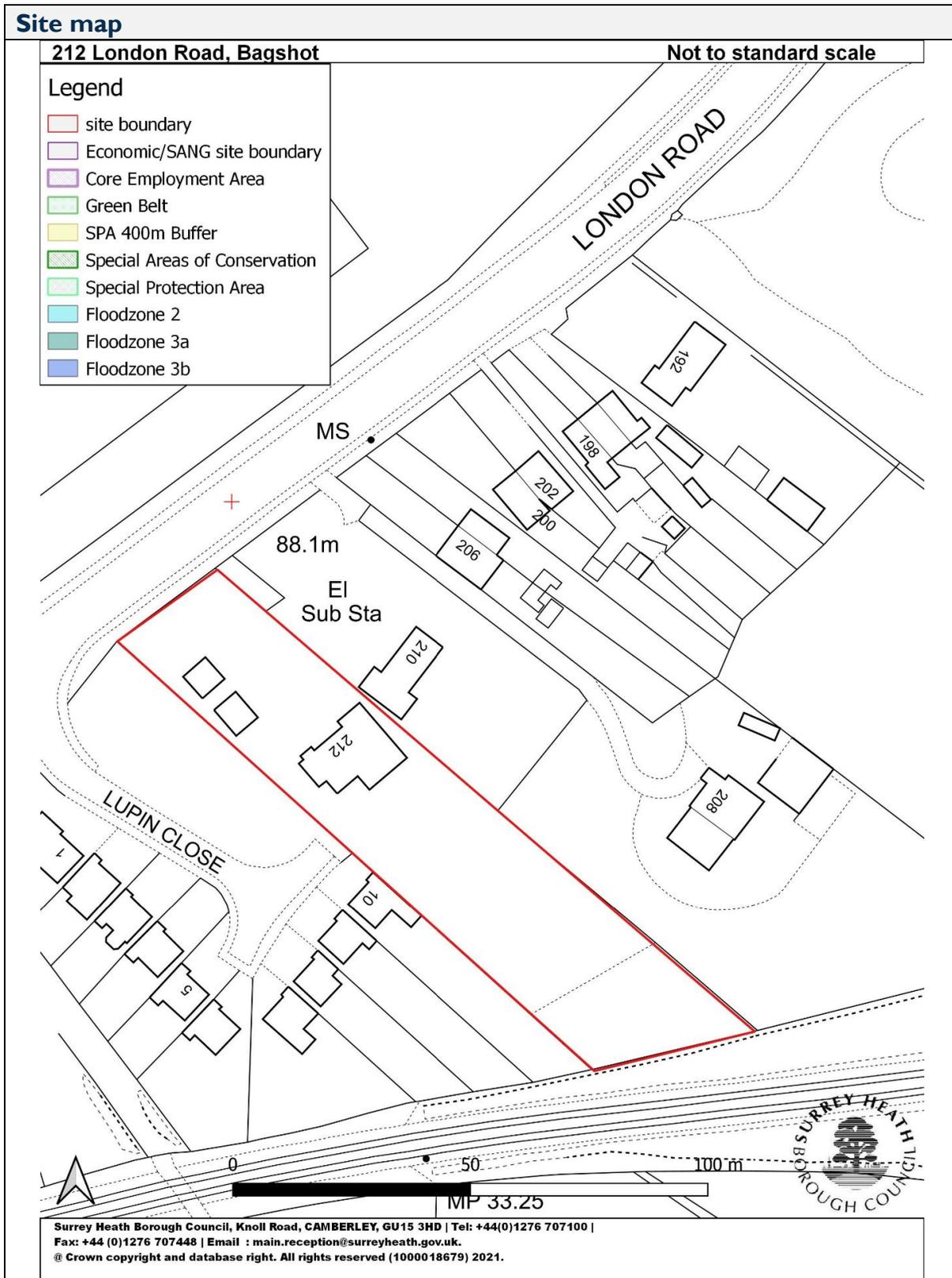


	<p>areas are previously developed land (PDL) as defined under Annex 2 of the NPPF.</p> <p>The Council's urban design officer has noted that existing vegetation and green screening should be retained along London Road, screening in views from the south.</p> <p>The Green Belt and Countryside Study 2017, which forms part the Council's evidence base, includes an assessment of land parcel C22 'Land to the south of the A30 London Road between Camberley and Bagshot', for which the application site is located within. The assessment noted that the parcel functions particularly strongly to check the urban sprawl of large built up areas and preventing neighbouring towns from merging into one another. It is therefore considered important that development at the site should not result in overdevelopment in the rural area. This is taken into account where calculating the site's potential capacity.</p>
<p>Site availability</p>	
<p>Availability information</p>	<p>The site was submitted as part of the Call for Sites 2020/21. The site is in sole ownership and is available immediately for development.</p>
<p>Site achievability</p>	
<p>Achievability information</p>	<p>As part of the SLAA assessment SCC, the highways authority, were consulted and identified that a modified access onto London Road to support a development of the site would need to be designed and constructed with appropriate visibility and geometry. The site is indicated to be available and there are no major constraints, but it is located in Countryside Beyond the Green Belt and would constitute development in a countryside area where ribbon development is already present, impacting upon the openness of the site. However, the site is previously developed, containing an existing dwelling and associated outbuildings within its boundary. In addition, case law has determined that private residential gardens outside of built up areas are previously developed land (PDL) as defined under Annex 2 of the NPPF. As there are no major constraints or viability concerns, it is considered feasible that the site could come forward within the 1 - 5 year Deliverable period.</p>



Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site promoter has advised that the site is available for development immediately. No major constraints have been identified that would inhibit the development of the site. However, no evidence has been provided that progress is being made toward the submission of a planning application for the site. Therefore, the site is considered developable in the 6 – 10 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	5	The site was submitted for up to 10 dwellings. A low density is applied to reflect the countryside designation, the small size of the site, the linearity of the site and surrounding low densities. This approximates to 5 additional units on site.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
6 - 10		
Site SLAA Category		
Developable		





Site Information		
Address	Seal House, 56	Site ID
	London Road	714
	Bagshot	
Postcode	GUI9 5HL	
Ward	Bagshot	
Site Area (ha)	0.1	
How site was identified	Development Management Processes	
Existing use	Class E	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Prior Notification granted approval	
Easting	491090	
Northing	163376	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Settlement Area	
Site History		
Relevant planning history:	17/0070 - Prior Notification under Part 3 Class O of the General Permitted Development Order for conversion of ground, first, second and third floors from B1 (Office) to C3 (Dwelling) to provide 14 one bed flats and 2 two bed flats.	
Site suitability		
Suitability information	Planning permission has been granted at this site. However, the permission has not been implemented and has now expired. The site is located within the defined settlement area of Bagshot and located on PDL. The site is in a suitable location for residential development, given the surrounding residential uses and its sustainable location within Bagshot.	
Site availability		
Availability information	Landownership: The site is currently owned by a single landowner. The planning history shows that the developer has been keen to redevelop the site recently.	



Site achievability		
Achievability information	The planning history shows that the developer has been keen to redevelop the site recently. The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). As this development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG mitigation would need to be identified.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Given the recent planning history, there is evidence that the landowner is keen to develop the site. However, the site is currently in employment use. In accordance with Core Strategy Policy CP8, the loss of employment sites will only be permitted where wider benefits to the community can be shown. This can only be demonstrated through the planning application process. At present, the site is therefore considered developable rather than deliverable.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	16	Prior approval previously granted for 16 units.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
6 - 10		
Site SLAA Category		
Developable		

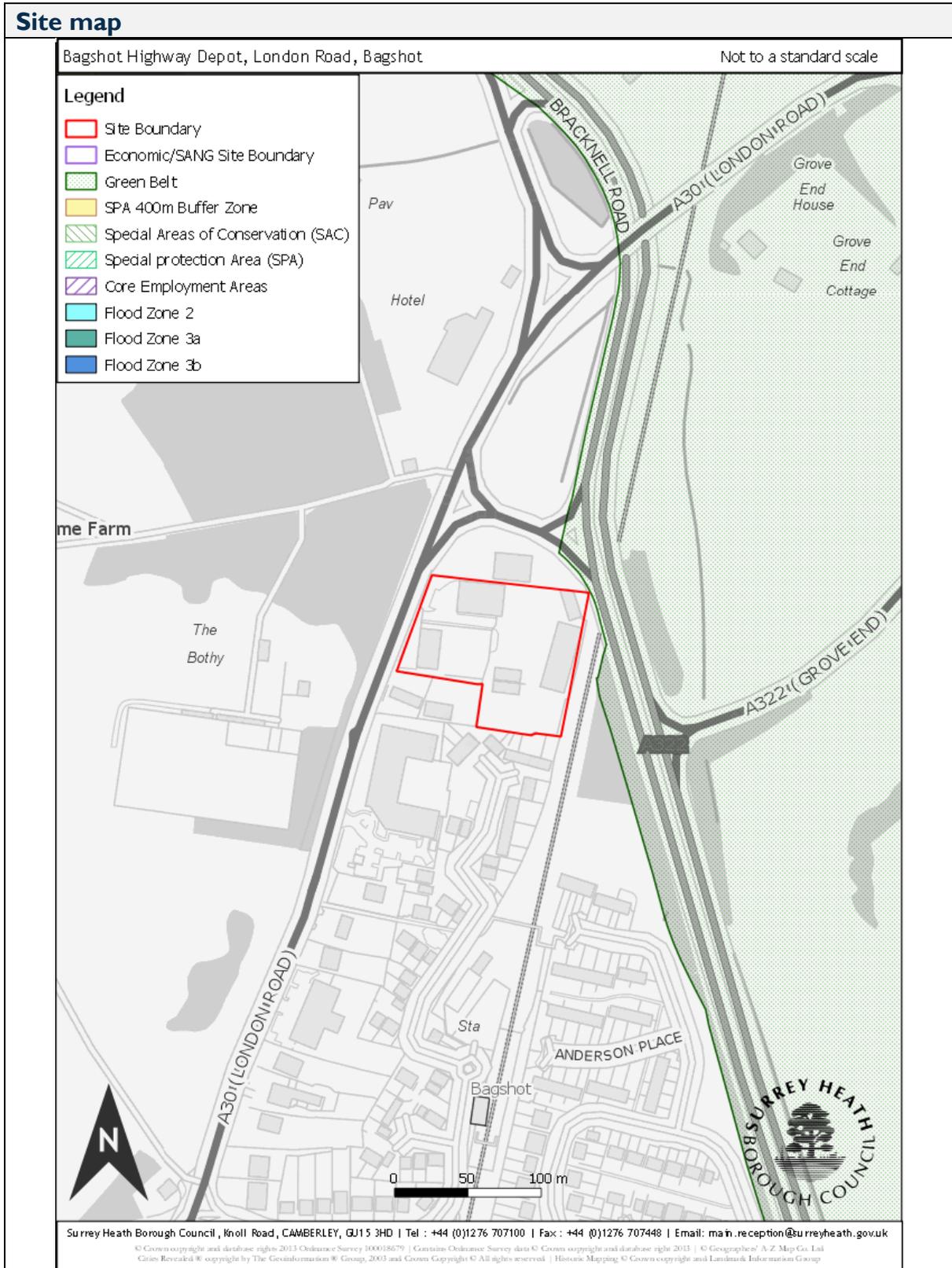


Site Information		
Address	Bagshot Depot and Archaeology Centre,	Site ID
	London Road	247
Postcode	Bagshot	
	GU19 5HN	
Ward	Bagshot	
Site Area (ha)	0.94	
How site was identified	Public Sector Land	
Existing use	Sui Generis	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	491406	
Northing	163946	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Settlement Area	
Site History		
Relevant planning history:	04/0994 - change of use of part of the ground floor of existing depot to create additional office accommodation incorporating changes to the front and side elevations. Creation of additional 10 car parking spaces and erection of two portacabins. Outcome: granted stc.	
Site suitability		
Suitability information	The site is located within the defined settlement area of Bagshot and is PDL. The surrounding uses are mixed - residential and commercial. The A322 backs onto site and noise and air quality may be issues as well as noise from rail line. Highways access onto A30 will need to be addressed.	



Site availability		
Availability information	The site was confirmed as available in the 2020/21 Call for Sites exercise. The most recent submission advises that the Bagshot Depot remains operational but the County Council is looking at potential provision at an alternative site, at which point the depot site will become vacant. Landownership: The site is owned by Surrey County Council.	
Site achievability		
Achievability information	Surrey County Council is actively pursuing redevelopment opportunities for its own land and there is a reasonable prospect that redevelopment of this site will occur in the near future. The Highway Depot would need to be relocated and a suitable site would need to be found for this.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is in sustainable location within the defined settlement area of Bagshot. It has been phased in the developable 6 - 10 year period due to the location of two uses on site at the current time that will need to be relocated, and the need to mitigate noise and air quality issues. The highways access onto the A30 will need addressing as part of the scheme.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	50	Approximately 50 new homes could be delivered on this site, given the existing built form and densities that form the site's context and in accordance with the requirements of emerging Policy DH2.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
6 - 10		
Site SLAA Category		
Developable		





Site Information		
Address	The Deans	Site ID
	Bridge Road	317
	Bagshot	
Postcode	GUI9 5AT	
Ward	Bagshot	
Site Area (ha)	0.15	
How site was identified	Submitted in Call for Sites	
Existing use	Class E	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	491257	
Northing	163416	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	EA Flood Zone 2-3	
	Area of High Archaeological Potential	
	Settlement Area	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located within the defined settlement area of Bagshot, adjoining the District Centre of Bagshot. The site is PDL, comprising offices with associated car parking. The site is surrounded by predominantly residential and commercial uses. The site lies wholly within Flood Zone 2, with a small area at the rear of the site in Flood Zone 3a and 3b, which would need to be excluded from the proposed developable area.</p> <p>The site falls partly within a Biodiversity Opportunity Area designation and this would need to be taken into account as part of any development proposal.</p> <p>In accordance with the Surrey Heath Strategic Flood Risk Assessment (SFRA), any development proposal would need to be supported by a Flood Risk Assessment (FRA). See the Strategic Flood Risk Assessment (SFRA) and sequential test for more</p>	



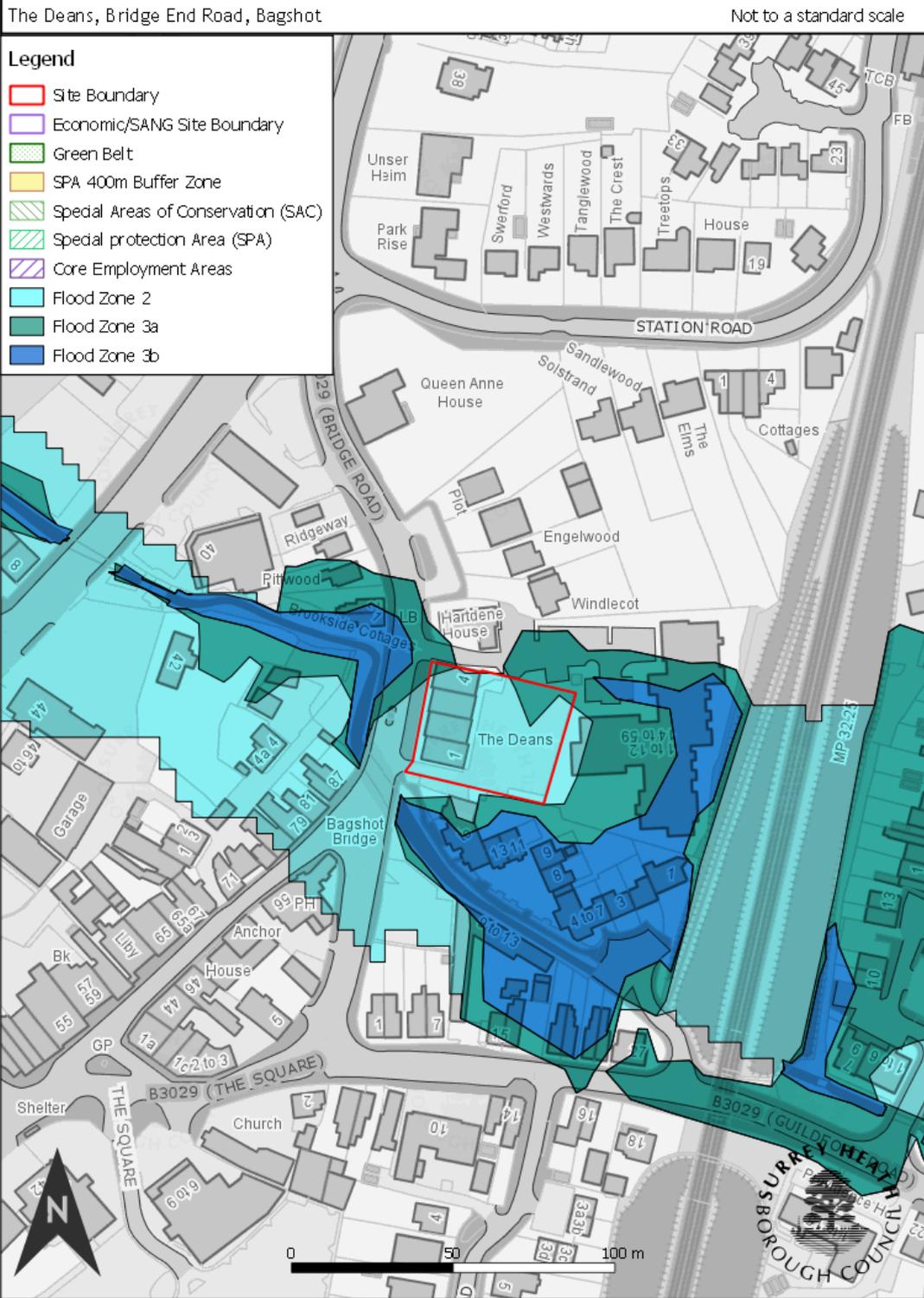
	<p>information. Appropriate access and egress would need to be demonstrated through the planning application. It is likely this could be achieved to the north of the site.</p> <p>The Surrey Heath SFRA indicates that the site will fall almost entirely within Flood Zone 3a in the 2080s. The modelled future Flood Zone 3a classification would require both the Sequential and Exception Tests for potential residential development at the site. Furthermore, the modelling identifies a 70% increase in the severity of flooding at the site.</p> <p>The Hart, Rushmoor and Surrey Heath Joint Employment Land Review Update 2016 included an assessment of employment sites within Surrey Heath. The assessment concluded that the site should not be allocated as a Strategic or Locally Important Employment Site.</p>
Site availability	
Availability information	The site has been confirmed as available in the 2020/21 Call for Sites exercises.
Site achievability	
Achievability information	A suitable flood risk assessment/remediation plan would need to be submitted with any proposal for the site. The site's layout would also need to take account of this.
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is in a sustainable location and available now. However, given the requirement for an appropriate flood risk assessment, the site is considered to be developable rather than deliverable.



Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	20	25 dwellings, as suggested by the site promoter, is considered high given character, context and flooding issues. However, flatted development may be appropriate as the site is adjoined by 3 storey flatted development.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
6 - 10		
Site SLAA Category		
Developable		



Site map



Site Information		
Address	Tanners Yard	Site ID
	London Road	320
Postcode	Bagshot	
	GU19 5HD	
Ward	Bagshot	
Site Area (ha)	0.35	
How site was identified	Submitted in Call for Sites	
Existing use	Class E	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	491078	
Northing	163457	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	EA Flood Zone 2-3	
	Settlement Area	
Site History		
Relevant planning history:	19/0480 - Change of use from B1a office to D1 physiotherapy unit. Outcome: Granted.	
Site suitability		
Suitability information	<p>The site is located within the defined settlement area of Bagshot and is PDL. It is within close proximity of Bagshot District Centre and is a sustainable location. There are mixed surrounding uses including commercial uses and food and drink. A very small area of the site is located in flood zone 3a and 3b which has been shown as excluded from the developable area, as well as impacted by climate change related flood risk identified through the SFRA 2021. Approximately half of the site is located in flood zone 2 which, subject to consultation with the EA, could be mitigated with use of SUDS in the scheme. The Council's preferred approach set out in the Issues Options and Preferred Options consultation includes allocating the site as a locally important employment area in the new Local Plan. This is based on evidence produced in the Hart Rushmoor and Surrey Heath</p>	



	Employment Land Review (2016). The site was assessed as part of the Employment Land Technical Paper Update 2019 and it concluded that overall it is well maintained and the quality of accommodation is good. The site falls partly within a Biodiversity Opportunity Area designation and this would need to be taken into account as part of any forthcoming proposal.
Site availability	
Availability information	The site has been confirmed as available for development in the 2020/21 Call for Sites. The site is indicated to be available in the short-medium term.
Site achievability	
Achievability information	The highways authority has advised that the existing access from the A30 London Road is adequate. With flood zone 3a and 3b being excluded from the developable area, development for housing would be sited on areas of flood zone 2. Development for housing in this area would therefore need to pass the sequential test. The possibility of flatted development could help aid the delivery of flood mitigation measures with less potential impacts to future development.
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>The site is currently in employment use. In accordance with Core Strategy Policy CP8, the loss of employment sites will only be permitted where wider benefits to the community can be shown. This can only be demonstrated through the planning application process. At present, the site is therefore considered developable rather than deliverable.</p> <p>The site is proposed for allocation as a Locally Important Employment Site. Any development proposal to redevelop the site will need to retain employment uses on site.</p>



Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	9	The site is proposed for allocation as a Locally Important Employment site. Therefore its capacity takes account of the need to retain employment uses, and is relatively low despite the site's location in settlement area close to Bagshot District Centre.
Economic, SANG or uses other than housing	The Hart, Rushmoor and Surrey Heath Joint Employment Land Review Update 2016 proposed that the site be allocated as a Locally Important Employment Site through the emerging development Plan.	
Indicative phasing		
Estimated delivery timescale (years):		
6 - 10		
Site SLAA Category		
Developable		



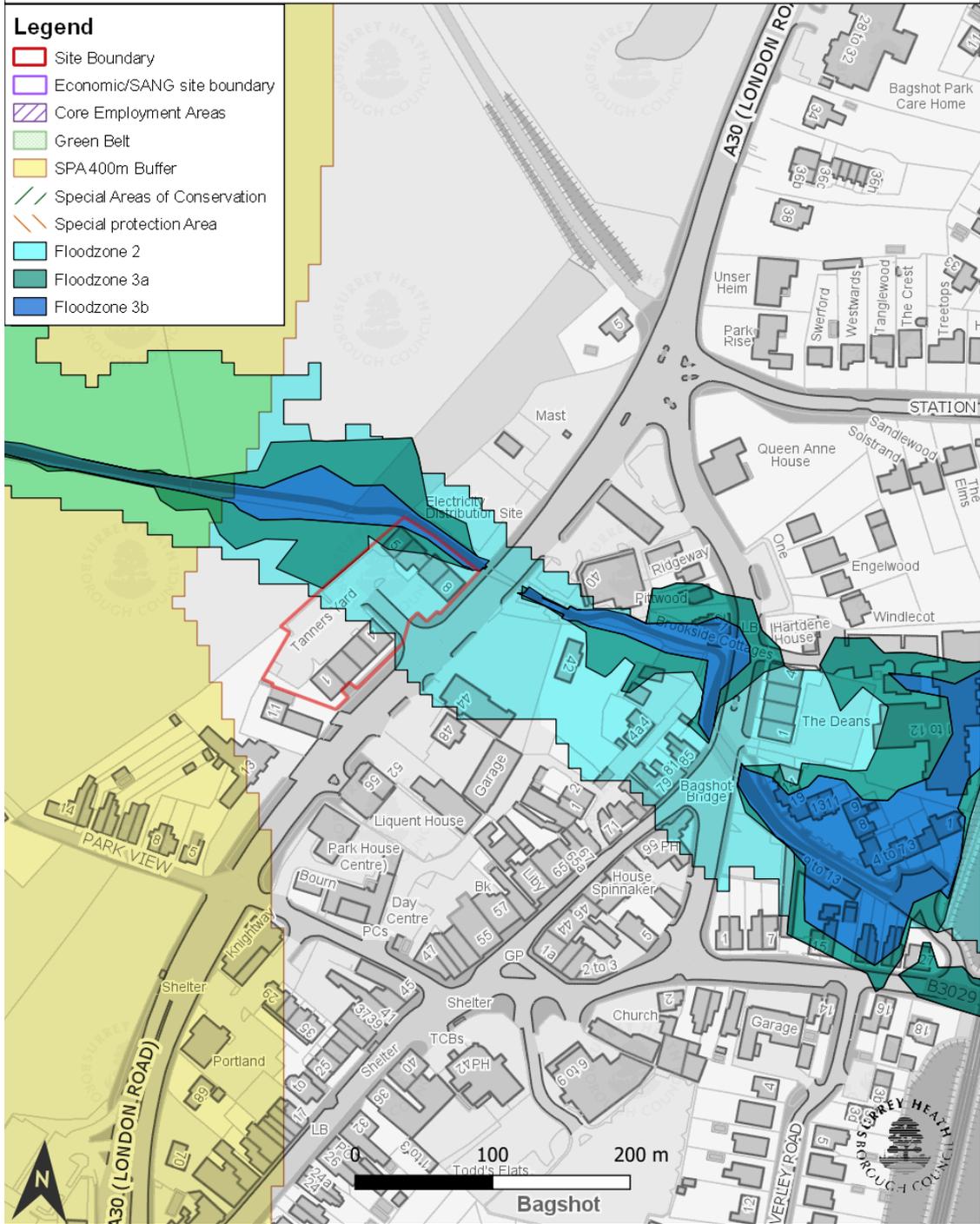
Site map

Tanners Yard, London Road, Bagshot

Not to standard scale

Legend

- Site Boundary
- Economic/SANG site boundary
- Core Employment Areas
- Green Belt
- SPA 400m Buffer
- Special Areas of Conservation
- Special protection Area
- Floodzone 2
- Floodzone 3a
- Floodzone 3b



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Bisley

Realistic Candidates for Development - Bisley

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
573	317 to 319 Guildford Road, Bisley, GU24 9AA	17	0	17	0
763	Land at Elder Road, Bisley, GU24 9SA	5	0	0	5
Total		22	0	17	5





Site Information		
Address	317 to 319 Guildford Road	Site ID
	Bisley	573
Postcode	GU24 9AA	
Ward	Bisley and West End	
Site Area (ha)	0.34	
How site was identified	Submitted in Call for Sites	
Existing use	Class E	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Pre-Application enquiry	
Easting	495486	
Northing	158988	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Settlement Area	
Site History		
Relevant planning history:	<p>13/0327 - Redevelopment of 317-319 Guildford Road to provide 8 new residential units to comprise four 3 bed and four 4 bed, two storey detached dwellings with associated ancillary works to include new access road, landscaping and carports following demolition of existing buildings. Outcome: Grant STC.</p> <p>17/1179 - Erection of three storey building (containing six 3 bedroom terraced dwellings) and two 1 bedroom flats and 2 two storey buildings with front and rear dormers (containing 18 two bedroom flats and one 1 bedroom flat) with revised vehicular access off Guildford Road, bin and cycle storage and landscaping. Outcome: refused.</p>	
Site suitability		
Suitability information	The site is located within the defined settlement area of Bisley and is previously developed, currently consisting of light industrial buildings. The site is not subject to any major constraints. Similar brownfield sites have recently been delivered in nearby locations on Guildford Road in Bisley.	



Site availability	
Availability information	<p>The site has been submitted as part of the 2021 Call for Sites exercise. The site was subject to a planning permission for 8 units which has not been built out and now expired.</p> <p>An application for 18 units was refused due to the layout, design and scale would result in an overall quantum of development that would be cramped, over-dominant and incongruous forming poor relationships with neighbouring buildings.</p> <p>However, the application was not refused on the basis of the principle of development, which is considered acceptable for the site.</p> <p>A preapplication for a scheme of 25 units has been submitted and it has been advised that a planning application will be submitted following completion of the discussions.</p>
Site achievability	
Achievability information	<p>The site would be accessed from the A332 Guildford Road. Similar accesses to that which would be required have been achieved at nearby developments. The site is on PDL in a settlement area with no major impediments to development and the owner is willing for development to commence in the short term.</p>
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>This site is deliverable within the first five years of the plan period. The site is in a sustainable location and no major constraints have been identified. The site promoter is currently engaged in pre-application discussions with the Council, with a view to submit a planning application to develop the site for approximately 25 units. The site promoter has advised that a planning application will be submitted soon.</p>



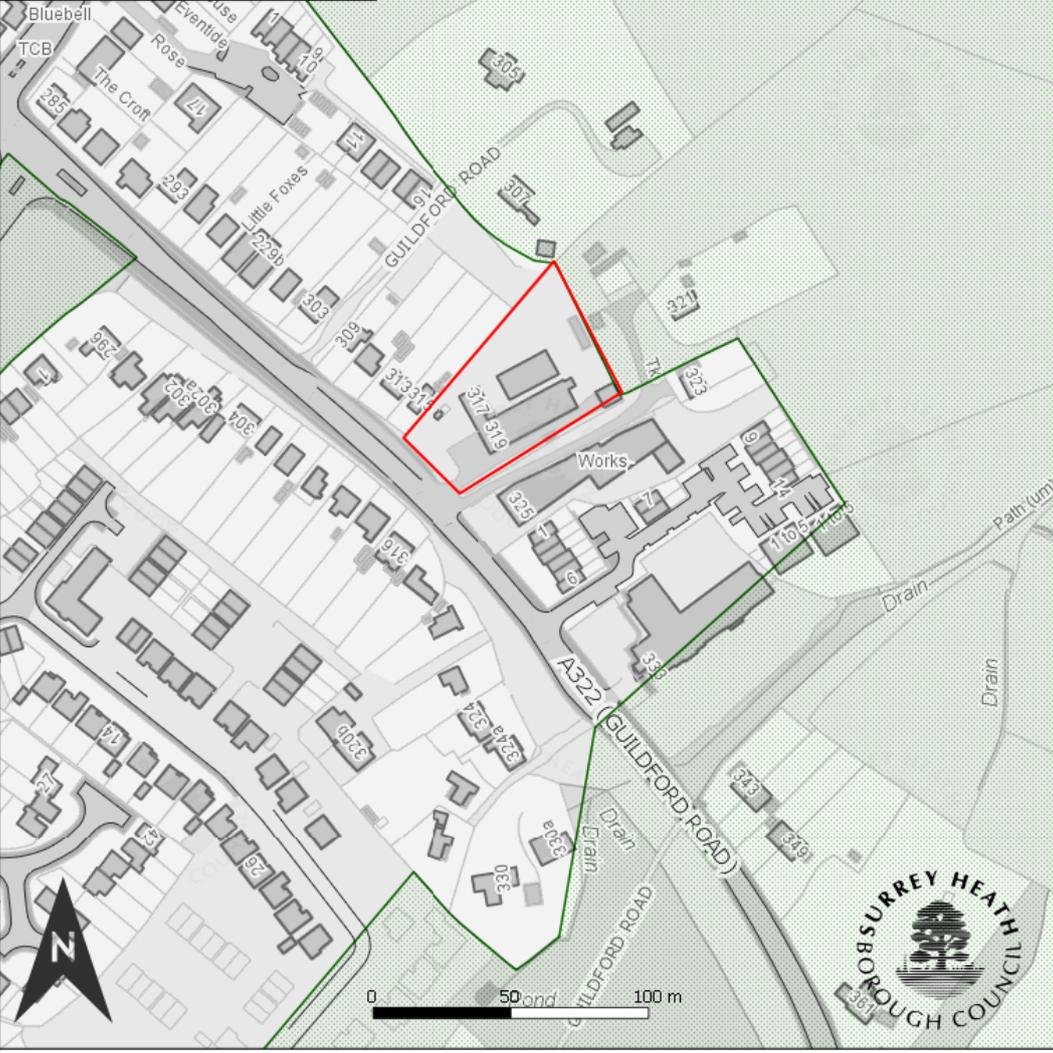
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	17	The site submission indicates a capacity of 25 units on site. Reflective of densities at nearby developments of approx. 50dph, a capacity of 17 units could be accommodated, applying this density to the 0.34ha site area.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
6 - 10		
Site SLAA Category		
Deliverable		



Site map

317-319 Guildford Road, Bisley Not to a standard scale

- Legend**
- Site Boundary
 - Economic/SANG Site Boundary
 - Green Belt
 - SPA 400m Buffer Zone
 - Special Areas of Conservation (SAC)
 - Special protection Area (SPA)
 - Core Employment Areas
 - Flood Zone 2
 - Flood Zone 3a
 - Flood Zone 3b



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Site Information		
Address	Land at Elder Road	Site ID
	Bisley	763
	Surrey	
Postcode	GU24 9SA	
Ward	Bisley and West End	
Site Area (ha)	0.17	
How site was identified	Submitted in Call for Sites	
Existing use	Sui Generis	
Is the site previously developed land (PDL)?	Greenfield	
Planning Status	Not in planning system.	
Easting	495372	
Northing	159526	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Settlement Area	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	The site is located in the defined settlement area of Bisley, on greenfield land that is undesignated. It is immediately adjacent to a modern residential area of back to back homes arranged in cul-de-sacs. The site is not subject to any major constraints. A public Right of Way forms a natural boundary between the site and an adjoining area of protected open space within the settlement area. Mature trees mark the boundary between the site's open space and the dwellings to the south.	
Site availability		
Availability information	The site is within the ownership of Surrey Heath Borough Council. Subject to an internal review of operational assets, the site could become available for development within the plan period.	



Site achievability		
Achievability information	Vehicular access could be achieved from Angelica Road. The site is greenfield and therefore unlikely to encounter unforeseen development costs aside from the need to introduce on-site utilities provision.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The Council is actively pursuing redevelopment opportunities for its own land. Subject to an internal review of operational assets, this land could become available for development within the plan period. There is a realistic prospect that development could be delivered on this site within years 11 – 15 of the plan period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	5	The site is linear, irregular shape but could accommodate a replication of the arrangement of adjoining dwellings to the south of the site.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
11 - 15		
Site SLAA Category		
Developable		



Site map



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Camberley

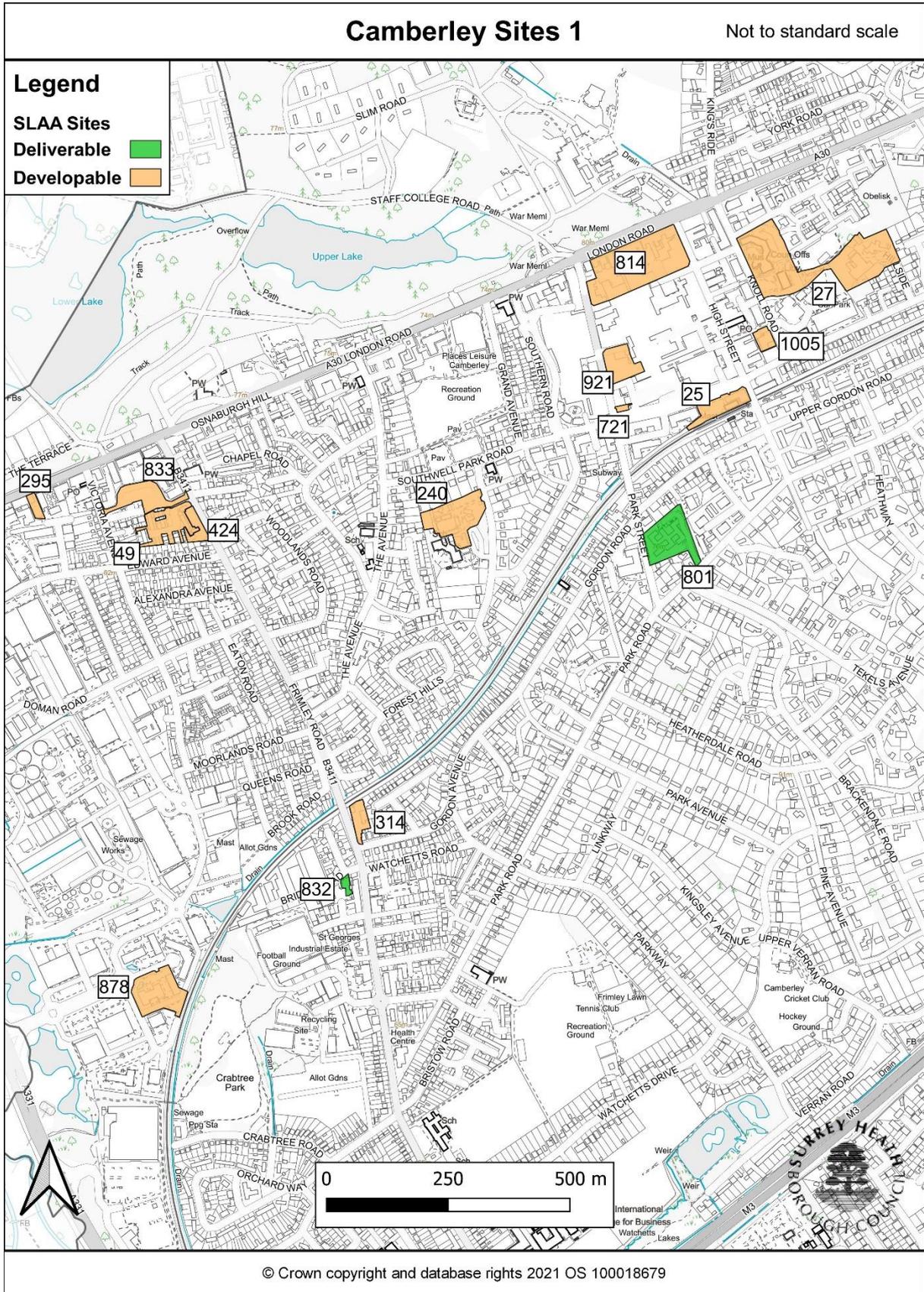
Realistic Candidates for Development - Camberley

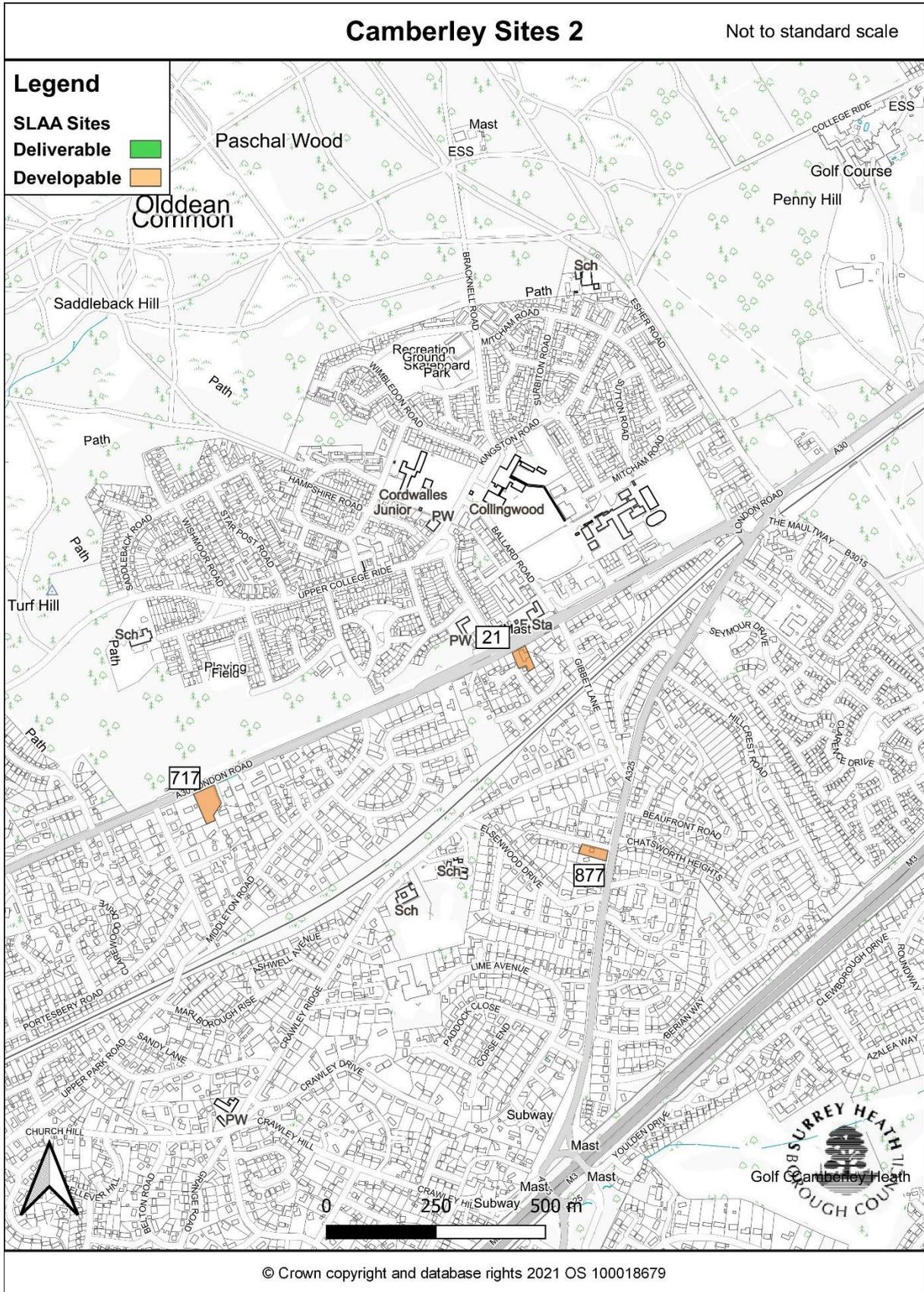
Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
314	280 Gordon Avenue, Camberley, GU15 2NU	15	0	15	0
717	Burwood House Hotel, 15 London Road, Camberley, GU15 3UQ	10	0	10	0
814	London Road Block, London Road, Camberley, GU15 3JY	550	0	550	0
49	Peerless site North, Sullivan Road, Camberley, GU15 3AZ	8	0	8	0
833	York Town Car Park, Sullivan Road, Camberley, GU15 3BA	27	0	27	0
877	26 Portsmouth Road, Camberley, GU15 1JX	8	0	8	0
878	Building B, Riverside Way, Camberley, GU15 3YL	52	0	52	0
721	Central House, 75-79 Park Street, Camberley, GU15 3PE	6	0	6	0
295	439 - 445 London Road, Camberley, GU15 3HZ	15	0	15	0
240	Camberley Centre, France Hill Drive, Camberley, GU15 3QG	35	0	35	0
25	Camberley Station, Station House, 1 Pembroke Broadway, Camberley, GU15 3XD	75	0	75	0
27	Land East of Knoll Road, Camberley, GU15 3SY	475	0	0	475
424	Land Rear of 1 - 47 Sullivan Road, Camberley, GU15 3AZ	14	0	14	0
832	Land South of Bridge Road, Camberley, GU15 2QN	5	5	0	0
1005	St James House, Knoll Road, Camberley, GU15 3XW	30	0	0	30
Total		1325	5	815	505

Other Uses

Site ID	Site Address	Proposed Use	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
801	Pinehurst, 141 Park Road, Camberley, GU15 2AQ	C2	44	0	0
21	61 - 63 London Road, Camberley, GU19 5DT	C2	0	0	32
921	Land East of Park Street, North of Princess Way, Camberley, GU15 3SP	Mixed Town Centre Uses (Office, retail & leisure)	0	0	0
Total			44	0	32







Site Information		
Address	280 Gordon Avenue	Site ID
	Camberley	314
Postcode	GUI5 2NU	
Ward	St Michaels	
Site Area (ha)	0.22	
How site was identified	Submitted in Call for Sites	
Existing use	Sui Generis	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	486826	
Northing	159597	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Settlement Area	
Site History		
Relevant planning history:	12/0333 - Erection of two warehouses following demolition of the two existing warehouses and re-siting of racking system within the building yard and erection of a 2.4 metre high palisade fence. Outcome: Grant StC.	
Site suitability		
Suitability information	The site is located within the defined settlement area of Camberley and Frimley and located on PDL. The site is currently in use as a builders' merchants, supplying trade products. It is within close proximity of Watchetts neighbourhood centre which has a range of shops and services. The site is not subject to any major constraints. A noise impact assessment due to proximity to the railway may be required. It should be possible to mitigate noise through technical standards such as triple glazed windows. The site is considered to be suitable for residential-led regeneration.	



Site availability		
Availability information	The site has been resubmitted as part of the 2020/21 Call for Sites exercise and its availability. The majority of the site is in single ownership. It has been advised that the site is available for redevelopment within the 1 - 5 year period and that the owner is willing to sell for development purposes.	
Site achievability		
Achievability information	The point of access is close to the junction of Gordon Avenue and Frimley Road, and will therefore require careful assessment in consultation with the highways authority. However, it is recognised that the current use of the site requires large HGV access throughout the day and a residential development of the scale that is appropriate for the site would be likely to generate a comparable number of traffic movements with the existing use. SCC have previously been contacted in relation access at the land and advised they have no initial concerns. Existing buildings associated with the builder's yard uses would require demolition prior to the redevelopment of the site.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is in a suitable location and is available now. However, evidence that progress is being made toward the submission of a planning application has not been provided. Therefore, the site is considered 'developable' within the 6 – 10 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	15	The submission indicates a capacity of 15 - 20 units. Based on surrounding densities and taking account of the site's sustainable location at the edge of the Watchetts Centre area, it is considered possible that 15 units could be accommodated at the site.
Economic, SANG or uses other than housing		



Indicative phasing
Estimated delivery timescale (years):
6 - 10
Site SLAA Category
Developable

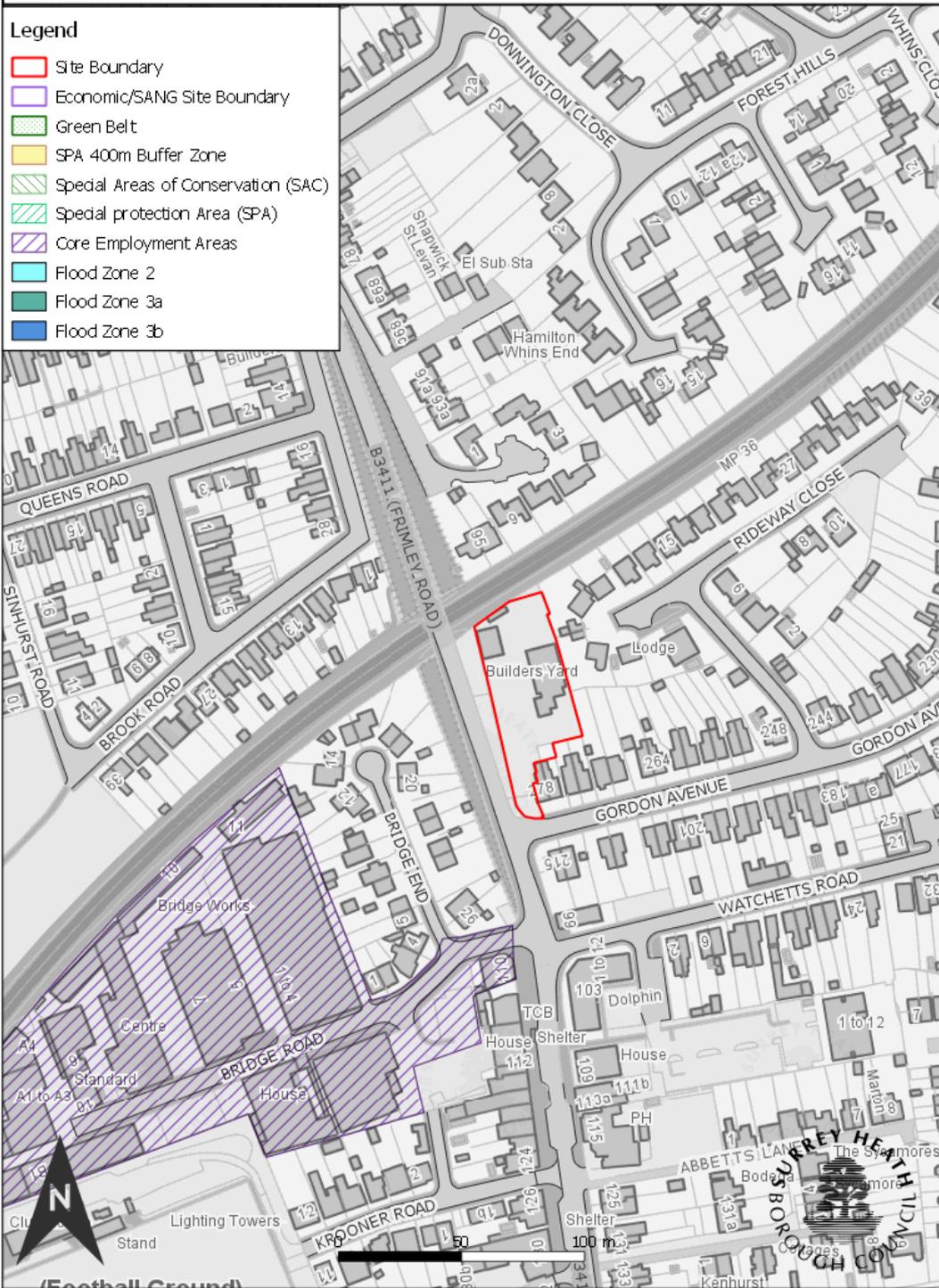


Site map

Travis Perkins, 280 Gordon Avenue, Camberley Not to a standard scale

Legend

- Site Boundary
- Economic/SANG Site Boundary
- Green Belt
- SPA 400m Buffer Zone
- Special Areas of Conservation (SAC)
- Special protection Area (SPA)
- Core Employment Areas
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



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Site Information		
Address	Burwood House Hotel, 15	Site ID
	London Road	717
	Camberley	
Postcode	GUI5 3UQ	
	Town	
Ward	Town	
Site Area (ha)	0.17	
How site was identified	Planning Permission	
Existing use	CI (Hotels)	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Approved application	
Easting	489158	
Northing	161543	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Settlement Area	
Site History		
Relevant planning history:	<p>14/0184 - Erection of side and rear extensions with associated internal alterations following conversion of hotel into residential units comprising of 2 three bedroom, 7 two bedroom and 1 one bedroom flats. Outcome: Finally Disposed / Withdrawn.</p> <p>14/0799 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). Outcome: Granted.</p>	
Site suitability		
Suitability information	<p>Planning permission has been granted at this site. However, the permission has not been implemented and has now expired. The site is located within the defined settlement area of Camberley and Frimley and located on PDL. The site is in a suitable location for residential development, given the surrounding residential uses and its sustainable location within Camberley.</p>	



Site availability		
Availability information	Landownership: The site is currently owned by a single landowner. The planning history shows that the developer has been keen to redevelop the site recently.	
Site achievability		
Achievability information	The planning history shows that the developer has been keen to redevelop the site recently. The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). As this development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG mitigation would need to be identified.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Given the recent planning history, there is evidence that the landowner is keen to develop the site. Given the planning permission has now expired, the site is therefore considered developable rather than deliverable.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	10	Capacity as previously approved planning permission.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
6 - 10		
Site SLAA Category		
Developable		



Site map

Burwood House Hotel, 15 London Road, Camberley

Not to a standard scale

Legend

- Site Boundary
- Economic/SANG Site Boundary
- Green Belt
- SPA 400m Buffer Zone
- Special Areas of Conservation (SAC)
- Special protection Area (SPA)
- Core Employment Areas
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



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Site Information		
Address	London Road Block	Site ID
	London Road	814
	Camberley	
Postcode	GUI5 3JY	
	Town	
Ward	Town	
Site Area (ha)	2.7	
How site was identified	Camberley TC AAP allocations	
Existing use	Mixed	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	487390	
Northing	160724	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Camberley Town Centre	
	Settlement Area	
Site History		
Relevant planning history:	No planning history relevant to the overall strategic site.	
Site suitability		
Suitability information	<p>The London Road Block comprises a major, residential-led regeneration scheme in Camberley Town Centre. The site is located south of the A30 London Road on the edge of the Town Centre. Therefore, the site is in a sustainable location, with the shops and services of Camberley Town Centre within walking distance.</p> <p>The site is previously developed and contains existing buildings that are generally 2 – 4 storeys in height. Some of these buildings are currently vacant. The site is surrounded by a mixture of typical town centre uses, including residential, commercial, retail and leisure.</p> <p>The site is within the primary shopping area of Camberley and therefore a mix of retail units and other town centre uses should be re-provided at the ground level as part of any redevelopment.</p>	



Site availability	
Availability information	<p>Surrey Heath Borough Council is the landowner of the site. The Council is actively pursuing redevelopment opportunities for its own land, and there is a reasonable prospect that redevelopment of this site will deliver new homes in the 6 – 10 year plan period. The Council is currently undertaking masterplanning work for Camberley Town Centre as part of this process, which will inform development proposals. The Council has commenced the process of engaging a development partner to bring the site forward and is currently developing proposals for the site. Demolition of the existing buildings on the site has commenced. The Council is keen to commence the build-out of the site shortly after planning permission is obtained.</p>
Site achievability	
Achievability information	<p>The site is located within the most sustainable location in the borough in accordance with the settlement hierarchy. No major constraints have been identified that would impede the development proposal. Access could be achieved from Park Street or London Road. Consultation will be required with the highways authority in order to determine the appropriate access arrangement. Parking could be incorporated as part of the scheme, with access to be determined as above. Suitable off-site SANG mitigation would need to be achieved, which will be addressed through the planning process. Sufficient SANG is considered to be available to mitigate the site.</p>
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>The site is owned by a single landowner, Surrey Heath Borough Council. The site is available for development immediately. The landowner has engaged a private developer to develop the site. Development proposals have been drafted and progress is being made toward the submission of a planning application. Given the complexity of delivering a large PDL site within a town centre location, the site is considered to be developable within the 6 – 10 year plan period. No major constraints have been identified that would be likely to impede development at the site. SANG mitigation will be provided off-site.</p>



Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	550	Total of approximately 576 new residential units to be delivered (26 existing units on site). Capacity is based on principally flatted development, reflecting surrounding town centre developments such as the Atrium and the inclusion of two landmark buildings. The Council's urban design officer has informed the assessment of potential capacity for this strategic site.
Economic, SANG or uses other than housing	Retail, commercial, leisure and institutional uses are also included as part of the scheme, predominantly at ground floor level.	
Indicative phasing		
Estimated delivery timescale (years):		
6 - 10		
Site SLAA Category		
Developable		



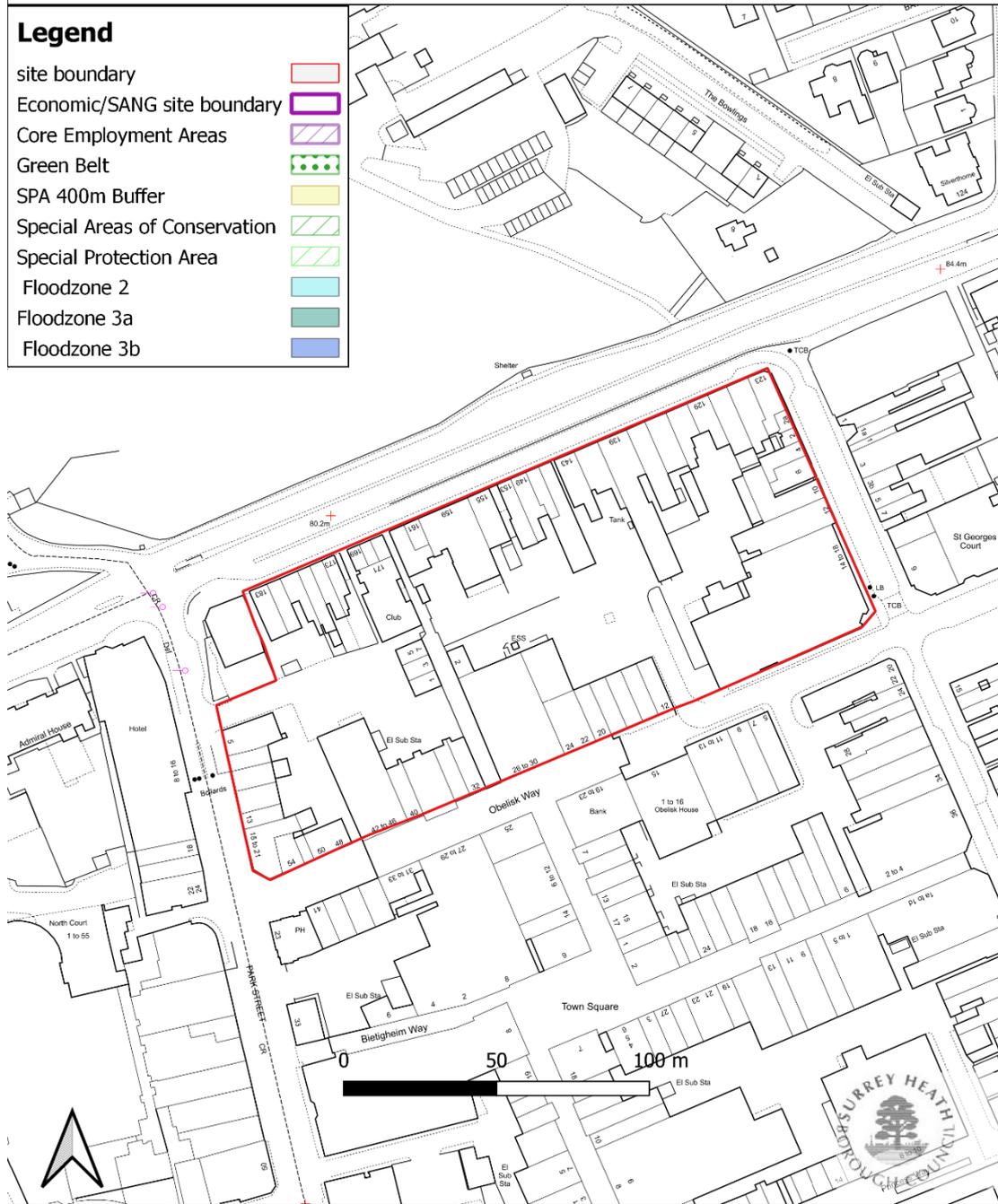
Site map

London Road Block, London Road, Camberley

Not to Standard Scale

Legend

- site boundary
- Economic/SANG site boundary
- Core Employment Areas
- Green Belt
- SPA 400m Buffer
- Special Areas of Conservation
- Special Protection Area
- Floodzone 2
- Floodzone 3a
- Floodzone 3b



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Site Information		
Address	Peerless Site North,	Site ID
	Sullivan Road	49
Postcode	Camberley	
	GU15 3AZ	
Ward	St Michaels	
Site Area (ha)	0.56	
How site was identified	Submitted in Call for Sites	
Existing use	Sui Generis	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	486432	
Northing	160206	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Settlement Area	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located within the defined settlement area of Camberley and Frimley, in a sustainable location and is PDL. The site is not subject to any major constraints. The area of land submitted adjoins a larger SLAA site (ID 833) at York Town Car Park, Sullivan Road. Together, the two sites could form part of a comprehensive redevelopment scheme. The submission for this site advises that the intention for the land is to obtain grant funding from Homes England to provide affordable rented housing on the site of the existing garages. The assessment of the land therefore considers that area of the site that currently contains garages, and not a comprehensive redevelopment scheme, at this time.</p>	



Site availability		
Availability information	The site was resubmitted through the 2020/21 Call for Sites exercise. The site is in the sole ownership of a registered housing provider and is available for residential development in the short-term 1 - 5 year (deliverable) period. Car parking could be retained on a smaller area of the site.	
Site achievability		
Achievability information	The site is currently accessed from Sullivan Road. There are no known significant or unusual development costs associated with the site that could impact its viability. Notwithstanding the shape of the site there are no significant constraints in respect of achievability. The site is situated in a sustainable location near shops, services and transport links. It is available in the short-term. Taking account of the information submitted and the assessment of the existing garages that are advised to be the developable area of the site, it is considered the site could provide 8 residential units.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is in a sustainable location, on PDL. The site is in single landownership and the site promoter has advised that the site is available for development immediately. However, evidence has not been provided that progress is being made toward the submission of a planning application. Therefore, the site is considered 'developable' within the 6 – 10 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	8	The site is PDL in settlement area with no major constraints. Surrounding densities approximate 70dph. A lower density is applied due to the linear size and shape of the site, based on the area of existing garages.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
6 - 10		
Site SLAA Category		
Developable		



Site map

Peerless site North, Sullivan Road, Camberley

Not to standard scale

Legend

- Site Boundary
- Economic/SANG site boundary
- Core Employment Areas
- Green Belt
- SPA400m Buffer
- Special Areas of Conservation
- Special protection Area
- Floodzone 2
- Floodzone 3a
- Floodzone 3b



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Site Information		
Address	Pinehurst	Site ID
	141 Park Road	801
Postcode	Camberley	
	GU15 2AQ	
Ward	Town	
Site Area (ha)	0.79	
How site was identified	Submitted in Call for Sites	
Existing use	C2 (Care home)	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	487464	
Northing	160178	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Settlement Area	
Site History		
Relevant planning history:	21/0023/PCA Consultation application from Surrey County Council for the prior approval for demolition of all existing buildings on the site.	
Site suitability		
Suitability information	<p>The site is within the defined settlement area of Camberley and Frimley, close to Camberley Town Centre. The site is benefits from good access to services, facilities and schools nearby, and good access to main roads.</p> <p>The site is previously developed, comprising a former care home that closed in 2017. The landowner has advised that the existing building is no longer suitable for the provisions of care required for modern-day residents.</p> <p>The built context of the site is mixed, comprising larger, high-quality apartment buildings of around four storeys, an adjacent doctor's surgery, and several substantial two-storey dwellings in generous wooded plots on the other side of Park Road, many</p>	

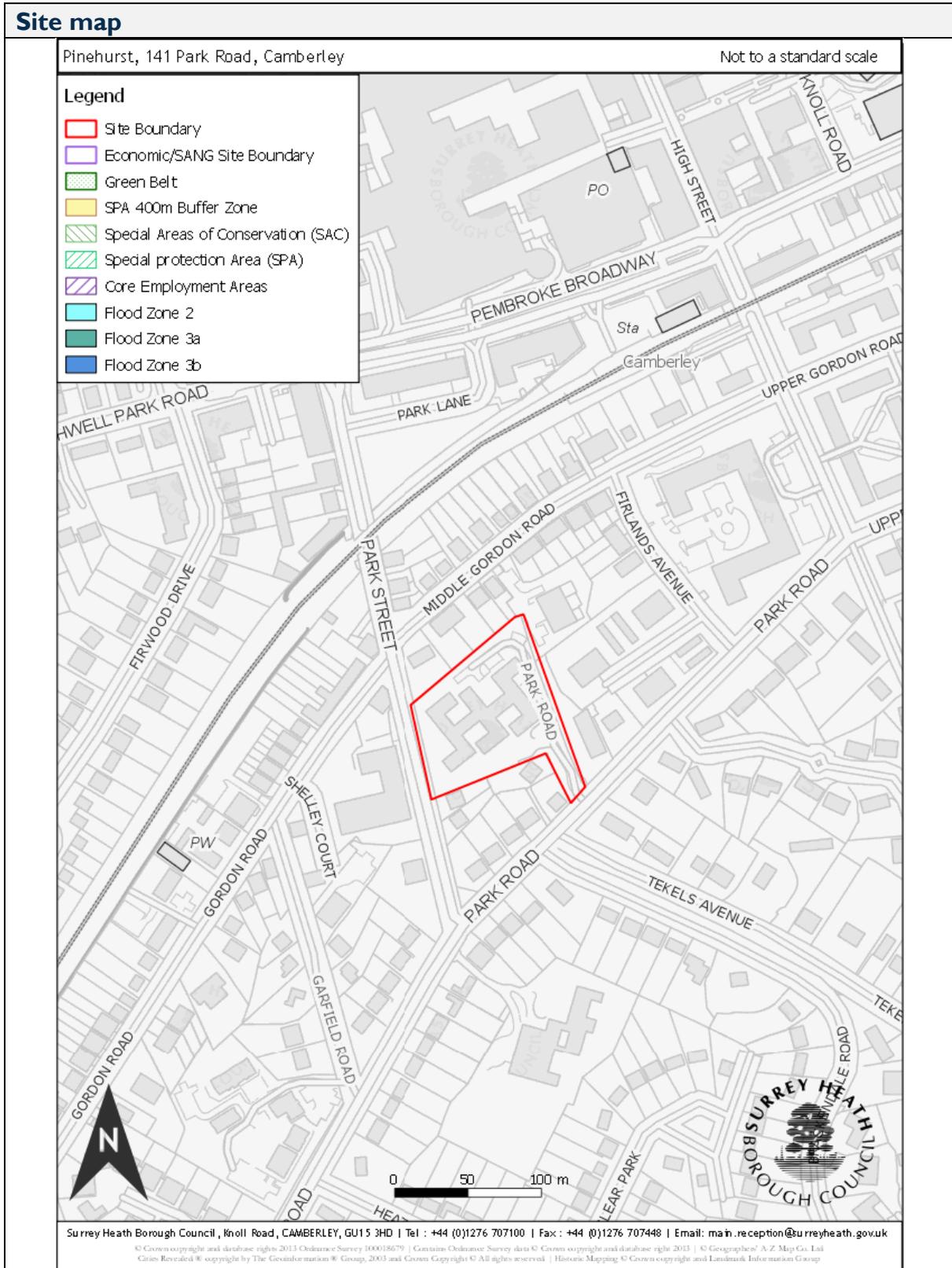


	<p>with vigorous hedge boundaries which contribute to the verdant street scene character.</p> <p>The Council's urban design officer has noted that the existing vegetation should be retained in principle, with screening along Park Street to integrate the proposed new access/car park from Park Street.</p> <p>No major constraints have been identified for this site.</p> <p>The site is at low risk of fluvial flooding (flood zone 1).</p> <p>Access could be achieved from Park Street.</p> <p>Opportunities to improve the biodiversity value of the land should be taken through redevelopment.</p> <p>Provision of an improved Care Home on this site would help towards meeting the overall housing number in the emerging Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.</p>
Site availability	
Availability information	<p>Landownership: The site is owned by a single landowner.</p> <p>Delivery record: The site has been confirmed as available for development in the 1 – 5 year period as part of the 2021 Call for Sites exercise. The landowner has engaged the Council's pre-application service, which is currently ongoing. The demolition of the existing building on the site has commenced.</p>
Site achievability	
Achievability information	<p>The site is accessed from Park Road and benefits from existing utilities provision. No constraints have been identified that would impede the delivery of this site within the first five years of the plan period.</p>
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>The proposed development on this site is deliverable within the next five years. Given the landowner's pre-application engagement with the Council, there is clear evidence that progress is being made toward the development of the site within the first five years of the plan period.</p>



Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	44	The site has been submitted for a 70 room extra care use. The proposed units each satisfy the definition of a dwelling in accordance with the Housing Delivery Test. Therefore, the full 70 units are counted toward the housing supply in this case, rather than converted to a C3 equivalent at the 1:1.8 ratio.
Economic, SANG or uses other than housing	C2 – Assisted Living Retirement Apartments	
Indicative phasing		
Estimated delivery timescale (years):		
1 - 5		
Site SLAA Category		
Deliverable		





Site Information		
Address	61 - 63	Site ID
	London Road	21
	Camberley	
Postcode	GU19 5DT	
Ward	Old Dean	
Site Area (ha)	0.33	
How site was identified	Planning Permission	
Existing use	C3 (Dwelling houses)	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Approved application	
Easting	488439	
Northing	161211	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Settlement Area	
Site History		
Relevant planning history:	08/0912: Reserved Matters Consent to Outline Planning Permission SU/07/0988 for the erection of a part single/part two storey building with accommodation in the roof and basement, comprising of a 58 unit residential care home (Class C2) following demolition of 61 and 63 London Road, with ancillary parking and access. Appearance and landscaping to be considered.	
Site suitability		
Suitability information	<p>The site is within the defined settlement area of Camberley and Frimley, close to Camberley Town Centre. site is benefits from good access to services, facilities and schools nearby, and good access to main roads.</p> <p>The site is currently greenfield land, with some tree coverage. The northern boundary of the site adjoins London Road and the remaining boundaries of the site are surrounded by residential uses that typically comprise large houses.</p>	

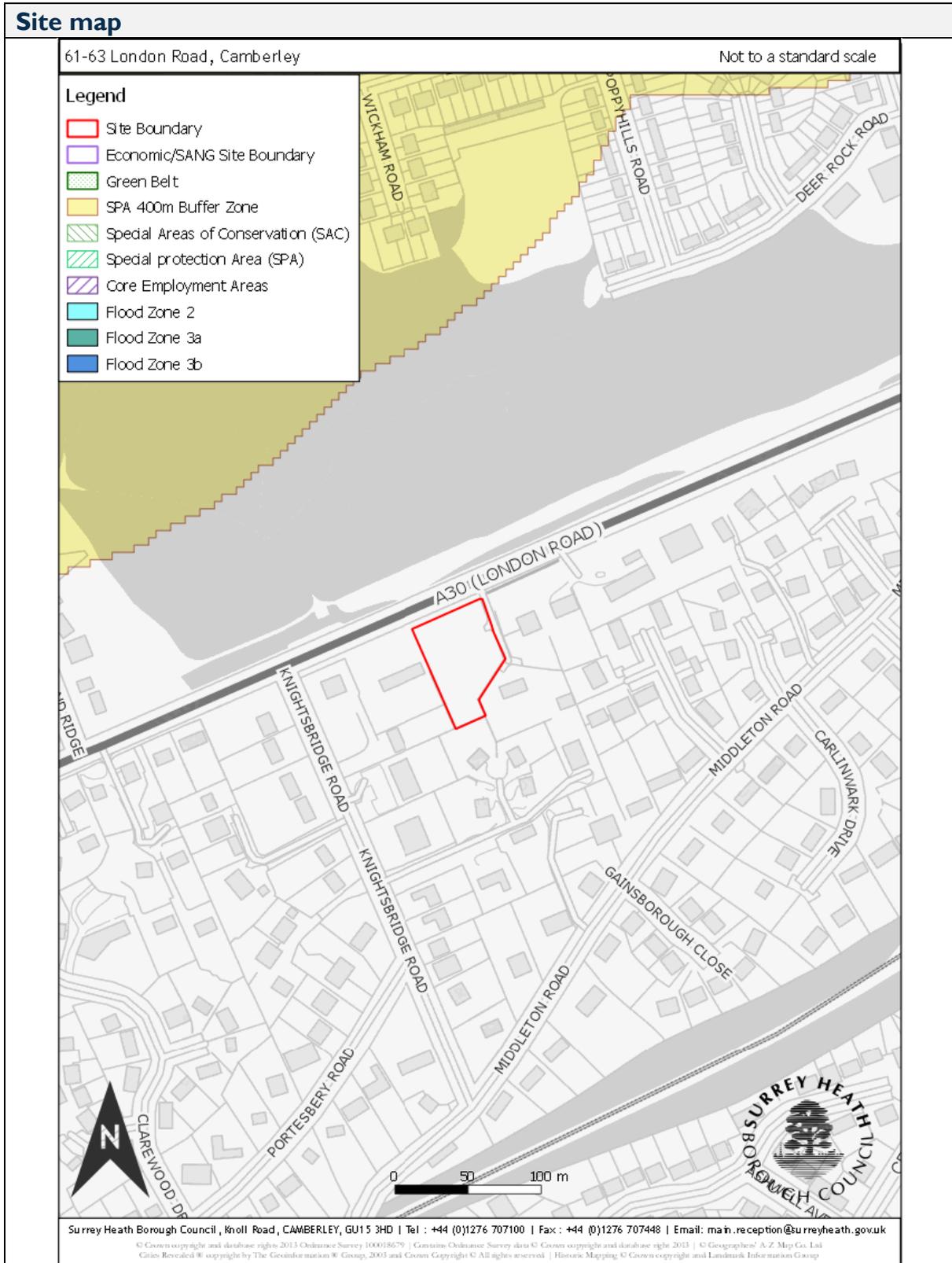


	<p>No major constraints have been identified for this site. The site is at low risk of fluvial flooding (flood zone 1). Access could be achieved from London Road.</p> <p>Opportunities to improve the biodiversity value of the land should be taken through redevelopment, particularly where greenfield land is to be developed.</p> <p>Provision of new homes, or a Care Home, on this site would help towards meeting the overall housing number in the emerging Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.</p> <p>Well-designed new homes, or a Care Home, in this location are likely to be attractive to the market. The site is within the urban area with services, facilities and schools nearby, and good access to main roads.</p>
Site availability	
Availability information	<p>Landownership: The site is within sole ownership.</p> <p>Delivery record: Previous attempts have been made to gain planning permission for development of this site.</p>
Site achievability	
Achievability information	<p>There is a realistic prospect that the approved Care Home will be delivered within the plan period. There is also a realistic prospect that new homes could be delivered on this site within the plan period, though the derived capacity reflects the proposed development within the approved planning application.</p>
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>The site has planning permission for 58 bed care home following demolition of no 61 and 63. A reserved matters application was approved on 30/01/09. Technical commencement has been made on this site, though the approved development has not yet been built-out. Due to the uncertainty surrounding the delivery of these units, the capacity has been attributed to years 11-15 of the plan period, rather than being considered deliverable.</p>



Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	32 (= 58/1.8)	Planning permission has been granted for a 58 bed care home. The proposed internal bedrooms do not meet the definition of a dwelling as set out in the Housing Delivery Test. Therefore, the equivalent C3 capacity is assessed at 1 dwelling for every 1.8 bedrooms, in accordance with PPG.
Economic, SANG or uses other than housing	C2 - Care home	
Indicative phasing		
Estimated delivery timescale (years):		
11 - 15		
Site SLAA Category		
Developable		





Site Information		
Address	York Town Car Park	Site ID
	Sullivan Road	833
Postcode	Camberley	
	GU15 3BA	
Ward	St Michaels	
Site Area (ha)	0.32	
How site was identified	Submitted in Call for Sites	
Existing use	Car Park	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	486383	
Northing	160263	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Settlement Area	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located within the settlement area of Camberley and Frimley, south of Sullivan Road, east of Victoria Avenue, and west of Frimley Road. The site is a pay and display car park, currently owned by Surrey Heath Borough Council. It is adjoined by 5-storey, flatted development to the east, dwelling houses to the south, and additional car parking and 4-5 storey office buildings to the north. The site is previously developed and in a sustainable location, close to shops and services on Frimley Road / London Road, and local transport connections. It is not subject to any major constraints. Paragraph 118 d) of the NPPF (2019) encourages the use of underutilised land such as car parks, for development and paragraph 119 encourages the use of publicly owned land for meeting development needs. Development of the site would be consistent with both of these requirements.</p>	



Site availability		
Availability information	The site was submitted through the 2020/21 Call for Sites exercise. The site is owned by Surrey Heath Borough Council and is available for residential development in the short-term 1 - 5 year (deliverable) period. The existing car park use could be retained on a smaller area of the site.	
Site achievability		
Achievability information	<p>The site is currently accessible from Sullivan Road, with access from both the east and west of the site. There are no known significant or unusual development costs associated with the site that could impact its viability.</p> <p>The site is situated in a sustainable location near shops, services and transport links. The site consists of vacant underutilised land that is publicly owned, the development of which is promoted in the NPPF (2019). Taking account of the information submitted and the assessment of the site as a whole, it is considered the site could provide 27 residential units as indicated in the Call for Sites submission. The site could include flatted development, as in surrounding schemes that have recently been completed.</p>	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site promoter has advised that the site is available for development immediately. The site is within sole landownership. However, evidence has not been provided that progress is being made toward the submission of a planning application for the site. Therefore, the site is considered 'developable' in the 6 – 10 year plan period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	27	The site is adjoined by 5 storey flatted developments to the east which are of a significantly high intensity. Taking account of the site area, it is considered the submitted figure of 27 units could be accommodated, based on flatted development.
Economic, SANG or uses other than housing		



Indicative phasing
Estimated delivery timescale (years):
6 - 10
Site SLAA Category
Developable



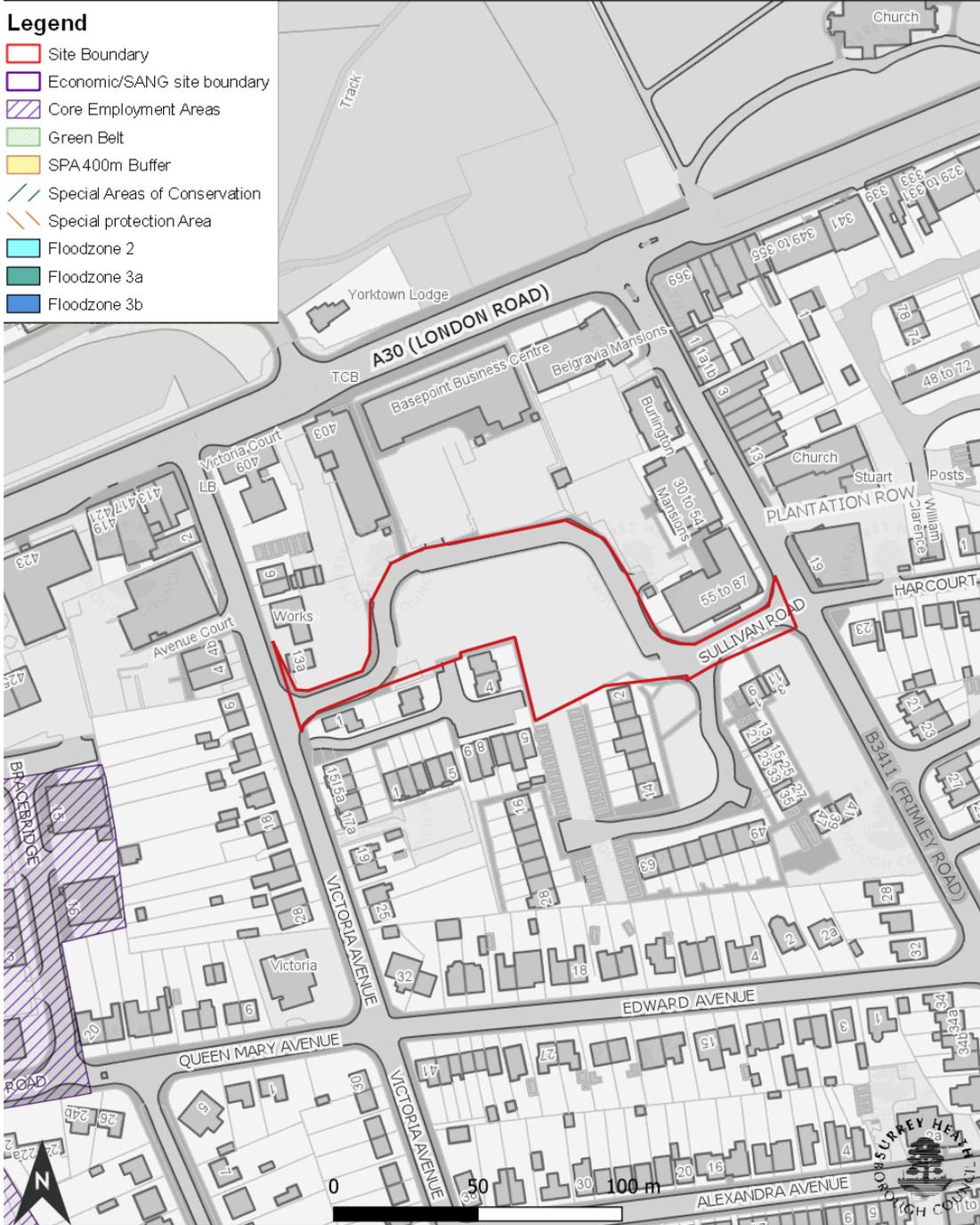
Site map

Yorktown Car Park, Camberley

Not to standard scale

Legend

- Site Boundary
- Economic/SANG site boundary
- Core Employment Areas
- Green Belt
- SPA 400m Buffer
- Special Areas of Conservation
- Special protection Area
- Floodzone 2
- Floodzone 3a
- Floodzone 3b



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Site Information		
Address	26	Site ID
	Portsmouth Road	877
Postcode	Camberley	
	GU15 1JX	
Ward	St Pauls	
Site Area (ha)	0.3	
How site was identified	Planning Permission	
Existing use	C3 (Dwelling houses)	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Approved application	
Easting	489319	
Northing	161098	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	TPO(s)	
	Settlement Area	
Site History		
Relevant planning history:	<p>17/0484 - Outline application for the erection of a two storey building with accommodation in the roof to provide 8 No. two bedroom and 1 No. one bedroom flats with parking and associated development following the demolition of existing dwelling and surgery. Outcome: Granted.</p> <p>18/0422 - Application for the approval of reserved matters of landscaping pursuant to outline planning permission 17/0484. Outcome: Granted.</p>	
Site suitability		
Suitability information	<p>Planning permission has been granted at this site. However, the permission has not been implemented and has now expired. The site is located within the defined settlement area of Camberley and Frimley and located on PDL. The site is in a suitable location for residential development, given the surrounding residential uses and its sustainable location within Camberley.</p>	



Site availability		
Availability information	Landownership: The site is currently owned by a single landowner. The planning history shows that the developer has been keen to redevelop the site recently.	
Site achievability		
Achievability information	The planning history shows that the developer has been keen to redevelop the site recently. The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). As this development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG mitigation would need to be identified.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Given the recent planning history, there is evidence that the landowner is keen to develop the site. As the approved planning permission has now expired, the site is therefore considered developable rather than deliverable.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	8	Capacity as per approved (expired) planning permission.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
6 - 10		
Site SLAA Category		
Developable		



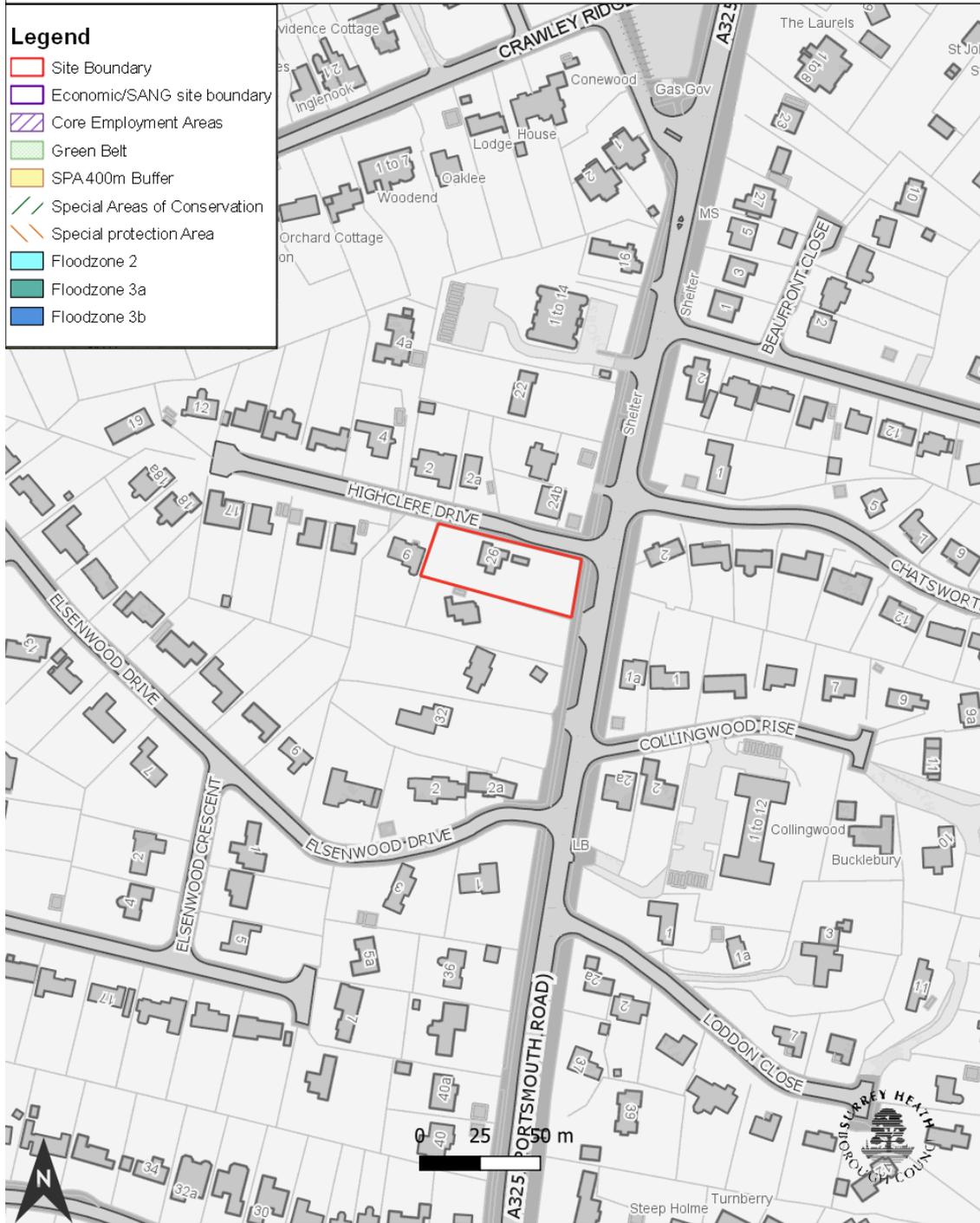
Site map

26 Portsmouth Road, Camberley

Not to standard scale

Legend

- Site Boundary
- Economic/SANG site boundary
- Core Employment Areas
- Green Belt
- SPA 400m Buffer
- Special Areas of Conservation
- Special protection Area
- Floodzone 2
- Floodzone 3a
- Floodzone 3b



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Site Information		
Address	Building B	Site ID
	Riverside Way	878
Postcode	Camberley	
	GU15 3YL	
Ward	Watchetts	
Site Area (ha)	0.5	
How site was identified	Planning Permission	
Existing use	Class E	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Approved application	
Easting	486413	
Northing	159238	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Core Employment Area	
	Settlement Area	
	Flood Zone 2	
Site History		
Relevant planning history:	17/0737 - Prior Notification under Part 3. Class O of the General Permitted Development Order for conversion of ground, first and second floors from B1 (Office) to C3 (Dwelling) to provide 52 x one bed flats. Outcome: General Permitted Development.	
Site suitability		
Suitability information	Planning permission has been granted at this site. However, the permission has not been implemented and has now expired. The site is located within the defined settlement area of Camberley and Frimley and located on PDL. The site is in a suitable location for residential development, given the surrounding residential uses and its sustainable location within Camberley.	



Site availability		
Availability information	Landownership: The site is currently owned by a single landowner. The planning history shows that the developer has been keen to redevelop the site recently.	
Site achievability		
Achievability information	The planning history shows that the developer has been keen to redevelop the site recently. The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). As this development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG mitigation would need to be identified.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Given the recent planning history, there is evidence that the landowner is keen to develop the site. However, the site is currently in employment use. In accordance with Core Strategy Policy CP8, the loss of employment sites will only be permitted where wider benefits to the community can be shown. This can only be demonstrated through the planning application process. At present, the site is therefore considered developable rather than deliverable.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	52	Capacity as approved (expired) planning permission.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
6 - 10		
Site SLAA Category		
Developable		



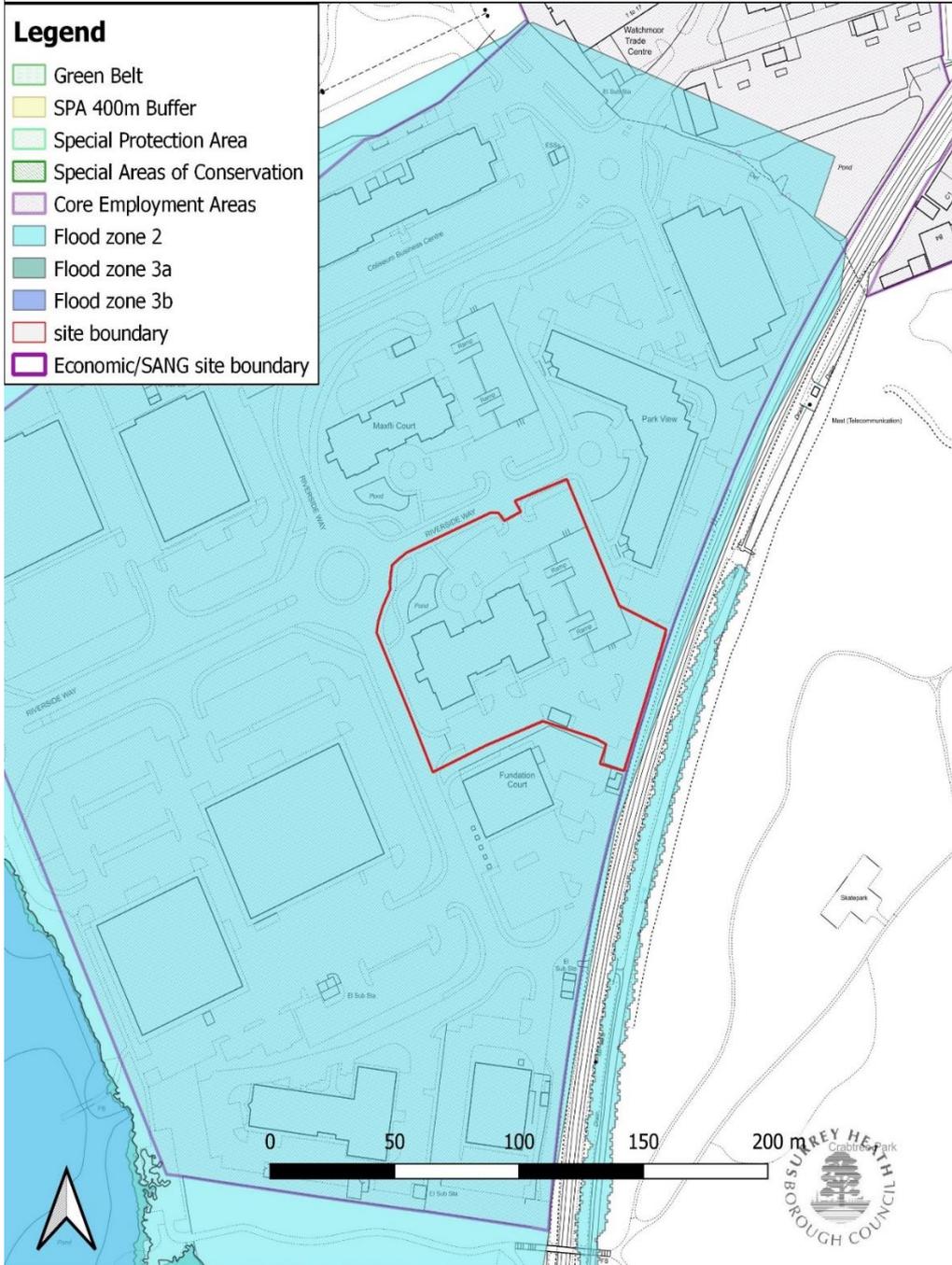
Site map

Building B, Riverside Way, Camberley

Not to Standard Scale

Legend

- Green Belt
- SPA 400m Buffer
- Special Protection Area
- Special Areas of Conservation
- Core Employment Areas
- Flood zone 2
- Flood zone 3a
- Flood zone 3b
- site boundary
- Economic/SANG site boundary



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Site Information		
Address	Central House, 75-79	Site ID
	Park Street	721
	Camberley	
Postcode	GUI5 3PE	
	Town	
Ward	Town	
Site Area (ha)	0.1	
How site was identified	Planning Permission	
Existing use	C1 (Hotels)	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Approved application	
Easting	487366	
Northing	160447	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Camberley Town Centre	
	Settlement Area	
Site History		
Relevant planning history:	17/0136: Application for a change of use of second floor of site, from 6 no. hotel apartment suites (use class C1) to 6 no. residential properties (use class C3).	
Site suitability		
Suitability information	<p>Planning permission has been granted at this site. However, the permission has not been implemented and has now expired.</p> <p>The site is located within the defined settlement area of Bagshot and located on PDL. The site is in a suitable location for residential development, given the surrounding residential uses and its sustainable location within Camberley.</p>	
Site availability		
Availability information	<p>Landownership: The site is currently owned by a single landowner. The planning history shows that the developer has been keen to redevelop the site recently.</p>	



Site achievability		
Achievability information	The planning history shows that the developer has been keen to redevelop the site recently. The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). As this development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG mitigation would need to be identified.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Given the recent planning history, there is evidence that the landowner is keen to develop the site. However, given the planning permission has now expired, the site is therefore considered developable rather than deliverable.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	6	Capacity as approved (expired) planning permission.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
6 - 10		
Site SLAA Category		
Developable		



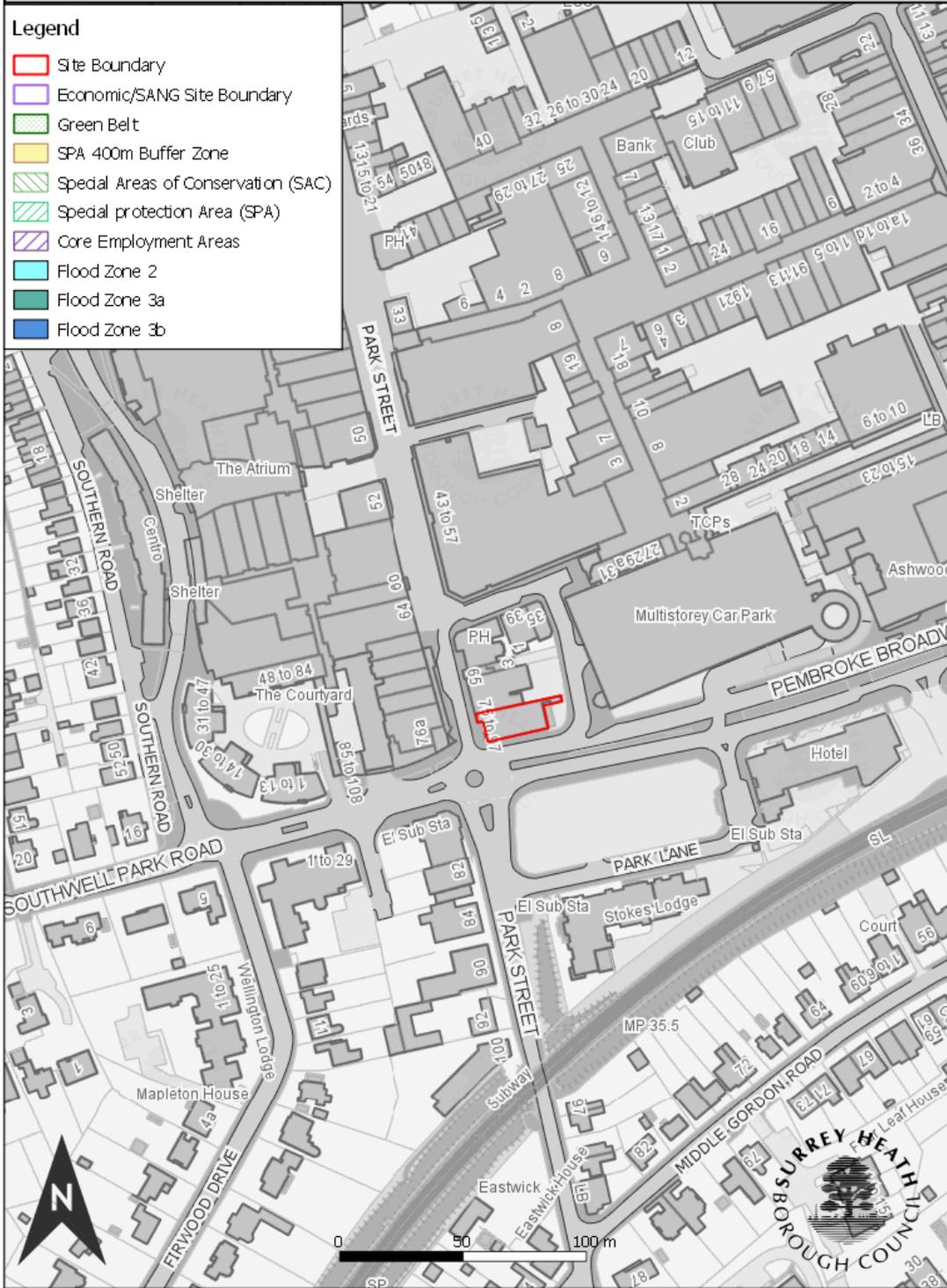
Site map

Central House, 75-79 Park Street, Camberley

Not to a standard scale

Legend

- Site Boundary
- Economic/SANG Site Boundary
- Green Belt
- SPA 400m Buffer Zone
- Special Areas of Conservation (SAC)
- Special protection Area (SPA)
- Core Employment Areas
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



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Site Information		
Address	439-445 London Road	Site ID
	Camberley	295
Postcode	GUI5 3HZ	
Ward	St Michaels	
Site Area (ha)	0.1	
How site was identified	Submitted in Call for Sites	
Existing use	Unknown	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	486161	
Northing	160244	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Settlement Area	
Site History		
Relevant planning history:	<p>08/0071 - Outline application for the erection of 4 four storey buildings, comprising 50 one and two bed apartments with retail accommodation (A2) on ground floor (covers larger site area). Outcome: Withdrawn.</p> <p>06/0595 - Outline application for the erection of 5 four storey blocks to provide 8 1-bedroom and 64 2-bedroom flats with office accommodation (A2) to the ground floor. Outcome: Refused.</p> <p>11/0563 - Change of Use of ground and first floor from A1 (Retail) to A2 (Financial and Professional Services). Outcome: Grant.</p>	

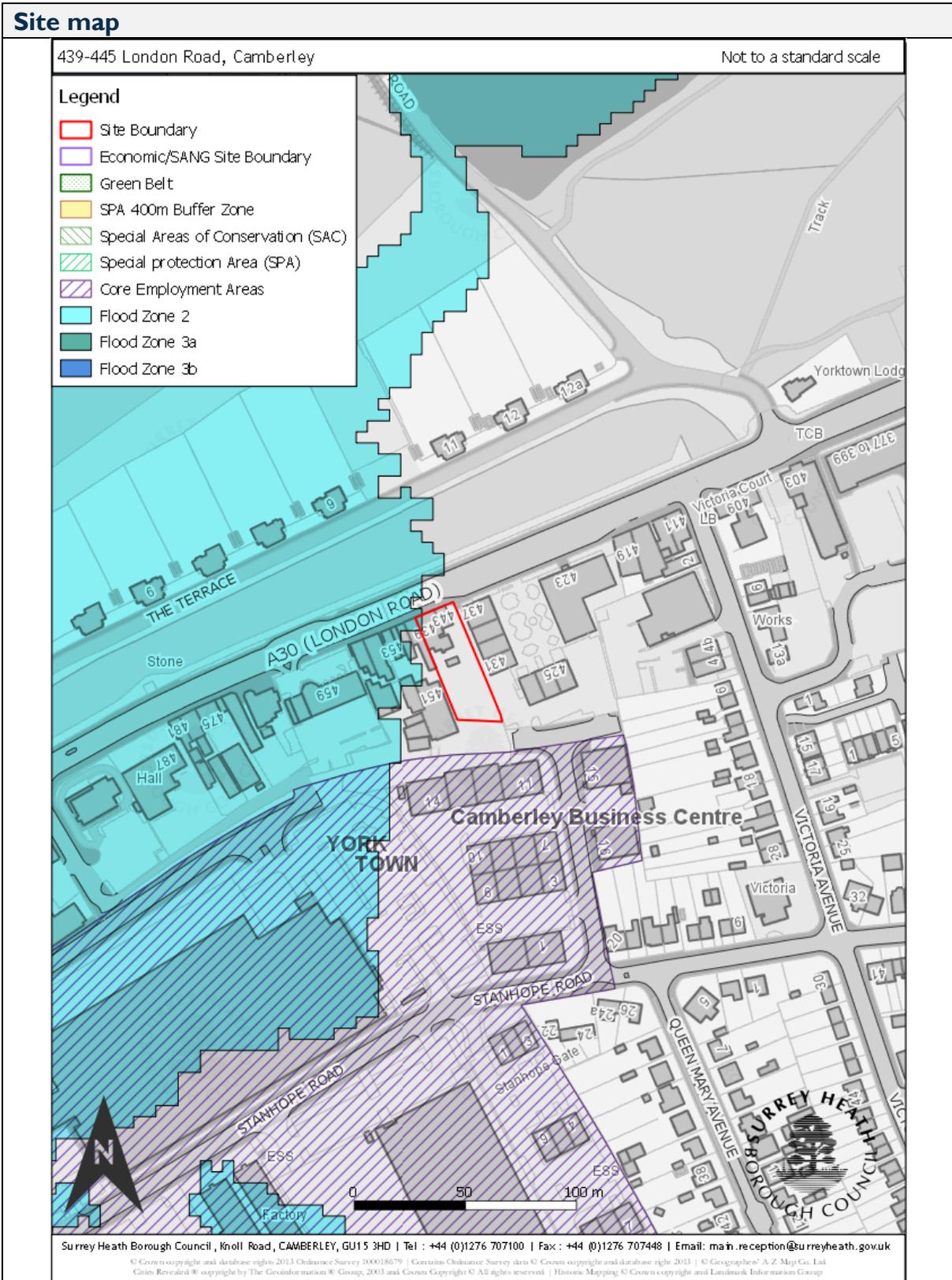


Site suitability	
Suitability information	<p>The site is located within the defined settlement area of Camberley and Frimley and is on previously developed land. Surrounding uses are a mix of residential, commercial and retail. The site is considered suitable for either residential or mixed use development. The site is in a sustainable location within 400m of bus stops, local shops and services. It is located less than 1km to nearest rail station at Blackwater.</p> <p>A previous application (ref: 06/0595) was submitted for 64 two bedroom flats covering a larger area that included the site. This was refused permission on the grounds of design issues, non-compliance with affordable housing policy, flood risk relating to the larger site area, (but not the specific site at 439-445 London Road) and over-development. The application was also refused on SPA grounds, prior to the establishment of the Joint Delivery Framework and avoidance and mitigation measures, which are now in place. Therefore, subject to compliance with the avoidance strategy for the SPA, this would no longer be a reason for refusal. The smaller site area submitted for assessment in the SLAA is not subject to the flooding constraints that parts of the larger application site were. A later application (SH ref 08/0071) was submitted for 50 one and two bed apartments, although this was later withdrawn. This was again submitted prior to the establishment of the Joint Delivery Framework and avoidance and mitigation measures for the Thames Basin Heaths SPA, which are now in place. Furthermore, the site covers a smaller area than both the previous planning application proposals, and therefore it has a much lower capacity, assessed at 15 units.</p>
Site availability	
Availability information	It has been indicated that part of the site is available for housing development and confirmation of this has been provided as part of the 2020/21 Call for Sites exercise.
Site achievability	
Achievability information	Access onto the A30 will need to be given consideration in any proposal submitted and consultation will need to take place with the highways authority. It is possible that access from the rear of the site could be attained. There are no major constraints affecting the site. An indication of when development could come forward has not been provided and it is considered that the prospect of development in the medium term is reasonable.



Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is in a sustainable location without major constraints. Availability has been confirmed in the Call for Sites 2020/21 and the landowner has indicated that development could come forward in the medium term. Overall, the site is considered Developable and phased within the 6-10 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	15	Surrounding densities are over 200dph, with 3 storey flatted development directly adjoining the site. A proposal at 150dph would not be out of character with surroundings and could enable provision of on-site parking. Site not subject to major constraints.
Economic, SANG or uses other than housing	Retail, commercial, leisure and institutional uses are also included as part of the scheme, predominantly at ground floor level.	
Indicative phasing		
Estimated delivery timescale (years):		
6 – 10		
Site SLAA Category		
Developable		





Site Information		
Address	Camberley Centre	Site ID
	France Hill Drive	240
Postcode	Camberley	
	GU15 3QG	
Ward	St Michaels	
Site Area (ha)	0.8	
How site was identified	Submitted in Call for Sites	
Existing use	DI Adult education centre	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	487024	
Northing	160220	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Settlement Area	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is within the defined settlement area of Camberley and Frimley. It is previously developed and is within close proximity of Camberley Town Centre. The site currently houses an adult education centre. The 2020/21 Call for Sites submission excludes a locally listed building that was included in previous submission to the south of the site. The retention or relocation of the existing use would also need to be taken account of. The site is surrounded by residential uses to the north, west and east. To the south, the site adjoins South Camberley Primary School and Nursery.</p> <p>As part of the assessment of the site, the Council's urban design officer was consulted. It was noted as part of this that the site benefits from the Camberley County First School building, a local heritage asset, which strongly contributes to the ambience and</p>	



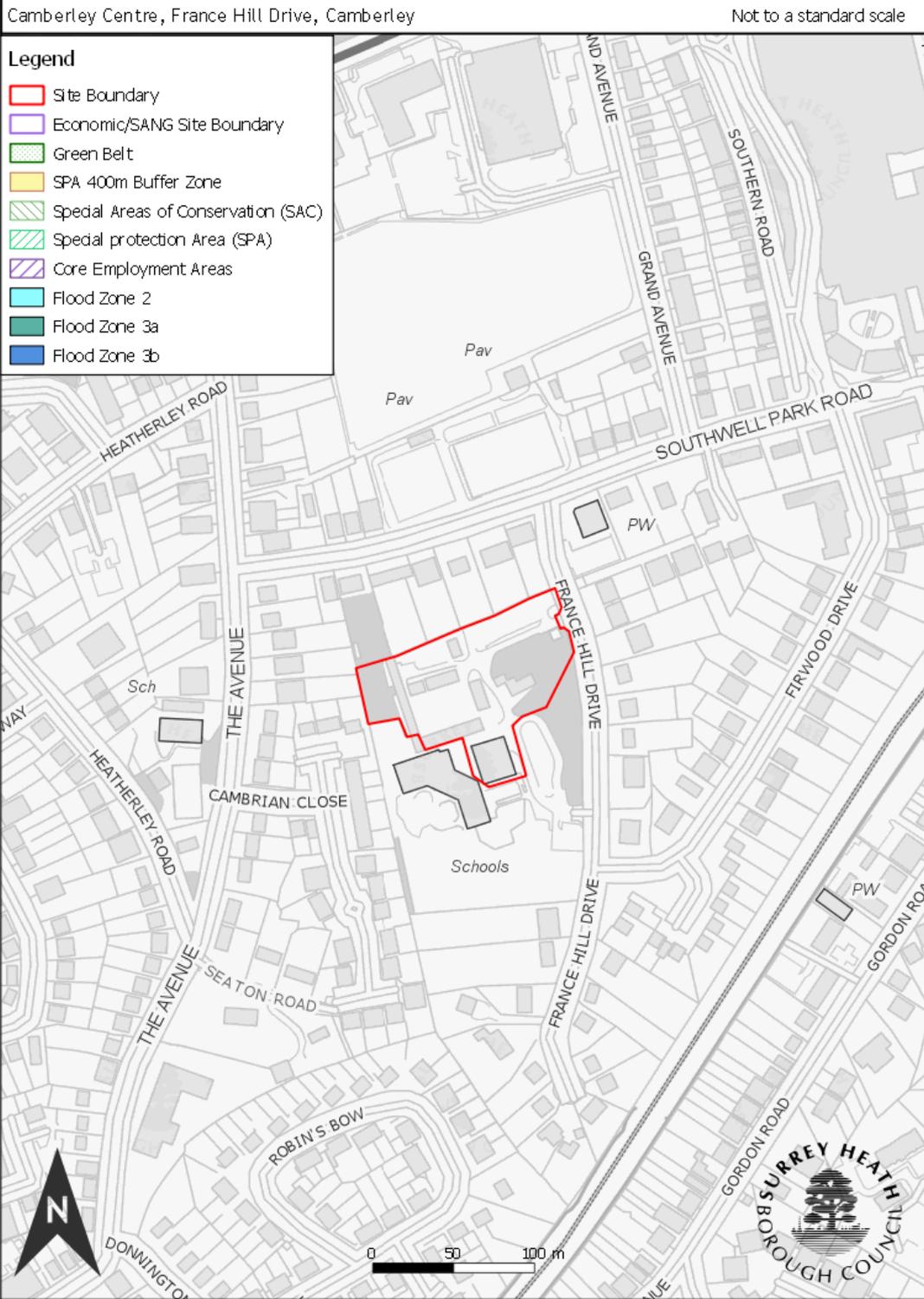
	attraction of the place. The building and its setting should be retained and form the focal core of the site in a heritage-led regeneration scheme, making sustainable use of the historic building.	
Site availability		
Availability information	The site is owned by Surrey County Council who is the sole landowner. The site has been resubmitted 2020/21 Call for Sites and the availability of the site for future development has been confirmed.	
Site achievability		
Achievability information	The site is in a sustainable location and has existing access from France Hill Drive.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is not immediately available and requires further assessment on behalf of the landowner, but the landowner has indicated that it could come forward in the 1 - 5 year period. There are no major constraints on site and access from France Hill Drive is already in place for its current use. The existing use of an adult education centre would either need to be retained and incorporated as part of any future development, or relocated in an equally accessible location, and this is accounted for in the phasing of the site. If the locally listed building that has now been excluded from the site was amended to form part of the proposed development, a higher capacity could be achieved at the site.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	35	The site is previously developed and within a settlement area, close to Camberley Town Centre.
Economic, SANG or uses other than housing		



Indicative phasing
Estimated delivery timescale (years):
6 – 10
Site SLAA Category
Developable



Site map



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Site Information		
Address	Camberley Station, Station House, 1	Site ID
	Pembroke Broadway	25
Postcode	Camberley	
	GU15 3XD	
Ward	Town	
Site Area (ha)	0.45	
How site was identified	Camberley TC AAP allocations	
Existing use	Sui Generis	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	487567	
Northing	160451	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Camberley Town Centre	
	Settlement Area	
Site History		
Relevant planning history:	20/0469: Application to determine if prior approval is required (under Class B, Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) for the demolition of the existing office building and site restoration. Prior approval required and given.	
Site suitability		
Suitability information	<p>The site is allocated in the Camberley Town centre AAP. It is suitable for mixed use development including residential. In the Call for Sites pro forma submitted to the Council, a 75 unit scheme is indicated for the site. Overall, taking account of the sustainable town centre location at Camberley train station and nearby buildings that are in excess of 4 storeys, the site is considered to have a capacity for a minimum of 75 units.</p> <p>Camberley Station is located in the town centre of Camberley, just around the corner from the High Street. Due to the strategic importance of the site, being used by rail passengers, its central location and the potential for redevelopment of the</p>	



	<p>larger area, including major regeneration sites on the other side of Pembroke Broadway, the station site is considered to be a key regeneration site in the Borough, with potential positive effects on the larger town centre area as a whole. The site is considered suitable for mixed use residential and commercial uses.</p> <p>A registered provider's offices are currently located at the site, above ground floor level. This use would either need to be retained as part of the redevelopment scheme, or suitable alternative accommodation would need to be located.</p>
Site availability	
Availability information	<p>Developer interest in the site was confirmed in 2014. The site has been confirmed as available for development as part of the 2020/21 Call for Sites exercises. The allocation is defined as 'longer term' in the AAP document which was adopted in 2014 and therefore it is considered most likely to come forward in the 6-10 year 'developable' period. The landowner has confirmed this as the appropriate timescale in their Call for Sites submission.</p>
Site achievability	
Achievability information	<p>The site is allocated and there are no foreseeable barriers to its achievability.</p>
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>The site is allocated in the Camberley Town Centre AAP. It is a suitable site for mixed use development including residential with a figure of 50+ units advised in the allocation text, based on the provision of flatted development. It is now considered that the site could accommodate at least 75 units, based on the Council's development strategy for Camberley Town Centre and the information provided by the landowner in the Call for Sites. The site is considered to be developable in the medium term, as the existing office use would need to be relocated and the train station its self would need to be redeveloped.</p>



Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	75	The Camberley Town Centre AAP allocation indicates 50+ units at the site. It is considered that this will be increased, in accordance with CTC development strategy and based on the town centre location. A minimum of 75 units could be accommodated.
Economic, SANG or uses other than housing	Due to the public use of the station building, it is an interesting opportunity to showcase the latest sustainable high-tech available such as solar powered public Wi-Fi chargers and multi-level cycle parking facilities for passengers.	
Indicative phasing		
Estimated delivery timescale (years):		
6 – 10		
Site SLAA Category		
Developable		

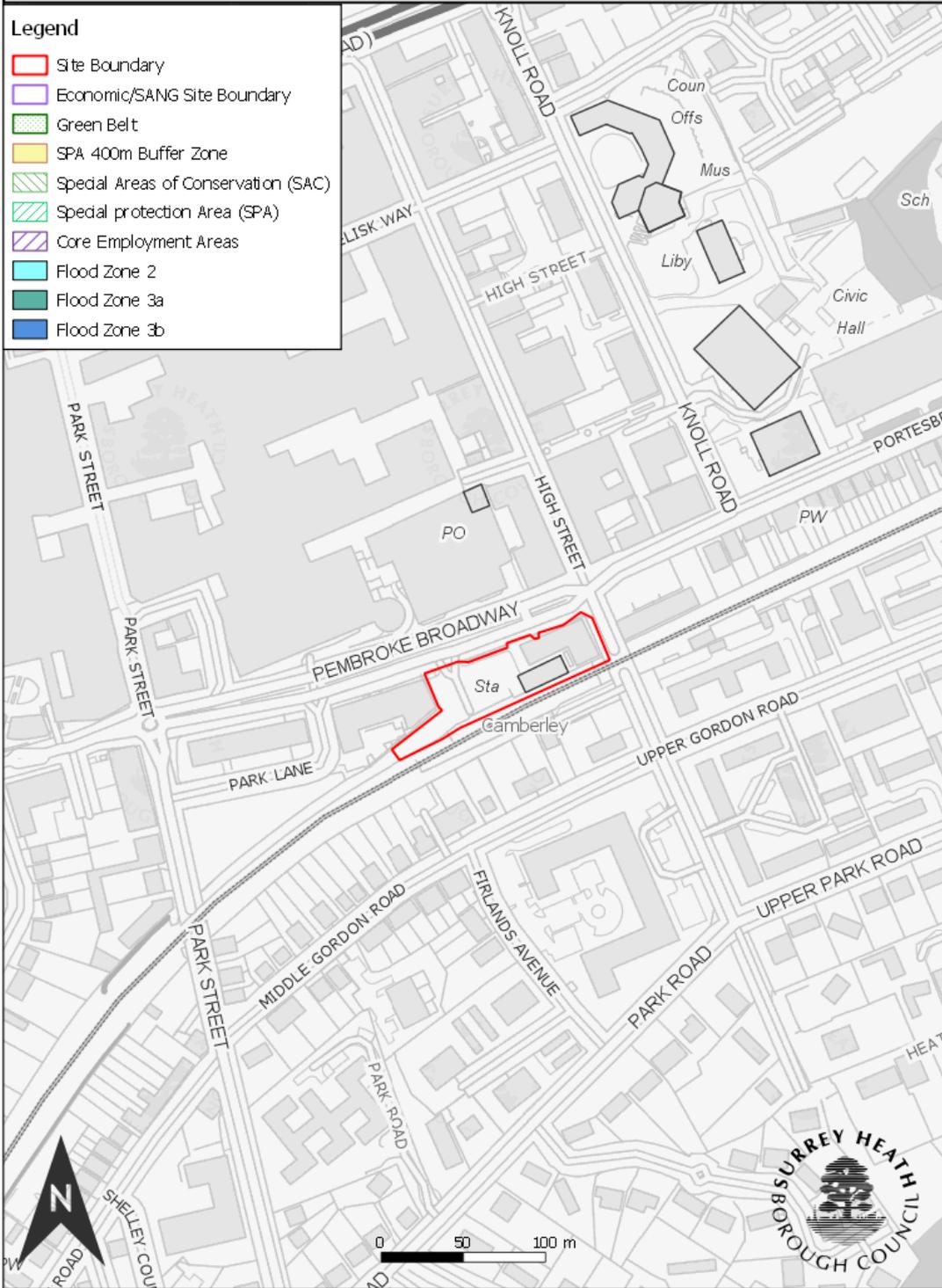


Site map

Camberley Station, Pembroke Broadway, Camberley Not to a standard scale

Legend

- Site Boundary
- Economic/SANG Site Boundary
- Green Belt
- SPA 400m Buffer Zone
- Special Areas of Conservation (SAC)
- Special protection Area (SPA)
- Core Employment Areas
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



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Site Information		
Address	Land East of Knoll Road	Site ID
	Knoll Road	27
Postcode	Camberley	
	GU15 3SY	
Ward	Town	
Site Area (ha)	3.65	
How site was identified	Camberley TC AAP allocations	
Existing use	Mixed	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	487749	
Northing	160751	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Camberley Town Centre	
	Green Space within Settlement Areas	
	Settlement Area	
Site History		
Relevant planning history:	No recent planning history.	
Site suitability		
Suitability information	<p>The site is located within the Eastern fringe of Camberley Town Centre. The site comprises previously-developed land that includes the Surrey Heath Borough Council offices, the Library, the former Portesbery School and Hillside Resource Centre, Camberley Theatre, the Ian Goodchild Centre Camberley Care Trust, the Disability Initiative, and Knoll Road Car Park.</p> <p>The site includes an area of designated greenspace, which must be enhanced and preserved, and is therefore excluded from capacity calculations. This greenspace includes parkland, woodland, densely wooded slopes, and a Grade II Listed Building, the Obelisk.</p> <p>The site is surrounded by residential areas to the north, south and east, and some commercial uses to the west of Knoll Road.</p>	



	The site is in a sustainable location with the shops and services of Camberley Town Centre within walking distance.
Site availability	
Availability information	<p>The site is allocated in the Camberley Town Centre Area Action Plan for residential-led development. Residential development has already been delivered at the former Camberley Police Station, which has been deducted from the site area.</p> <p>The allocation of the site reflects the Council's ambition to bring forward a more comprehensive residential-led redevelopment of this site, to provide a new community and residential quarter to Camberley Town Centre.</p> <p>It is likely that further areas of land south-east of the site could also be delivered beyond the plan period (2038). In particular, the areas of the site covered by the existing Camberley Theatre and the Disability Initiative, and Knoll Road Car Park, are expected to be delivered beyond the plan period.</p> <p>The identified extent of the site is expected to be delivered within the 11 – 15 year plan period, given the need to relocate some existing uses and the need to undertake masterplanning work for the comprehensive delivery of the site. However, the Council has commenced work on the Town Centre Masterplanning project that would identify relocation opportunities for the civic functions currently operating within Surrey Heath House and the Library. The allocation of Land East of Park Street (Policy CTC4) in the emerging local plan represents an opportunity for these functions to be relocated.</p> <p>The areas of the site that are expected to be delivered within the plan period are anticipated to deliver approximately 475 new homes.</p> <p>The landowners of the site are Surrey Heath Borough Council and Surrey County Council. It is advised that the site is available in the short to medium term.</p> <p>Portesbery School has already been relocated to an alternative site within the Borough. The Hillside Resource Centre is no longer operational.</p>
Site achievability	
Achievability information	Vehicular access could be provided from either Knoll Road or Portesbery Road, with existing accesses already in place that could be improved and extended, subject to detailed assessment by the highways authority.



	<p>Parking is to be incorporated as part of the overall scheme. Suitable offsite SANGs provision will need to be achieved, and can be addressed through the planning process.</p> <p>Existing uses at the site will need to be relocated elsewhere in Camberley town centre.</p>	
Site deliverability		
<p>Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?</p>	<p>Following allocation of the site in the Camberley Town Centre Area Action Plan, the landowners of the site (Surrey Heath Borough Council and Surrey County Council) have commenced joint-working to provide a comprehensive residential-led redevelopment of the strategic site, with significantly greater residential density, comprising a mixture of townhouses and flatted development.</p> <p>The site is expected to be delivered within the 11 – 15 year period. These areas are currently inhabited by the Surrey Heath Borough Council offices and the Library, alongside the former Portesbury School. The potential extension to the south-east of the site, comprising the Camberley Theatre, the Disability Initiative, and Knoll Road Car Park, is expected to be delivered beyond the 11-15 year period.</p> <p>Given the site’s location, SANG mitigation will be provided off-site.</p> <p>Notwithstanding the protected area of greenspace, there are no major constraints that would be considered to impede the development proposal.</p>	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	Approximately 475 within the SLAA period, with a further 263 homes to be delivered beyond the SLAA period.	Total capacity determined at 735 new homes to be delivered on site as part of a comprehensive redevelopment of the area. However, only approximately 475 new homes are expected to be delivered within the SLAA period. The indicative residential capacity has been identified through an assessment of the site by the Council’s urban design officer.



Economic, SANG or uses other than housing	The site is residential-led and the existing library and Council offices will need to be relocated elsewhere in Camberley Town Centre.	
Indicative phasing		
Estimated delivery timescale (years):		
11 – 15		
Site SLAA Category		
Developable		



Site Information		
Address	Land East of Park Street,	Site ID
	North of Princess Way	
Postcode	Camberley	
	GU15 3SP	
Ward	Town	
Site Area (ha)	0.39	
How site was identified	Public Sector Land	
Existing use	Mixed	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	487362	
Northing	160538	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Camberley Town Centre	
	Settlement Area	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	The site is located in a sustainable location in Camberley Town Centre. The existing building has access onto Park Street, into The Square Shopping Centre, and to a service area to the rear. As part of the SLAA assessment, SCC were consulted as the highways authority and identified that the site is in a highly sustainable location in terms of sustainable transport. Given the town centre location this may be a suitable site for a car-free office development.	
Site availability		
Availability information	The site is in sole ownership and available for development in the short term.	



Site achievability		
Achievability information	There are no major constraints identified that would impact on the delivery of the development.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The landowner has confirmed that the site is available immediately for development and is in a sustainable location. The site is assessed as having capacity for a mix of town centre appropriate uses, including offices, retail and leisure, which could be delivered within the existing footprint of the building, and is considered deliverable in the 1-5 year period given the Council's progress with developing the detailed master planning work for the town centre and the engagement with a development partner to bring forward development proposals for the site.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)		
Economic, SANG or uses other than housing	Office floorspace E(g), and other mixed town centre uses including retail and leisure.	The site is located in a sustainable location, which would be appropriate for a range of town centre uses.
Indicative phasing		
Estimated delivery timescale (years):		
1 – 5		
Site SLAA Category		
Developable		



Site map

Land East of Park Street, North of Princess Way, Camberley

Not to Standard Scale

Legend

- site boundary
- Economic/SANG site boundary
- Core Employment Areas
- Green Belt
- SPA 400m Buffer
- Special Areas of Conservation
- Special Protection Area
- Floodzone 2
- Floodzone 3a
- Floodzone 3b



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Site Information		
Address	Land Rear of 1 - 47 Sullivan Road	Site ID
	Camberley	424
Postcode	GUI5 3AZ	
Ward	St Michaels	
Site Area (ha)	0.2	
How site was identified	Public Sector Land	
Existing use	Greenfield	
Is the site previously developed land (PDL)?	Greenfield	
Planning Status	Not in planning system	
Easting	486489	
Northing	160201	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Settlement Area	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	The site is located within the defined settlement area of Camberley and Frimley. It is a greenfield site and is considered to be a suitable and sustainable location.	
Site availability		
Availability information	The site is owned by the Council. The Council is actively pursuing redevelopment opportunities for its own land. Subject to an internal review of operational assets, this land could become available for development within the plan period. There is a realistic prospect that development could be delivered on this site within years 6 - 10 of the plan period.	



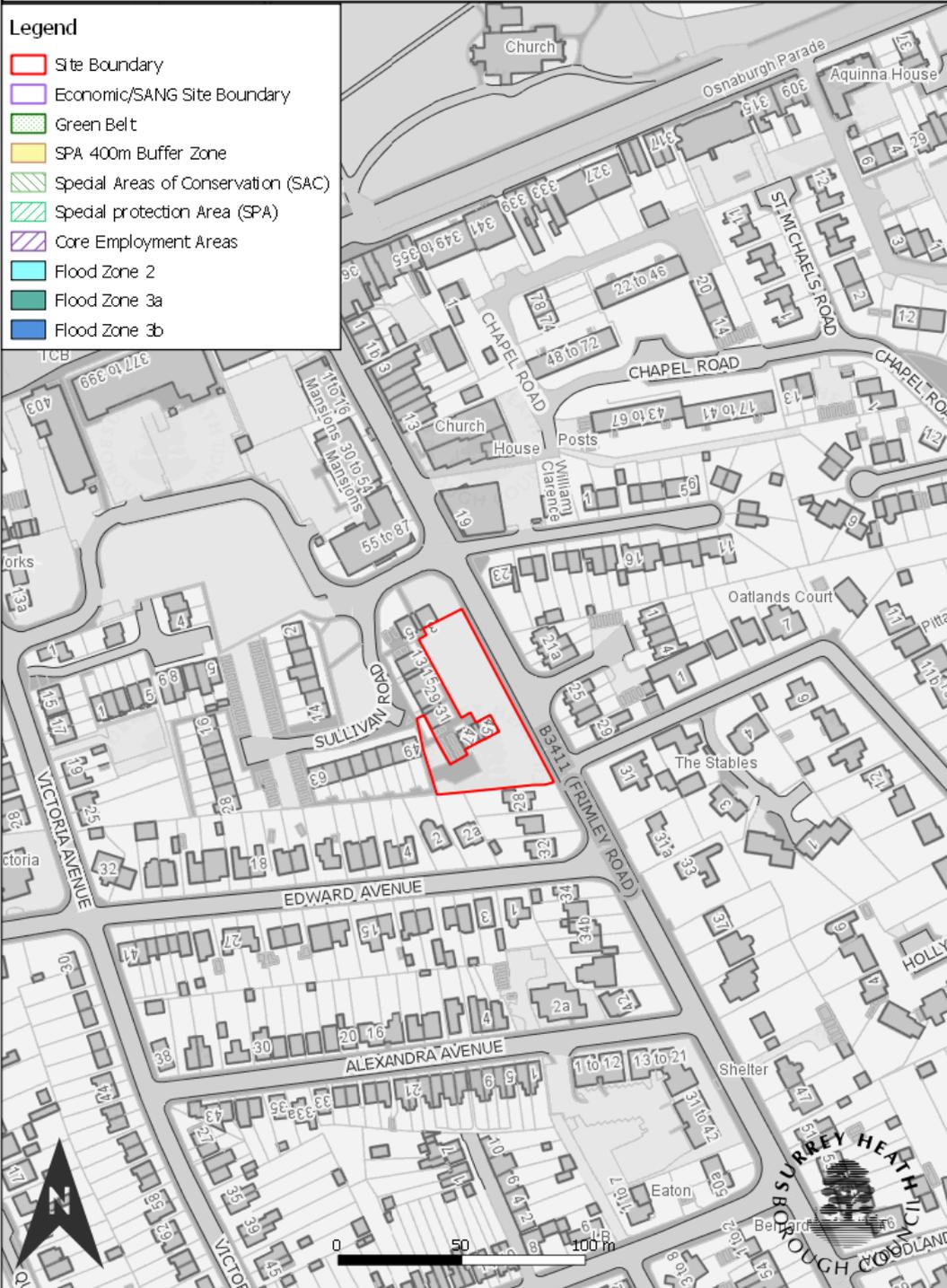
Site achievability		
Achievability information	The site is available in the medium term. There are no major physical constraints and the site is therefore considered to be achievable. The development of the site would require the removal of some existing trees and vegetation.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is in a sustainable location and available in medium term. Notwithstanding the removal of some existing trees and vegetation, there are no significant constraints in respect of the site's achievability.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	14	Capacity is based on flatted development, replicating the adjoining existing residential development which is at approximately 150dph. A reduction is applied to account for the potential loss of some tree coverage, although these are not subject to a TPO.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
6 – 10		
Site SLAA Category		
Developable		



Site map

Land Rear of 1-47 Sullivan Road, Camberley Not to a standard scale

- Legend**
- Site Boundary
 - Economic/SANG Site Boundary
 - Green Belt
 - SPA 400m Buffer Zone
 - Special Areas of Conservation (SAC)
 - Special protection Area (SPA)
 - Core Employment Areas
 - Flood Zone 2
 - Flood Zone 3a
 - Flood Zone 3b



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Site Information		
Address	Land south of Bridge Road	Site ID
	Camberley	832
Postcode	GUI5 2QN	
Ward	Watchetts	
Site Area (ha)	0.1	
How site was identified	Submitted in Call for Sites	
Existing use	Car parking	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	486799	
Northing	159460	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Core Employment Area	
	Settlement Area	
Site History		
Relevant planning history:	No recent planning history.	
Site suitability		
Suitability information	<p>The site is located south of Bridge Road and west of Frimley Road, beyond the shops and services fronting Frimley Road, which have residential units above.</p> <p>There are established residential dwellings to the north of Bridge Road, opposite the site. Meanwhile, to the west of the site is warehousing containing predominantly light industrial and storage uses as well as some trade counter premises.</p> <p>Part of the site lies within a Core Employment Area, as designated in the 2012 Surrey Heath Core Strategy. The site comprises vacant land that resembles the appearance of a car park, which was its former use. The site promoter has advised in the Call for Sites submission that the land is associated with Sentry House, Frimley Road and is therefore not within the curtilage of the employment buildings to the west of the site.</p>	



	<p>Taking account of this point and the current status of the site, the vacant land does not make a significant contribution to the Core Employment Area in its current status.</p> <p>The site borders residential areas and is in a sustainable location in the Camberley/Frimley settlement area, with adjoining shops, services and transport connections. The site is previously developed and is not subject to any other major constraints.</p>
Site availability	
Availability information	The site promoter has confirmed that the site is available for development within the first five years of the plan period.
Site achievability	
Achievability information	The site could be accessed from Bridge Road, subject to consultation with the Highways Authority (SCC). No information has been submitted to suggest the site would not be viable and there is not an existing use on the land that would need to be relocated.
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is within single landownership. The site promoter is a planning agent seeking to progress the development of the site. The site promoter has advised that the intention is to submit a planning application for the site within the year. Given the small scale of the site, the proposed development could be built-out within the first five years of the plan period.



Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	5	The original Call for Sites submission indicated a capacity of 8 units in a 3 storey flatted development. However, development of 5 (net) new homes is considered to be a more realistic capacity for this site.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
1 - 5		
Site SLAA Category		
Deliverable		



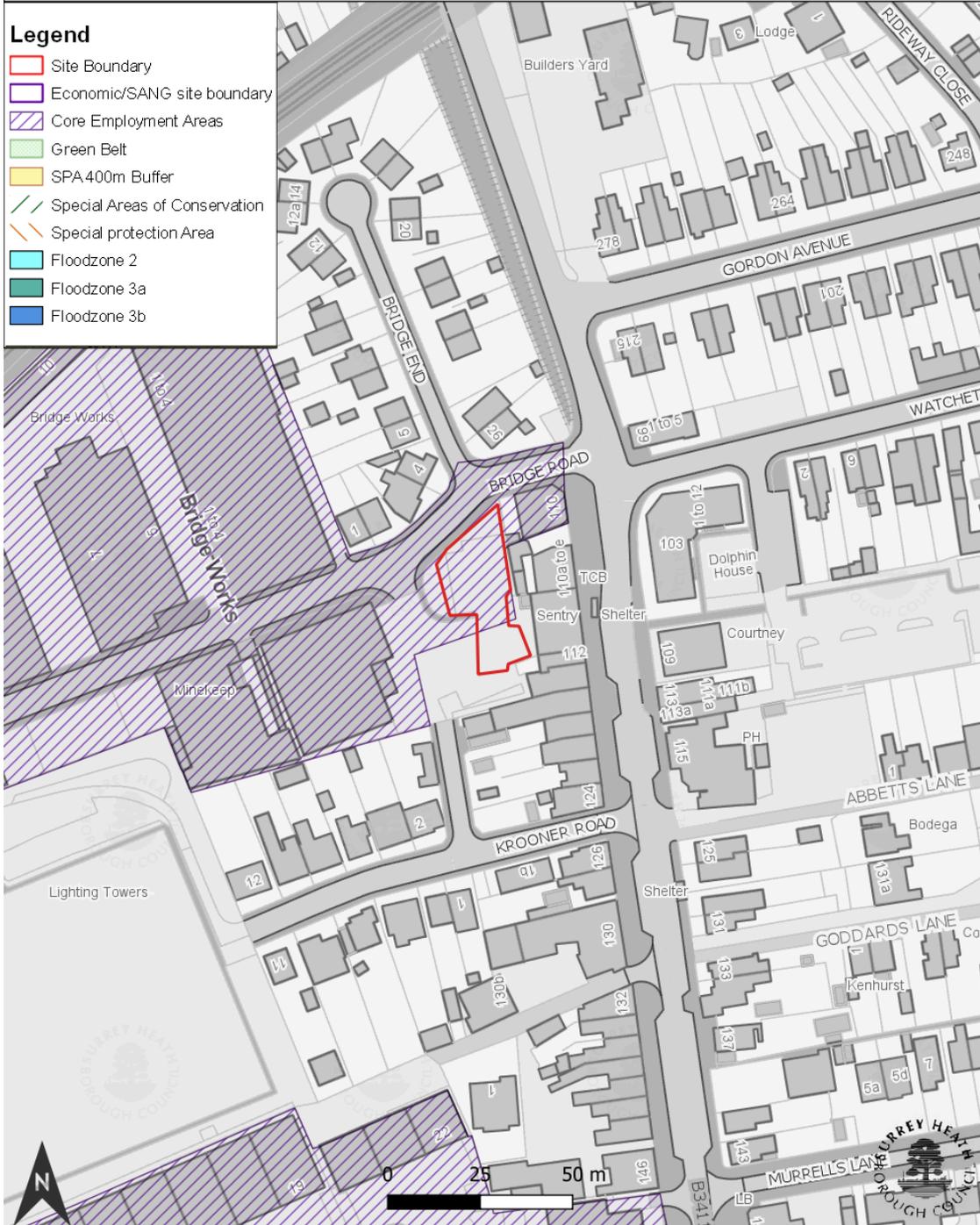
Site map

Land south of Bridge Road, Camberley

Not to standard scale

Legend

- Site Boundary
- Economic/SANG site boundary
- Core Employment Areas
- Green Belt
- SPA 400m Buffer
- Special Areas of Conservation
- Special protection Area
- Floodzone 2
- Floodzone 3a
- Floodzone 3b



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Site Information		
Address	St James House, Knoll Road	Site ID
	Camberley	1005
Postcode	GUI5 3XW	
Ward	Town	
Site Area (ha)	0.1	
How site was identified	Submitted in representations on the Regulation 18 Draft Local Plan	
Existing use	Offices	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	487666	
Northing	160589	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Camberley Town Centre	
	Settlement Area	
Site History		
Relevant planning history:	No recent planning history.	
Site suitability		
Suitability information	The site is located in a sustainable location in Camberley Town Centre and currently occupied by BAM Nuttall. The site is benefits from good access to services, facilities and schools nearby, and good access to main roads.	
Site availability		
Availability information	The site promoter has advised that the site is available for development in the 11 – 15 year period. The site is currently in employment use. In accordance with Core Strategy Policy CP8, the loss of employment sites will only be permitted where wider benefits to the community can be shown. This can only be demonstrated through the planning application process.	



Site achievability		
Achievability information	The site benefits from an existing access on Knoll Road. No information has been submitted to suggest the site would not be viable.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is within single landownership and in a sustainable location. Based on the availability information provided, the site is considered developable in the 11 – 15 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	30	In a sustainable location. Surrounding densities 200ph.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
11 – 15 year period		
Site SLAA Category		
Developable		



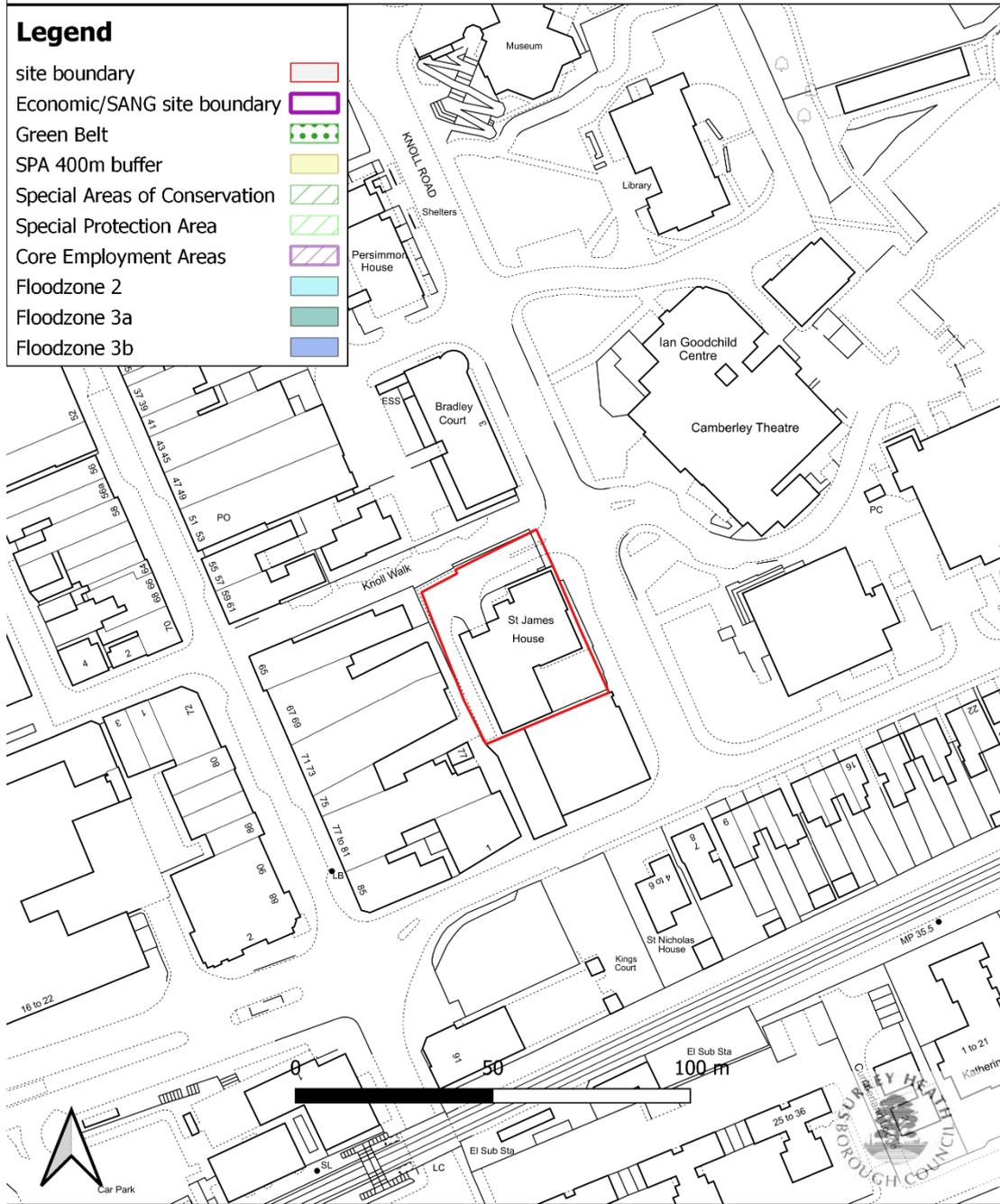
Site map

St James House, Knoll Road, Camberley

Not to Standard Scale

Legend

- site boundary
- Economic/SANG site boundary
- Green Belt
- SPA 400m buffer
- Special Areas of Conservation
- Special Protection Area
- Core Employment Areas
- Floodzone 2
- Floodzone 3a
- Floodzone 3b



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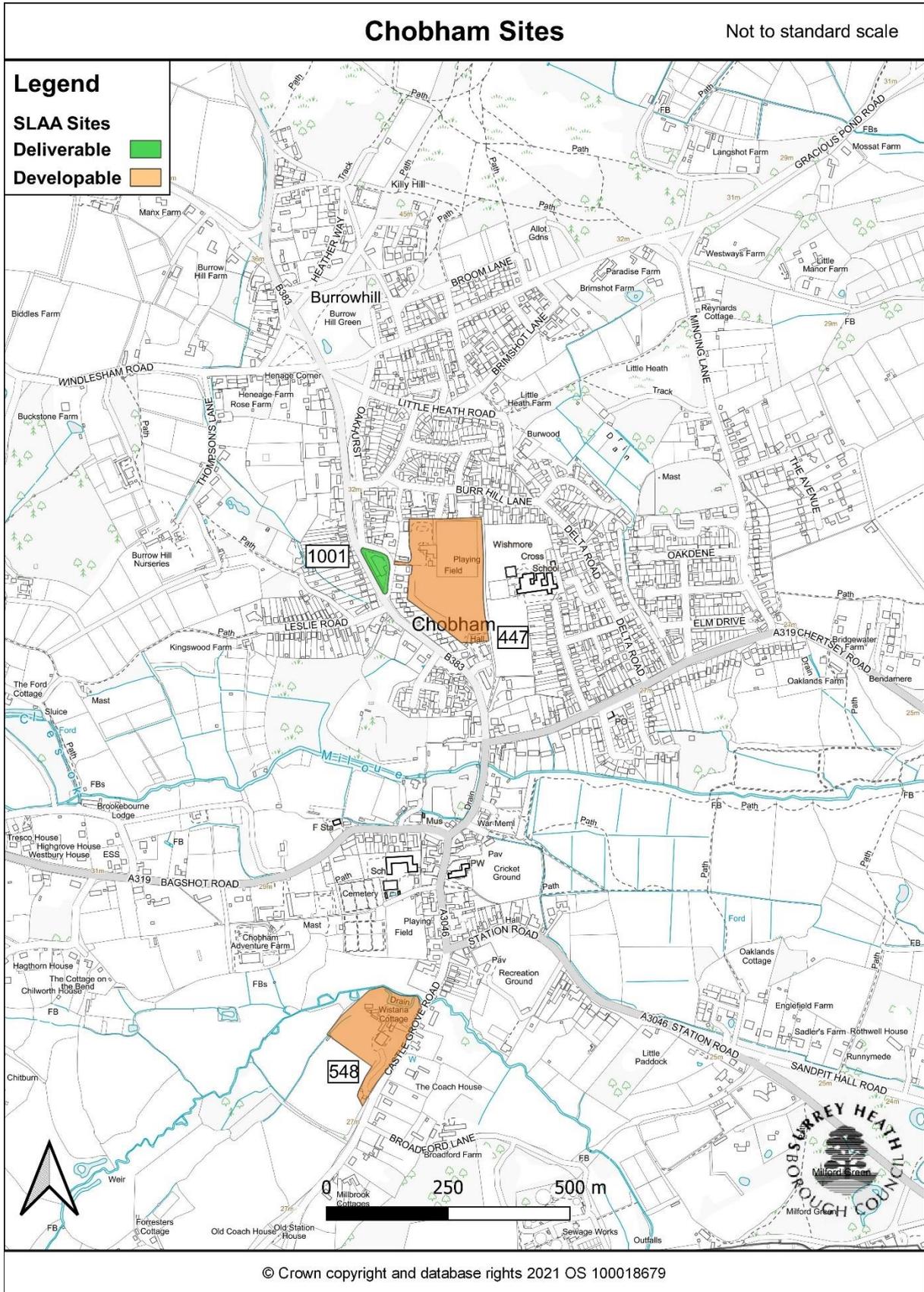


Chobham

Realistic Candidates for Development - Chobham

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
548	Broadford, Castle Grove Road, Chobham, GU24 8EF	15	0	15	0
447	Chobham Rugby Club, Windsor Road, Chobham, GU24 8LD	91	0	91	0
1001	Chobham Club, 50 Windsor Road, Chobham, GU24 8LD	8	8	0	0
Total		114	8	106	0





Site Information		
Address	Broadford	Site ID
	Castle Grove Road	548
	Chobham	
Postcode	GU24 8EF	
Ward	Windlesham and Chobham	
Site Area (ha)	4.4	
How site was identified	Submitted in Call for Sites	
Existing use	Mixed	
Is the site previously developed land (PDL)?	Greenfield	
Planning Status	Not in planning system	
Easting	497212	
Northing	161473	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Green Belt	
	EA Flood Zone 2-3	
	Area of High Archaeological Potential	
Site History		
Relevant planning history:	No recent planning history.	
Site suitability		
Suitability information	<p>The site is located south of the defined settlement area of Chobham. The site was previously submitted as a much larger site made up of 2 adjoining parcels of land. Land parcel A at Broadford is the closest of the parcels to Chobham local centre, and is within 400m of services and primary school. A small part of its northern boundary directly adjoins the Chobham Conservation Area. Land parcel C is to the south of parcel A, which it adjoins.</p> <p>The site is located in the Green Belt where there continues to be a presumption against inappropriate development. However, the site is partially previously developed, containing four existing dwellings and associated structures within its boundary, all located in parcel A. Therefore, some development could take place at parcel A, subject to there being no greater impact on</p>	



the openness of the Green Belt. There are flood constrained areas within parcel A, but the majority of the land parcel, and in particular the previous structures, fall outside of these areas and are in flood zone 1. Case law has determined that private residential gardens outside of built up areas are previously developed land (PDL) as defined under Annex 2 of the NPPF. The submission advises that parcel C forms part of the curtilage of the main dwelling at the site.

However, although this part of the site may meet the definition of PDL, it is open and rural, with no existing structures or buildings. The NPPF also confirms it should not be assumed that the whole of the curtilage should be developed and at paragraph 145g) confirms that any proposal should not have a greater impact on the openness of the Green Belt than the existing development. It is therefore considered development at parcel C would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

A Green Belt and Countryside Study was undertaken by the Council as part of its evidence base for the emerging Local Plan which assessed individual parcels of land in Surrey Heath's Green Belt and Countryside Beyond the Green Belt against the NPPF Green Belt purposes a)-d) (or 1-4 for the purposes of the Study) inclusive. The site sits within Parcel G59a as considered under the assessment. The assessment found Parcel G59a is not considered to function against Purpose 1 owing to its spatial relationship with identified large built-up areas. The Parcel is considered to function strongly to moderately against all 3 remaining Purposes, as a result of its countryside character, relationship with the historic settlement of Chobham and the role played by the Parcel in preventing development that would result in the merging of settlements principally at Bisley and Chobham.

Parcel C falls within flood zone 2 (FZ2). A Flood Risk Assessment has been submitted through the 2018 Call for Sites which advises that the site has been subject to embankment works elevating the levels of the land and that therefore, the area of the site within a flood zone has been reduced.

Notwithstanding this, Government Guidance states a Flood Risk Assessment is required as part of a planning application for most

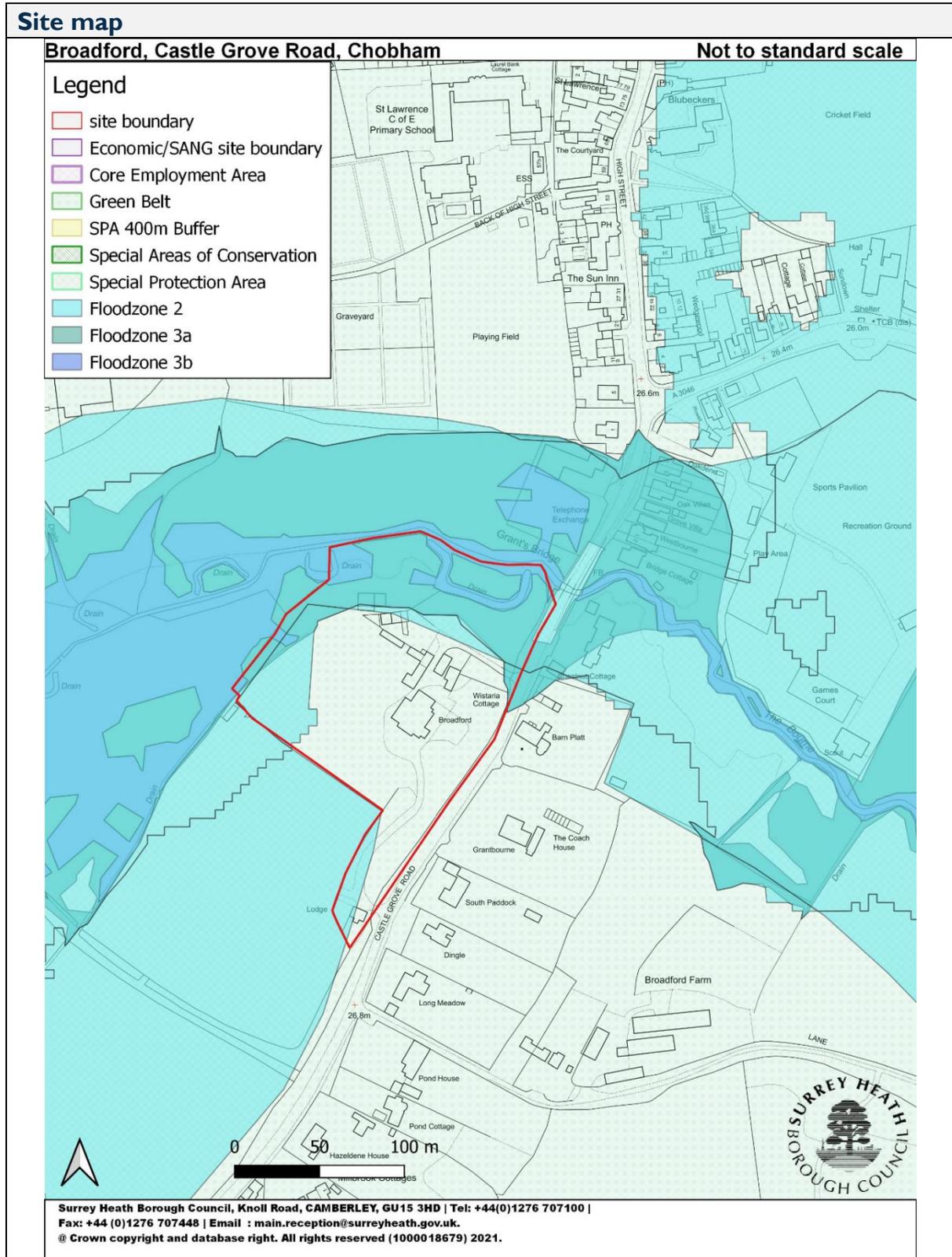


	developments shown by the EA to be within one of the flood zones 2 or 3. The indicated SANG use suggests a minimum of 1.1ha land take would be required to provide a SANG. However, it is a requirement that SANGs must provide a minimum 2.3km circular walk. In reality, this would dictate a much larger size threshold for a SANG.
Site availability	
Availability information	The site has been resubmitted as part of the 2021 call for site exercise. The submission advises that the site is in sole ownership and the site is available for development. The site is indicated to be available in the 1 - 5 year period..
Site achievability	
Achievability information	There is existing driveway access from Castle Grove Road. This would need to be improved if the site were to come forward for development and its acceptability would be subject to consultation with the Highways Authority, SCC. If the part of the site located within an area of flood risk were to come forward through the planning system, a Flood Risk Assessment would be required as part of any such application. In order for development to take place at parcel A, the demolition of existing structures would be required and any necessary flood remediation works, if a flood impacted area of the parcel were used for development. Therefore, it is considered that the site's development would be most suitable in the medium term.
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Part of site (parcel A) is previously developed and contains some existing structures. A significant part of parcel A is not within EA flood zones 2 or 3. Therefore, some development would be suitable at parcel A, subject to it not impacting the openness of the Green Belt. It has been advised that Parcel C is an extended curtilage of the residence at Broadford. The parcel does not contain any existing structures or other types of built form and therefore is not a suitable location for development. The potential SANG would need to provide a minimum 2.3km walk in order to be considered suitable. This would also be subject consultation with Natural England and from a comprehensive assessment undertaken on site visits.



Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	15	The call for sites form indicates that the site could deliver 10 market housing, 1 self-build and 4 affordable housing. Based on the existing built form within the land submitted, it is considered the site could accommodate 15 net residential units.
Economic, SANG or uses other than housing	1.1 ha of SANG	Unlikely to be acceptable due to the requirement for a 2.3km circular walk.
Indicative phasing		
Estimated delivery timescale (years):		
6 - 10		
Site SLAA Category		
Developable		





Site Information		
Address	Chobham Rugby Club	Site ID
	Windsor Road	447
	Chobham	
Postcode	GU24 8LD	
Ward	Windlesham and Chobham	
Site Area (ha)	3.57	
How site was identified	Submitted in Call for Sites	
Existing use	D2 Assembly and leisure	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Not in planning system.	
Easting	497362	
Northing	162417	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Green Belt	
	Green Space within Settlement Areas	
	Settlement Area	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located in Chobham, which is washed over by the Green Belt. However, the site is within the defined settlement area boundary. The site is sustainably located, within walking distance of the shops and services at Chobham Local Centre and neighbourhood parade at Chertsey Road. An area of the site is previously developed. There is also a car park consisting of a tarmacked area. The remainder of the site comprises large recreational playing pitches.</p> <p>The site is surrounded by residential areas to the north, west and south. To the east are playing fields associated with an adjoining school. The site is covered by a Green Space (within a settlement area) designation. Therefore, the loss of green space would need to be accounted for in the design of a proposal.</p>	

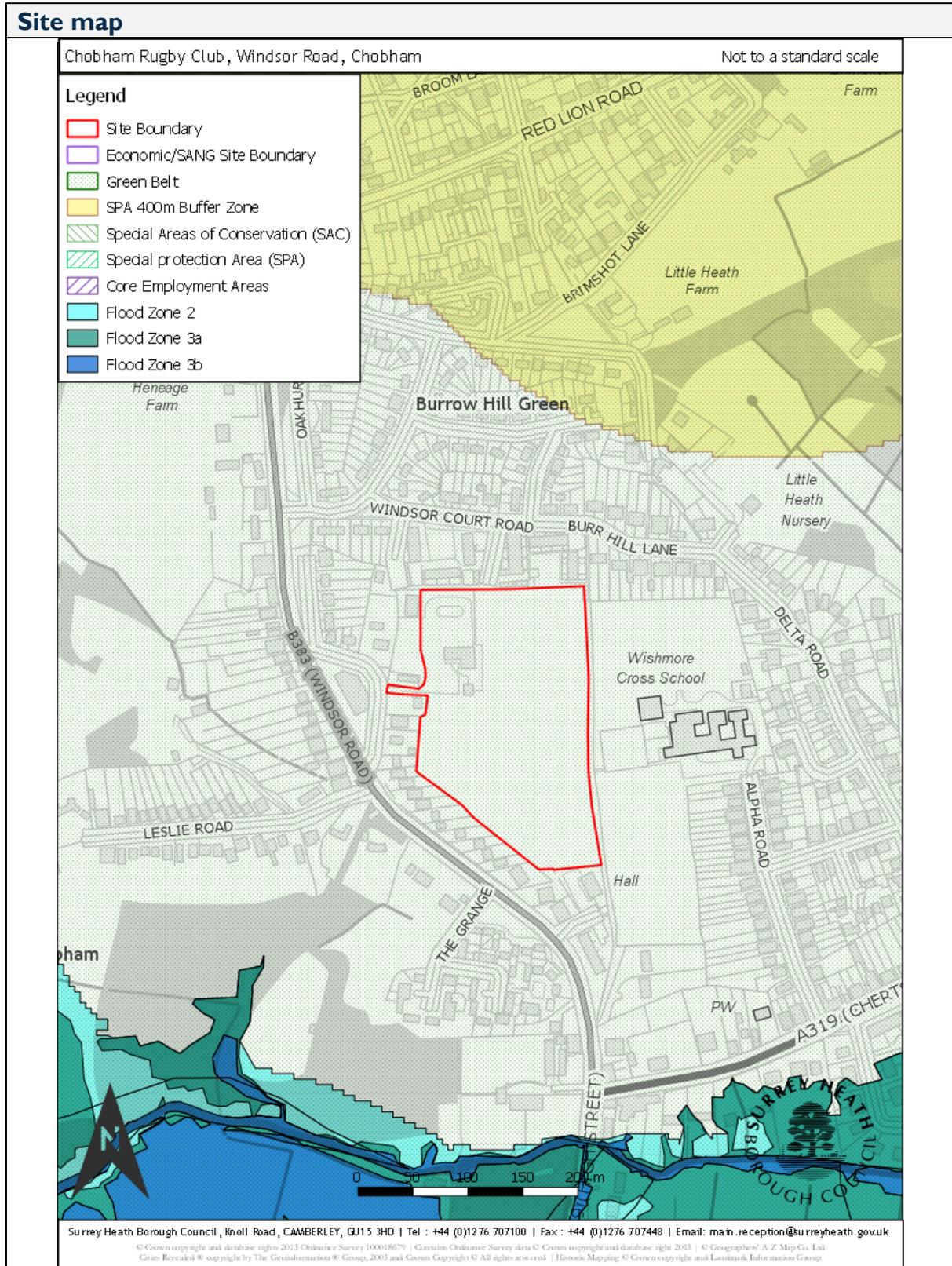


	<p>Due to the potential loss of a recreational facility, a site for the relocation of the existing use would need to be secured before the existing site can be considered for housing the in short term. A new site would need to be located within the Borough, in order to avoid the loss of recreational use in Surrey Heath. As part of the Council’s evidence base, a Playing Pitch Strategy was undertaken for the maintenance and improvement of existing outdoor sports pitches and ancillary facilities between 2017 and 2022. In respect of rugby pitches, the study identified a shortfall in Surrey Heath. An outcome of the study was therefore to protect the existing quantity of rugby pitches, as well as a requirement to replace any lost provision to an equal or better quantity and quality. Chobham Rugby Club would have to be relocated to a new ground and it is advised that a new ground has now been located.</p>
Site availability	
Availability information	<p>The site has been resubmitted as part of the 2021 call for sites exercise and has since been re-confirmed as available in the short-term. It is advised that the site is in sole ownership and is available for development. The redevelopment of the site is predicated on the relocation of Chobham Rugby Club to an alternative site within the Borough. The submission indicates that an alternative and suitable site has now been located.</p>
Site achievability	
Achievability information	<p>The site is currently accessed from Windsor Road. It is likely that the access would need to be subject to improvements to bring it up to highways standard, and this, as well as its overall acceptability, would be subject to consultation with the highways authority, SCC. A barrier to the site’s achievability is the need to find a suitable location for the site’s current recreational use, however, it is advised a suitable site has been located.</p>



Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>The site is indicated to be available now. Overall, it is considered to be a suitable location for development, subject to retention of some green space on site and a design the accounts for the greenspace designation.</p> <p>However, its development is dependent on the relocation of the existing recreational use. It has been advised that a new location has been sought, but until this can be fully established, the site is phased in the medium term to take account of the need to relocate the existing use. The capacity indicated in the submission is relatively low in density and therefore it is considered that there is scope for the retention of green space and possible incorporation of additional green infrastructure on site.</p>	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	91	A capacity of 91 units is indicated in the submission, which is made up of 55 market housing and 36 affordable housing. This equates to 25dph; lower than surrounding residential densities. This accounts for the green space designation whose character can be retained at this capacity, with green infrastructure incorporated.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
6 – 10		
Site SLAA Category		
Developable		





Site Information		
Address	Chobham Club, 50 Windsor Road,	Site ID
	Chobham	1001
	Woking	
Postcode	GU24 8LD	
Ward	Windlesham and Chobham	
Site Area (ha)	0.25	
How site was identified	Planning Application	
Existing use	D2 – Assembly and Leisure	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Planning application previously refused on the site	
Easting	497219	
Northing	162434	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Green Belt	
	Settlement Area	
Site History		
Relevant planning history:	19/2141/FFU: Demolition of existing building and erection of a new club building and 9 dwellings, access roads, car parking and landscaping. Outcome: Refused.	
Site suitability		
Suitability information	<p>The site is located in Chobham village. Chobham is currently washed-over by the Green Belt.</p> <p>However, the site is within the defined settlement area and comprises previously developed land. The site comprises a part single part two storey building of some 889 square metres in area (750m² for the social club, 139 m² for a residential flat), surrounded by car parking providing 33 spaces.</p> <p>The site is in a sustainable location, within walking distance of the shops and services at Chobham Local Centre, and the neighbourhood parade at Chertsey Road.</p> <p>The site is surrounded by predominantly residential uses. To the east of the site is Chobham Rugby Club, which represents another SLAA site (Site ID: 447). The provision of new homes</p>	



	on this site would contribute toward meeting the identified housing number in the Local Plan.
Site availability	
Availability information	Development on this site is deliverable within the first five years of the plan period. The recent planning application demonstrates that the landowners are keen to develop the site. The site is in sole ownership and is available for development with the 1 - 5 year period.
Site achievability	
Achievability information	The site currently comprises D2 use. Core Strategy Policy DM14 resists the loss of existing community facilities, which ensures that the redevelopment of this site would need to incorporate the adequate re-provision of the existing use on-site, or demonstrate that there is no need to do so through the planning application process. The previous planning application sought to re-provide the community facility use on-site. Access to the site could be achieved from Windsor Road, either through the introduction of a new access arrangement or with improvements to the existing access.
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	There is a realistic prospect that development could be achieved on this site within the first five years of the plan period. The site is in single ownership and the recent planning history demonstrates that the landowner is keen to develop the site to provide new homes. Given the small scale of the site, there is clear evidence that progress is being made toward the deliver of homes on this site within the next five years.



Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	8	Planning application for 9 (net) units refused. An appropriate application could come forward for 8 (net) units, based on the requirements of Policy DH2 in the emerging local plan.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
1 - 5		
Site SLAA Category		
Deliverable		



Site map

50 Windsor Road, Chobham

Not to Standard Scale

Legend

- site boundary
- Economic/SANG site boundary
- Core Employment Areas
- Green Belt
- Special Protection Area
- SPA 400m buffer
- Special Areas of Conservation
- Floodzone 2
- Floodzone 3a
- Floodzone 3b



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Deepcut

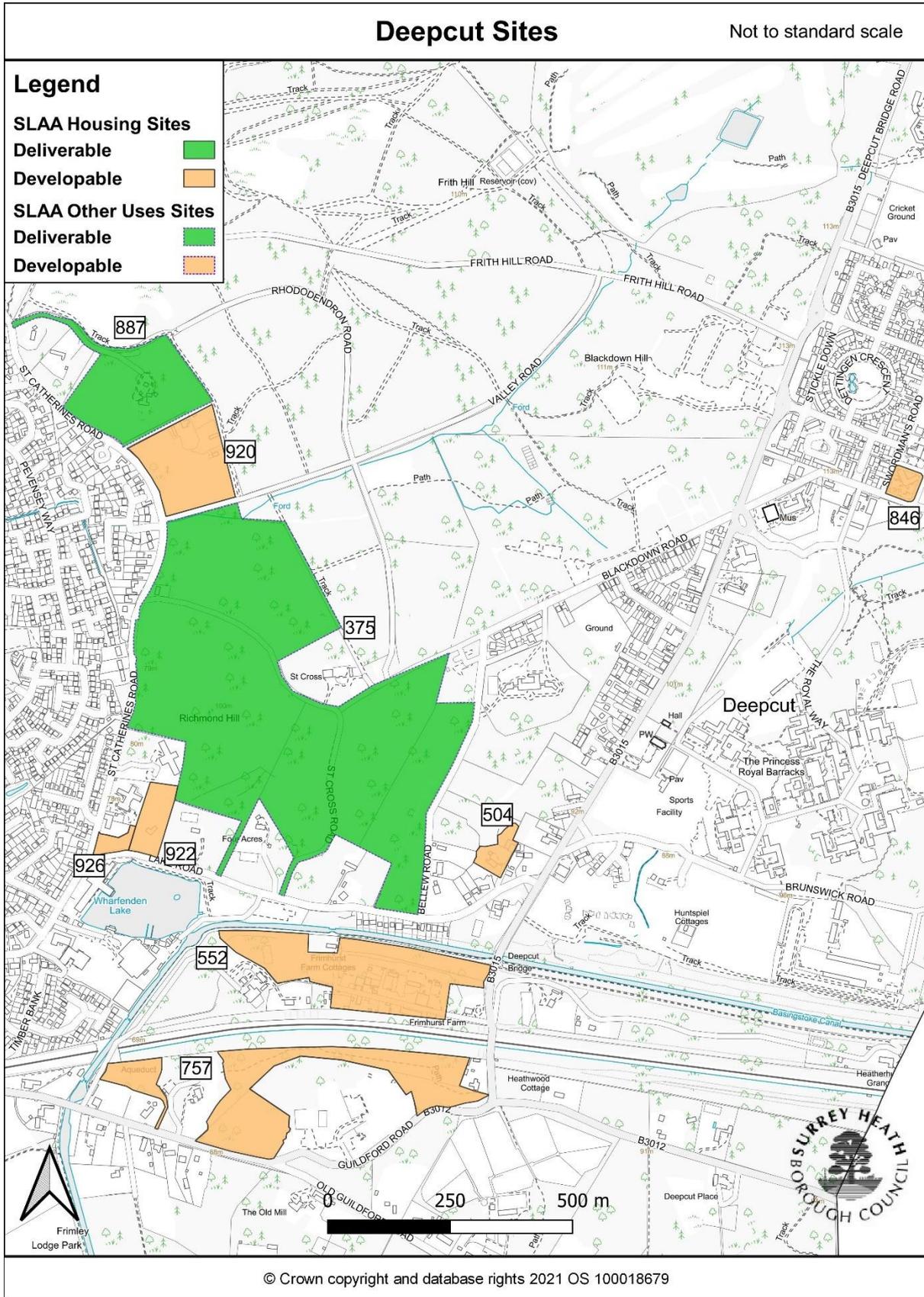
Realistic Candidates for Development - Deepcut

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
504	Land North of Lake Road, Deepcut, GU16 6QY	5	0	5	0
757	Land North of Guildford Road, Deepcut, GU16 6NT	21	0	0	21
846	Former Premier Site, Newfoundland Road, Deepcut, GU16 6TH	13	0	0	13
922	Ballydown, Lake Road, Deepcut, GU16 6AQ	5	0	0	5
920	The Grange, St Catherines Road, Deepcut, GU16 9NN	17	0	0	17
552	Land at Frimhurst Farm, Deepcut Bridge Road, Deepcut, GU16 6RF	65	65	0	0
926	Land adjacent to Wykeham Park House, St Catherines Road, Deepcut, GU16 6PY	5	5	0	0
Total		131	70	5	56

Other Uses

Site ID	Site Address	Proposed Use	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
375	Land East of St. Catherines Road, Deepcut, GU15 1EG	SANG	30 Ha	0	0
887	Land at Loen, St Catherines Road, Deepcut, GU16 7NJ	C2	60	0	0
Total					





Site Information		
Address	Land East of	Site ID
	St Catherines Road	375
Postcode	Deepcut	
	GU15 1EG	
Ward	Mytchett and Deepcut	
Site Area (ha)	30	
How site was identified	Submitted in Call for Sites	
Existing use	Woodland	
Is the site previously developed land (PDL)?	Greenfield	
Planning Status	Not in planning system	
Easting	489611	
Northing	157225	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
	TPO(s)	
	SNCI	
Site History		
Relevant planning history:	No relevant planning history	
Site suitability		
Suitability information	<p>The site is located within Countryside beyond the Green Belt adjoining the defined settlement area of Camberley and Frimley. It is situated to the East of Frimley, adjoining St Catherine's Road. There are currently two residential properties contained within the site area, currently accessed from Lake Road. Much of the site is undeveloped and densely wooded. The site is entirely covered by woodland that is subject to a TPO, which would need to be considered as part of a SANG management plan and addressed in consultation with the Tree Officer who can conduct an assessment of tree quality. Large areas of the site fall within two SNCl's, to the north and east of St Cross Road.</p> <p>The site was previously submitted for residential development with the potential for the site to provide its own SANG. The site falls entirely within a Biodiversity Opportunity Area designation</p>	



	<p>and this would need to be taken into account as part of any forthcoming proposal.</p> <p>However, the site has now been submitted for SANG use only. There are no major constraints affecting the site, notwithstanding its undeveloped countryside status, but this is not considered to impact the suitability of the site for a SANG use. Any forthcoming proposal for a SANG use would be subject to agreement from Natural England.</p> <p>The site is located between the western urban area and the strategic development site at Deepcut, forming a strategic gap between settlement areas.</p> <p>A Green Belt and Countryside Study was undertaken by the Council as part of its evidence base for the emerging Local Plan which assessed individual parcels of land in Surrey Heath's Green Belt and Countryside Beyond the Green Belt against the NPPF Green Belt purposes a)-d) (or 1-4 for the purposes of the Study) inclusive. The site sits within Parcel C27 as considered under the assessment. Parcel C27 is not considered to function against Purpose 4, owing to its spatial relationship with identified historic settlements. Land within the Parcel is otherwise considered to function strongly in respect of all other Purposes as a result of its location and strong countryside character.</p>
Site availability	
Availability information	The site was resubmitted as part of the 2020/21 Call for Sites exercise. The submission indicates that the site is in sole ownership, the owner is will to sell and the land is available for SANG use.
Site achievability	
Achievability information	There are no significant constraints that would impede the use of the site as a SANG. Parking provision would need to be provided in accordance with the Council's Thames Basin Heaths Special Protection Area Avoidance Strategy SPD and detailed access arrangements would be subject to consultation with the highways authority, Surrey County Council. The viability of delivering a SANG in this location could be impacted by land values in this area and this would need to be taken into account in any SANG proposals for the site.



Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is available and considered suitable for SANG use, subject to the agreement of Natural England and viability. There are no major constraints impeding the sites use as a SANG and the site is therefore considered achievable in the 1 - 5 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	0	N/A
Economic, SANG or uses other than housing	The site has been submitted in its entirety as a potential SANG use.	At 30 ha, the SANG could provide mitigation for 3750 persons (1500 dwellings at 2.5 average occupancy).
Indicative phasing		
Estimated delivery timescale (years):		
1 - 5		
Site SLAA Category		
Deliverable		

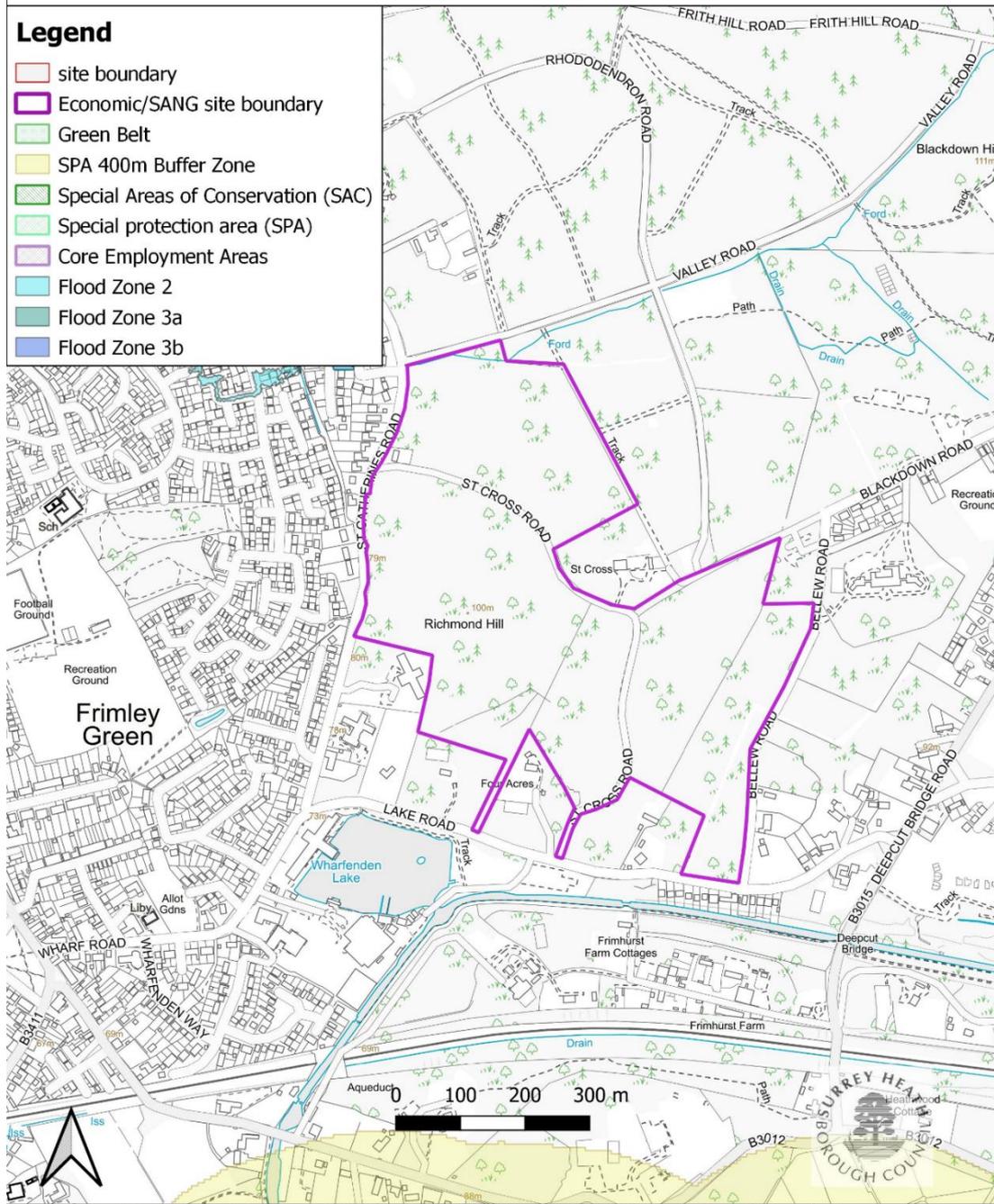


Site map

Not to Standard Scale

Legend

- site boundary
- Economic/SANG site boundary
- Green Belt
- SPA 400m Buffer Zone
- Special Areas of Conservation (SAC)
- Special protection area (SPA)
- Core Employment Areas
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



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Site Information		
Address	Land North of Lake Road	Site ID
	Deepcut	504
Postcode	GUI6 6QY	
Ward	Mytchett and Deepcut	
Site Area (ha)	1.6	
How site was identified	Submitted in Call for Sites	
Existing use	Mixed	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Not in planning system	
Easting	490046	
Northing	156921	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	At neighbouring site (Land East of Bellew Road). App no. 17/0286 - Application for outline planning permission, access to be considered (appearance, landscape, layout and scale reserved) for up to 12 residential dwellings. Outcome: refused.	
Site suitability		
Suitability information	The site lies within the Countryside Beyond the Green Belt, southwest of the defined settlement area of Deepcut. The land included in the site as assessed differs from the site previously assessed in the 2017 SLAA, known as 'Land east of Bellew Road'. An application was subsequently submitted for 12 units at the site, and was dismissed at appeal on account of its countryside location and wooded character. The site as submitted includes land to the southeast of the original Bellew Road site, currently accommodating two large detached residential properties. As it is located in the countryside and consists of two properties and their curtilages, it is considered previously developed in accordance with case law, which has determined that private	

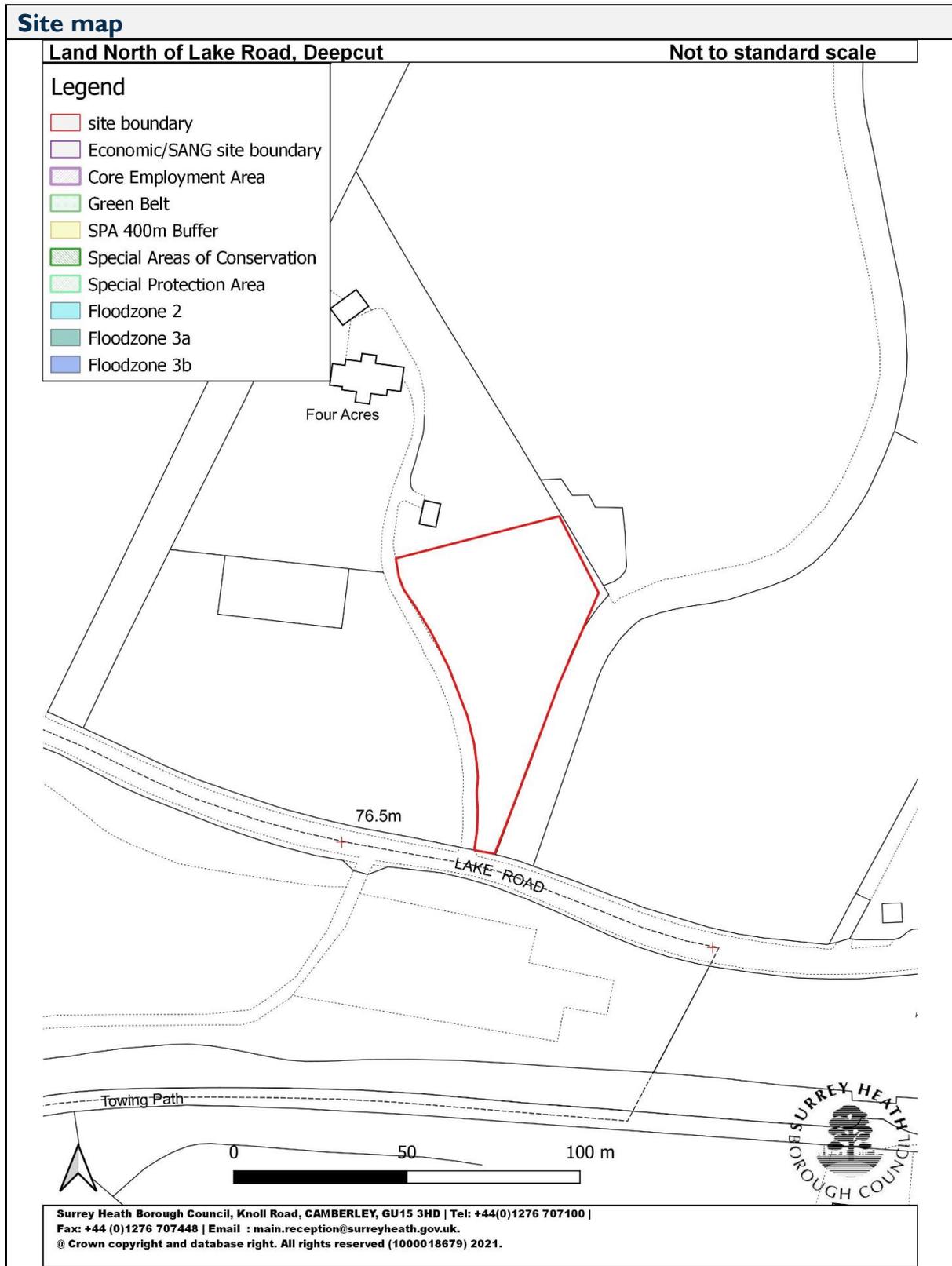


	<p>residential gardens outside of built up areas are previously developed land (PDL) as defined under Annex 2 of the NPPF. A Green Belt and Countryside Study was undertaken by the Council as part of its evidence base for the emerging Local Plan which assessed individual parcels of land in Surrey Heath's Green Belt and Countryside Beyond the Green Belt against the NPPF Green Belt purposes a)-d) (or 1- 4 for the purposes of the Study) inclusive. The site forms part of Parcel C28 of the assessment. Parcel C28 is not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The Parcel is considered to function moderately against Purposes 2 and 3, with the Parcel generally exhibiting the characteristics of the Countryside and playing a role in preventing development that would result in the merging of settlements at Deepcut and Mytchett.</p>
Site availability	
Availability information	<p>The site has been confirmed as available within the 2020/21 Call for Sites exercise. It comprises two separate titles, with both landowners confirming that the site would be available for development in the next 3 – 7 years. To provide a conservative estimate, the site has therefore been placed in the 6-10 year period.</p>
Site achievability	
Achievability information	<p>The site contains areas of woodland, and it would be desirable to retain its wooded character. In addition, an assessment of protected species would be likely to be required as part of any application submitted. The site is currently accessed from Lake Road. The point of access and the access route itself would likely require improvements, subject to consultation with the highways authority, SCC.</p>



Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is adjacent to a strategic development site and within close proximity of Deepcut Local Centre. The site is previously developed as defined in Annex 2 of the NPPF, but is largely grassland and woodland forming part of the curtilage of the 2 dwellings, and would likely require the felling of some trees. The information submitted for the site does not appear to suggest the existing dwellings would be retained as part of any future development. In which case, the demolition of existing dwellings would be required as part of a future scheme. Removal of trees and potential demolition of existing dwellings could impact the viability of the scheme.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	5	11-17 dwellings indicated in original submission. Adjoining area to woodland at the Coach House and Leighton Holme has been included in overall SLAA site. Capacity accounts for the wooded character and low surrounding densities.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
6 – 10		
Site SLAA Category		
Developable		





Site Information		
Address	Land North of Guildford Road	Site ID
	Deepcut	757
Postcode	GUI6 6NT	
Ward	Mytchett and Deepcut	
Site Area (ha)	5.56	
How site was identified	Submitted in Call for Sites	
Existing use	Unknown	
Is the site previously developed land (PDL)?	Greenfield	
Planning Status	Not in planning system	
Easting	489684	
Northing	156428	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Within 400m of SPA	
	Countryside beyond the Green Belt	
	EA Flood Zone 2-3	
Site History		
Relevant planning history:	No relevant planning history	
Site suitability		
Suitability information	<p>The site is located in the Countryside beyond the Green Belt some 650m south of the Deepcut settlement area boundary and east of Frimley Green. A small area to the south of the site is also located in the 400m buffer zone of the TBH Special Protection Area. The site comprises 6 plots that were the former grounds of Corry Hill House. Plot 6 is detached from the wider site area. The areas of the site that is not within 400m of the Thames Basin Heaths forms an irregular shape that surrounds the former Cheswycks to the north. Much of the site consists of relatively dense, mature woodland. The site is entirely within the Countryside Beyond the Greenbelt.</p> <p>A Green Belt and Countryside Study was undertaken by the Council as part of its evidence base for the emerging Local Plan which assessed individual parcels of land in Surrey Heath's Green</p>	



	<p>Belt and Countryside Beyond the Green Belt against the NPPF Green Belt purposes a)-d) (or 1-4 for the purposes of the Study) inclusive. The site sits within Parcel C31 as considered under the assessment. Parcel C31 is not considered to function against Purpose 4 owing to its spatial relationship with historic settlements. In respect of Purpose 1, the Parcel is recognised as providing a strong zone of constraint to the sprawl of Frimley and Camberley. The Parcel is also considered to function strongly in respect of Purpose 3, owing to the Parcel's strong countryside character. A moderate rating was favoured for Purpose 2, as a result of the role played by the Parcel to prevent the merging of settlements at Deepcut and Frimley Green / Mytchett.</p>
Site availability	
Availability information	<p>The site was confirmed as available in the 2020/21 Call for Sites exercise. The timescale of development was not indicated in the original submission. Sole ownership is advised but owner type not specified.</p>
Site achievability	
Achievability information	<p>Large-scale felling of trees would be required to clear the site for development. The irregular shape of the site and detachment of 'plot 6' could limit development potential. It is advised that, aside from a substation on plot 1, there is not currently any infrastructure / utilities provision. Highways access would need to be achieved from Guildford Road. The highways authority, SCC, would be consulted as part of any forthcoming application at the site, in relation to access. At this stage, based on the site submitted as part of the Call for Sites exercise, SCC have advised that for one of the possible accesses, visibility is likely to be achievable in both directions on Guildford Road which would probably require the removal of trees and vegetation along the frontage of the site. There are other opportunities for access, but at this time they were considered less favourable by the highways authority.</p>



Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The area of the site within the 400m buffer zone would need to be excluded from residential development. Due to the countryside designation, need for large-scale felling of woodland, irregular shape of the site and taking account of the lack of utilities and infrastructure provision, it is considered that the site would not feasibly be achievable in the short to medium term. There is a realistic prospect that development would come forward on this site within the plan period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	21	The original submission advised the site could accommodate 52 units. Due to irregular shape, areas of detachment, countryside location, group TPO on site, 5dph is applied. It is not possible to consider surrounding densities due to countryside location.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
11 – 15		
Site SLAA Category		
Developable		



Site Information		
Address	Former Premier Site,	Site ID
	Newfoundland Road	846
Postcode	Deepcut	
	GU16 6TH	
Ward	Mytchett and Deepcut	
Site Area (ha)	0.32	
How site was identified	Submitted in Call for Sites	
Existing use	Class E	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	490876	
Northing	157679	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Settlement Area	
Site History		
Relevant planning history:	No relevant planning history	
Site suitability		
Suitability information	The site is located in the settlement of Deepcut. The site is in a sustainable location and considered suitable for development.	
Site availability		
Availability information	The site was confirmed as available in the 2018 Call for Sites exercise. The site is in sole ownership and identified as available for development in the 6 – 10 year period. Due to need to for retail to be provided as part of the Princess Royal Barracks development, the site is phased for the 11 – 15 year period.	
Site achievability		
Achievability information	The site has existing access from Swormans Road, Crimea Road and Cyprus Road. It was indicated that the timing of the development may be influenced by other triggers within the adjacent hybrid application for the PRB site.	



Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is located in a sustainable location in the defined settlement area of Deepcut. The retail provision which will form part of the PRB development will offset the loss of the existing retail unit.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	13	In accordance with the minimum density requirements in Policy DH2 of the emerging local plan, 40dph would provide for 13 dwellings.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
11 – 15		
Site SLAA Category		
Developable		



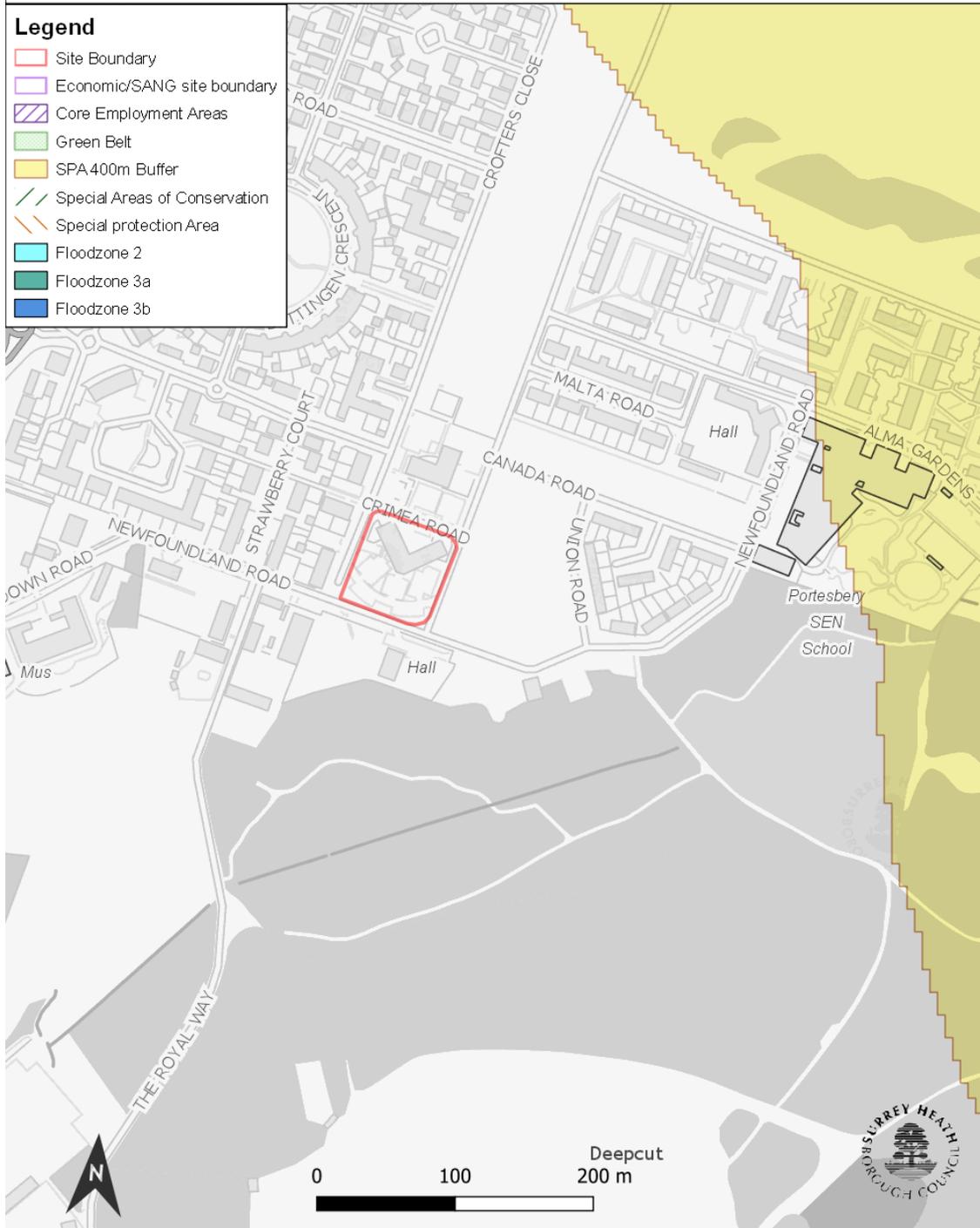
Site map

Former Premier Site, Newfoundland Road, Deepcut

Not to standard scale

Legend

- Site Boundary
- Economic/SANG site boundary
- Core Employment Areas
- Green Belt
- SPA400m Buffer
- Special Areas of Conservation
- Special protection Area
- Floodzone 2
- Floodzone 3a
- Floodzone 3b



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Site Information		
Address	Land at Loen,	Site ID
	St Catherines Road	887
	Frimley Green	
Postcode	GU16 7NJ	
Ward	Mytchett and Deepcut	
Site Area (ha)	4.32	
How site was identified	Submitted in Call for Sites Exercise	
Existing use	Dwellinghouses and Woodland	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Pre-application engagement	
Easting	489299	
Northing	157879	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	No relevant planning application history. Pre-application discussions have recently concluded.	
Site suitability		
Suitability information	<p>The site is located within the Countryside Beyond the Green Belt. The site abuts the western edge of the settlement area of Frimley Green to the east, separated by St Catherines Road. To the north and east of the site is undeveloped woodland. To the south is another property on a large wooded plot.</p> <p>The site is located between the western urban area and the strategic development site at the former Princess Royal Barracks. The site currently comprises two dwellings surrounded by significant woodland. The site is 4.32 ha in total. However, an area covering 2ha of the site is indicated as the part of the site that is suitable for development.</p> <p>The woodland strongly contributes to the character and local distinctiveness of the area and is an important part of the</p>	



	<p>Borough’s green infrastructure. Any new development would need to contribute to and enhance the natural and local environment, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services, in accordance with the NPPF¹. The deep woodland belt is characterised by only a few individual residential properties with large plot sizes, all surrounded by woodland. A Green Belt and Countryside Study was undertaken by the Council as part of its evidence base for the emerging Local Plan which assessed individual parcels of land in Surrey Heath’s Green Belt and Countryside Beyond the Green Belt against the NPPF Green Belt purposes a) - d) (or 1 - 4 for the purposes of the Study) inclusive. The site sits within Parcel C27 as considered under the assessment. Parcel C27 is not considered to function against Purpose 4, owing to its spatial relationship with identified historic settlements. Land within the Parcel is otherwise considered to function strongly in respect of all other Purposes as a result of its location and strong countryside character. The site is currently accessed via St Catherines Road. However, the existing access is via a narrow track/driveway, which does not allow two vehicles to pass each other simultaneously. Therefore, substantial improvement would be required to make this access safe and suitable to serve the proposed development. The existing access could be utilised and improved to accommodate the proposed development, subject to consultation with the Highways Authority. The developable area of this site is limited due to the need to retain the valuable green character and strategic functions the site provides in terms of spatial separation between the Western Urban Area and the strategic development at the former Princess Royal Barracks. In order to retain the wooded rural character of the site, significant tree retention would be required.</p>
<p>Site availability</p>	
<p>Availability information</p>	<p>Landownership: The site subject to a single landowner. The landowner is a development company, which has engaged planning agents to promote the site.</p>

¹ NPPF Paragraph 174.



	<p>The site has been confirmed as available for development within the 1 – 5 year plan period in the 2021 Call for Sites. Pre-application discussions have since concluded with the Council. The site promoter has confirmed the intended submission of a planning application in early 2023.</p>
<p>Site achievability</p>	
<p>Achievability information</p>	<p>The site is owned by a developer, which has recently been engaged in pre-application discussions with the Council for the redevelopment of this site. The viability of the site for the proposed use would be dependent on the scale of development that is found acceptable for this site. The current proposal comprises approximately 60 extra-care retirement apartments in C2 use, which would help to meet the borough’s need for this type of accommodation.</p> <p>Any development proposal should be sensitive to the character of the area, given the contribution of the site to the local distinctiveness of this countryside area. However, there is no known reason that a well-designed redevelopment proposal for this site could not overcome constraints associated with the site.</p>
<p>Site deliverability</p>	
<p>Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?</p>	<p>This site is deliverable within the first five years of the plan period. The site is owned by a developer, which plans to submit a planning application for the redevelopment of the site in 2023. Given the clear progress that is being made toward the submission of a planning application soon, and the scale of the proposed development on the site, development could be delivered here within the first five years of the plan period.</p>



Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	60 Extra-Care apartments (C2 use)	The current proposal is for 60 retirement villages in an extra-care (C2) use.
Economic, SANG or uses other than housing	2.32ha SANG	SANG of this size is unlikely to be deliverable given the minimum standards required for SANG.
Indicative phasing		
Estimated delivery timescale (years):		
1 - 5		
Site SLAA Category		
Deliverable		



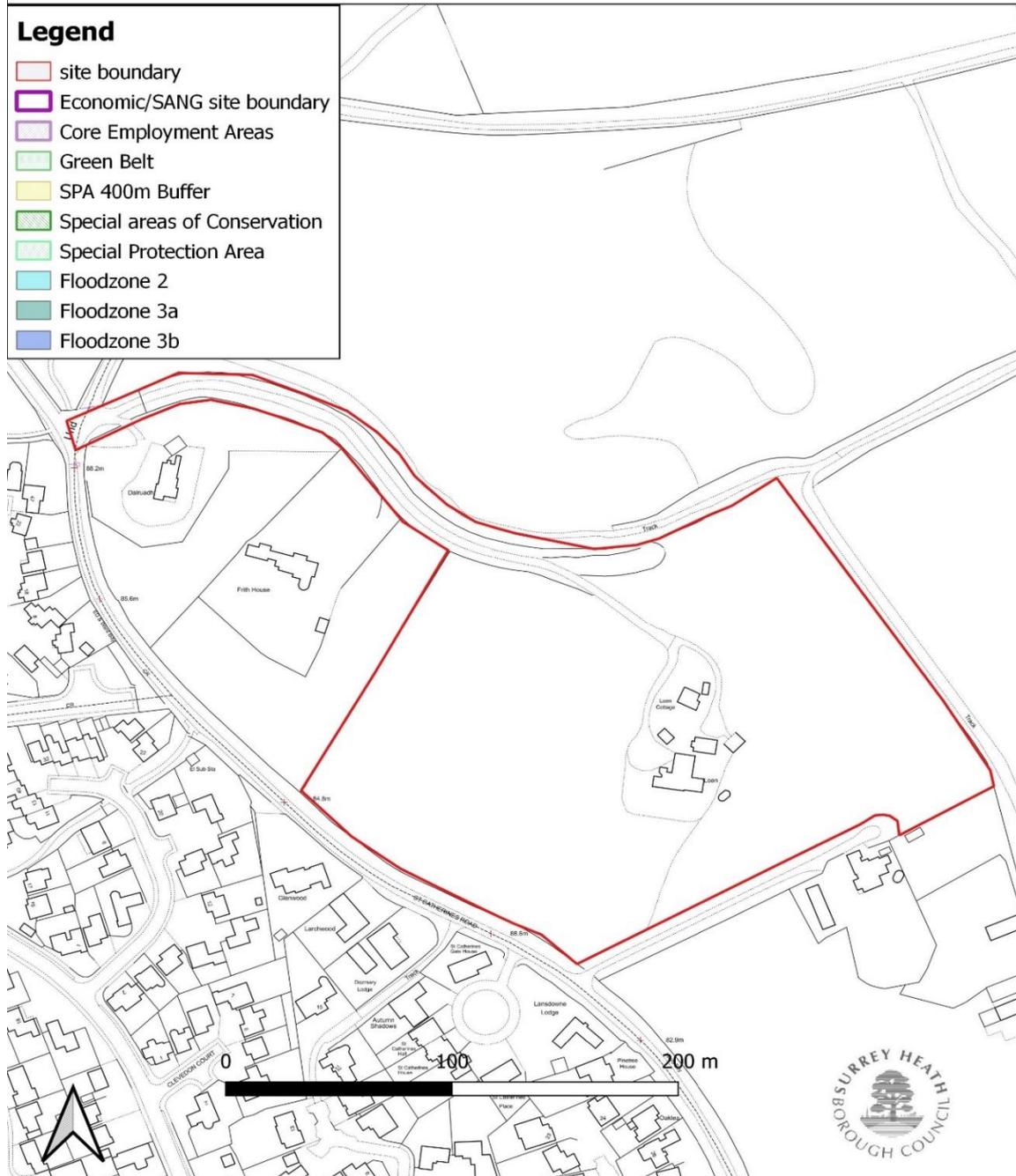
Site map

Land at Loen, Frimley Green

Not to Standard Scale

Legend

- site boundary
- Economic/SANG site boundary
- Core Employment Areas
- Green Belt
- SPA 400m Buffer
- Special areas of Conservation
- Special Protection Area
- Floodzone 2
- Floodzone 3a
- Floodzone 3b



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Site Information		
Address	Ballydown	Site ID
	Lake Road	922
	Deepcut	
Postcode	GUI6 6AQ	
Ward	Mytchett and Deepcut	
Site Area (ha)	0.75	
How site was identified	Submitted in Call for Sites	
Existing use	Residential	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Not in planning system	
Easting	489342	
Northing	156990	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	No relevant planning history	
Site suitability		
Suitability information	<p>The site is located within Countryside Beyond the Green Belt, east of but not abutting the settlement of Frimley Green. The site comprises a dwelling centrally positioned within a single plot, with existing access onto Lake Road. Surrounding uses are residential. It is in a relatively sustainable location, within 600m of shops and services at Frimley Green Local Centre. The dwelling at the site is set over 35m back from Lake Road behind a treed frontage, contributing to its rural character, with a large garden to the rear of the property. The site contains areas of woodland, and it would be desirable to retain its wooded character.</p> <p>The site is partially previously developed, containing an existing dwelling and associated outbuilding within its boundary. Case law has determined that private residential gardens outside of built up areas are previously developed land (PDL) as defined under</p>	

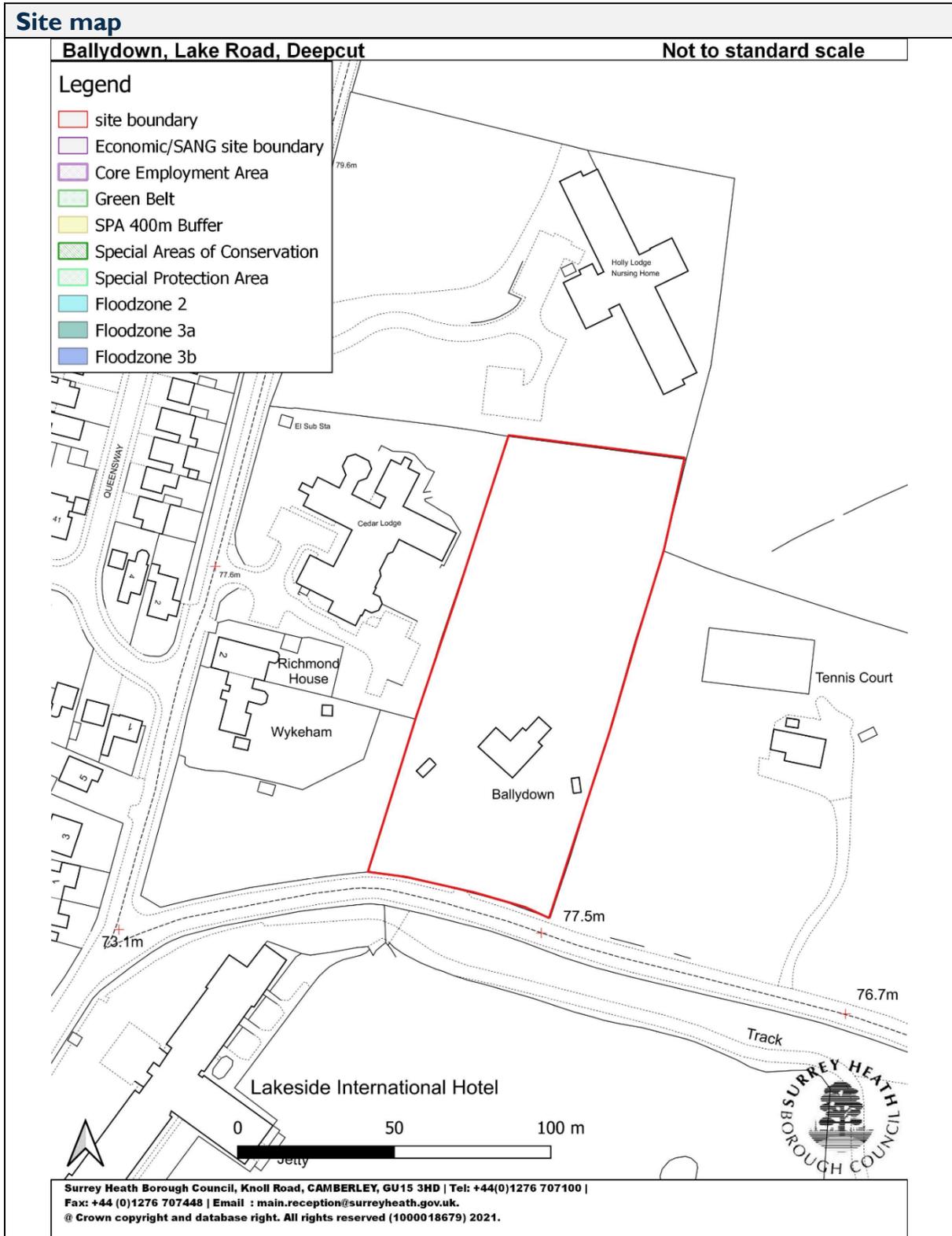


	<p>Annex 2 of the NPPF. Although, on this basis, the site may meet the definition of PDL, much of the site is considered to be open in nature, and the NPPF confirms it should not be assumed that the whole of the curtilage should be developed.</p> <p>The site is located between the western urban area and the strategic development site at Deepcut, forming a strategic gap between settlement areas.</p> <p>A Green Belt and Countryside Study was undertaken by the Council as part of its evidence base for the emerging Local Plan which assessed individual parcels of land in Surrey Heath's Green Belt and Countryside Beyond the Green Belt against the NPPF Green Belt purposes a)-d) (or 1-4 for the purposes of the Study) inclusive. The site sits within Parcel C27 as considered under the assessment. Parcel C27 is not considered to function against Purpose 4, owing to its spatial relationship with identified historic settlements. Land within the Parcel is otherwise considered to function strongly in respect of all other Purposes as a result of its location and strong countryside character.</p>
Site availability	
Availability information	The site was submitted as part of the 2020/21 Call for Sites Exercise. The site has been confirmed to be in single landownership and is indicated to be available within the 11 – 15 year period.
Site achievability	
Achievability information	<p>The site has existing access onto Lake Road. As part of the SLAA assessment SCC, the highways authority, were consulted and identified that this site is considered more sustainable as it is in close proximity to existing properties and the settlement area of Frimley Green. The carriageway of St Catherine's Road is wider and there is a footway on one side of the road. Any new access onto St Catherine's Road or Lake Road would need to be designed and constructed with appropriate visibility and geometry.</p> <p>There are no constraints that are considered to impact the achievability of the site.</p>



Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Due to the countryside designation, the limited existing built form and surrounding low densities, the site is assessed as having capacity for 5 net dwellings in the 11 – 15 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	5	The site was submitted for 5 - 15 dwellings. Due to the countryside designation, the limited existing built form and small size and surrounding low densities, the site is assessed as having capacity for 5 net dwellings.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
11 - 15		
Site SLAA Category		
Developable		





Site Information		
Address	The Grange	Site ID
	St Catherines Road	920
Postcode	Deepcut	
	GU16 9NN	
Ward	Mytchett and Deepcut	
Site Area (ha)	3.15	
How site was identified	Submitted in Call for Sites	
Existing use	Mixed	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Not in planning system	
Easting	489412	
Northing	157725	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	No recent relevant planning history	
Site suitability		
Suitability information	<p>The site is located in countryside to the east of St Catherines Road adjoining the settlement area of Frimley Green. The land contains one residential property at the Grange and undeveloped woodland surrounding this. The undeveloped area of the site contains relatively dense woodland. In relation to the curtilage of The Grange, case law has determined that private residential gardens outside of built up areas are previously developed land as defined under Annex 2 of the NPPF. On this basis, this part of the site could be considered previously developed, however it is important to note that the curtilage of The Grange is largely undeveloped woodland. The impact on the countryside and the role it performs in separating the settlements of Frimley/Frimley Green and Deepcut will need to be considered in the overall capacity for the site and in detailed design proposals. No other</p>	



	<p>specific constraints have been identified that would impact the suitability of the site.</p> <p>The site is located between the western urban area and the strategic development site at Deepcut, forming a strategic gap between settlement areas. A Green Belt and Countryside Study was undertaken by the Council as part of its evidence base for the emerging Local Plan which assessed individual parcels of land in Surrey Heath's Green Belt and Countryside Beyond the Green Belt against the NPPF Green Belt purposes a)-d) (or 1-4 for the purposes of the Study) inclusive. The site sits within Parcel C27 as considered under the assessment. Parcel C27 is not considered to function against Purpose 4, owing to its spatial relationship with identified historic settlements. Land within the Parcel is otherwise considered to function strongly in respect of all other Purposes as a result of its location and strong countryside character.</p>
Site availability	
Availability information	The site was submitted in the 202/21 Call for Sites Exercise, comprising three titles. The submission indicates that the site is in single ownership and available for development immediately.
Site achievability	
Achievability information	<p>It is likely that utilities connections will already be provided on site, to the existing property at The Grange. The land comprises more than one title, which could impact site assembly and deliverability of the site.</p> <p>As part of the SLAA assessment SCC, the highways authority, were consulted and identified that the existing access from The Grange to St Catherine's Road takes the form of a narrow driveway. Visibility at the junction of this driveway with St Catherine's Road is likely to be obstructed in both directions by mature trees and dense vegetation, which would need to be cut back on both sides. St Catherine's Road in this location is a narrow country lane with no footways or street lighting, therefore any increase in traffic generated along this section could potentially lead to highway safety and capacity issues.</p> <p>The site is isolated from the existing nearby settlement, and it is not easily accessible by modes of transport other than the private car. The site would therefore be unsustainable in transport terms. As such, in order to address the issues</p>

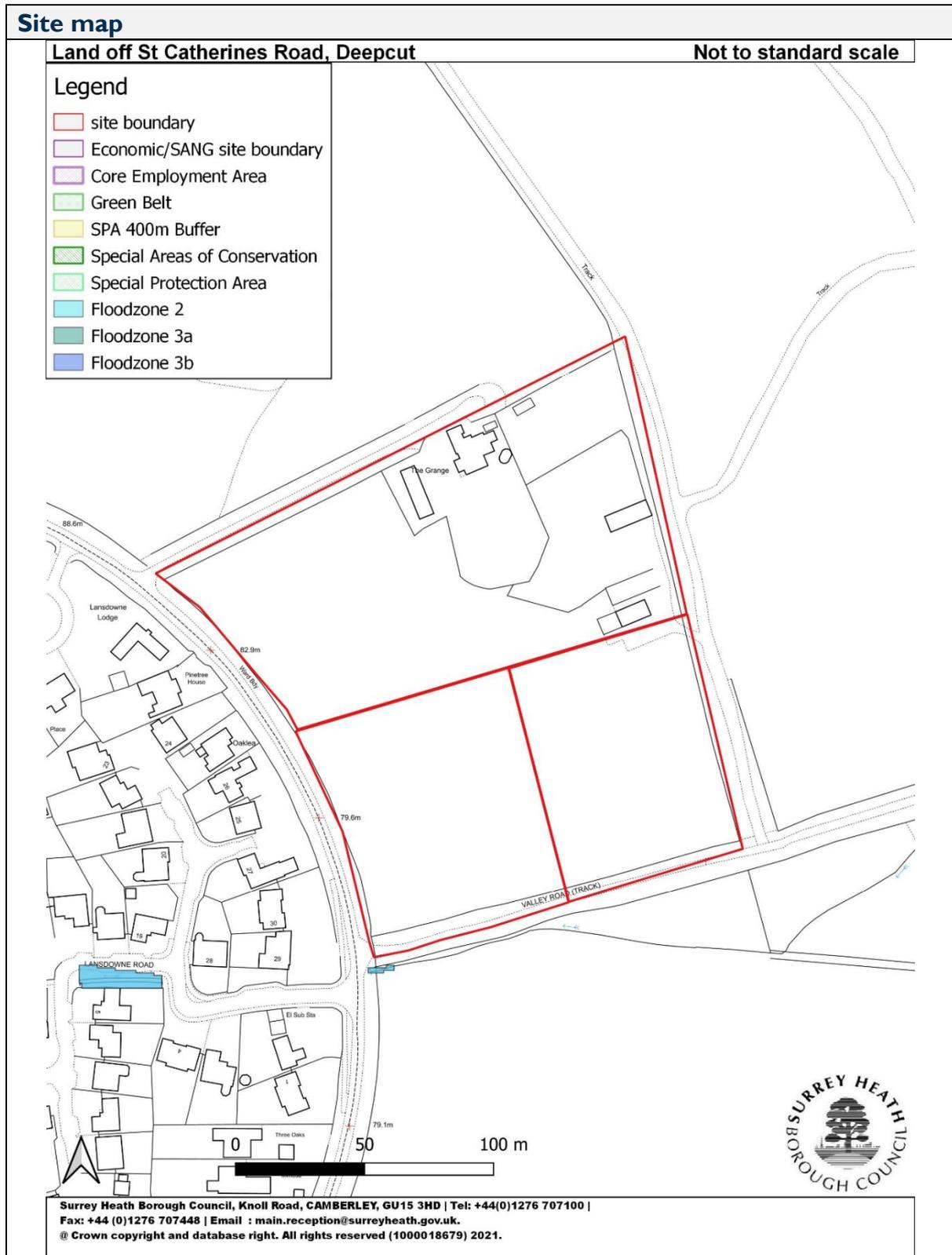


	identified, viability and the delivery of a development in this location is likely to be impacted.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>The land sits within a key area of countryside in the borough, which functions well in separating the settlements of Frimley/Frimley Green and Deepcut. Currently, St Catherines Road provides a good, strong edge to the settlement of Frimley Green. Development at the site would result in the expansion of the urban area beyond the strong boundary provided by St Catherines Road, into the countryside to the east of Frimley Green, which would not normally be desirable. It should also be noted that land at The Grange is a relatively small site which is not associated with any key routes linking the nearby settlements, and furthermore, topography and tree cover may limit any impact on wider countryside to a degree. These factors can therefore be given consideration as part of any proposed development of the site. A Tree Survey would also be required, with proposed retention of good quality existing trees and wooded areas integrated into the design of the site. This is likely to reduce the overall capacity of the site, but would help ensure the rural character of the area is reflected in the design and layout of any development proposal.</p> <p>Due to the potential obstacles to development that would need to be overcome, including the potential significant highways and transport issues identified, it is considered the site could come forward for development in the 11-15 year Developable period.</p>	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	17	Development of the site at 30dph would provide 95 dwellings. Due to the site's heavily wooded character and location within an area of countryside that provides a gap between settlements, it is considered that capacity would need to be reduced, to retain woodland areas, and reflect the rural character of the locality.



		Accordingly, titles comprising wholly undeveloped woodland without residences or other buildings are deducted from the total site area, when taking account of capacity calculations. The remaining area comprises one title at The Grange dwellinghouse. A capacity of 17 dwellings is derived, applying a lower threshold of 10dph to the remaining 1.7ha area, having regard to the rural, densely wooded character of the site.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
11 – 15		
Site SLAA Category		
Developable		





Site Information		
Address	Land at Frimhurst Farm	Site ID
	Deepcut Bridge Road	552
	Deepcut	
Postcode	GUI6 6RF	
Ward	Mytchett and Deepcut	
Site Area (ha)	5.3	
How site was identified	Submitted in Call for Sites	
Existing use	Mixed	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Not in planning system	
Easting	489770	
Northing	156675	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
	Conservation Area	
Site History		
Relevant planning history:	<p>12/0809 - Application for a Lawful Development Certificate for the existing Class B1 use of units 1, 1A, 2, 3, 4 and 8. Outcome: Granted.</p> <p>16/0526 - Application for the continued use of the existing industrial centre (use classes B1, B2 and B8) and movement between these uses. Outcome: Granted.</p> <p>21/0769/FFU - Erection of a residential development of 65 dwellings along with associated estate roads and accesses onto Deepcut Bridge Road, car parking, bin stores and external landscaping following the demolition of all existing buildings. Outcome: Approved (following the base-date of the assessment period).</p>	



Site suitability	
Suitability information	<p>The site is south of the Basingstoke Canal, and north of the railway line linking Farnborough and Brookwood. The site is not adjacent to the settlement area of Deepcut. However, the site is within 500-600m of local services and public transport provided as part of the Princess Royal Barracks development. As such, the site is in a reasonably sustainable location.</p> <p>Part of the southern area of the site is PDL. Areas within the site have permission for a mix of B1, B2, and B8 employment uses. The broader area is characterised by predominantly residential development. The site would benefit from access to local services and public transport 500-600m away as part of the Princess Royal Barracks development. The provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.</p> <p>An area of the site to the North is located in the Basingstoke Canal Conservation Area. The barrier effect and potential noise issues from the railway line to the south of the site, alongside the barrier effect and proximity of the canal to the north, must be taken into consideration as part of any development proposal.</p> <p>The Surrey Heath Green Belt and Countryside Study assessed individual parcels of land in Surrey Heath's Green Belt and Countryside Beyond the Green Belt against the NPPF Green Belt purposes a)-d) (or 1- 4 for the purposes of the Study) inclusive. The site is within Parcel C29 in the assessment. Parcel C29 is not considered to function against Purpose 4, owing to its spatial relationship with historic settlements. In respect of Purpose 1, the Parcel is adjacent to the large built up area of Frimley and Camberley. However, the point at which the two areas meet is generally diffuse in character, warranting a weak rating. The Parcel functions moderately to strongly in respect of Purposes 2 and 3, owing to the role played by the Parcel in preventing the merging of settlements at Deepcut and Mytchett/Frimley Green and its relatively open countryside character.</p>



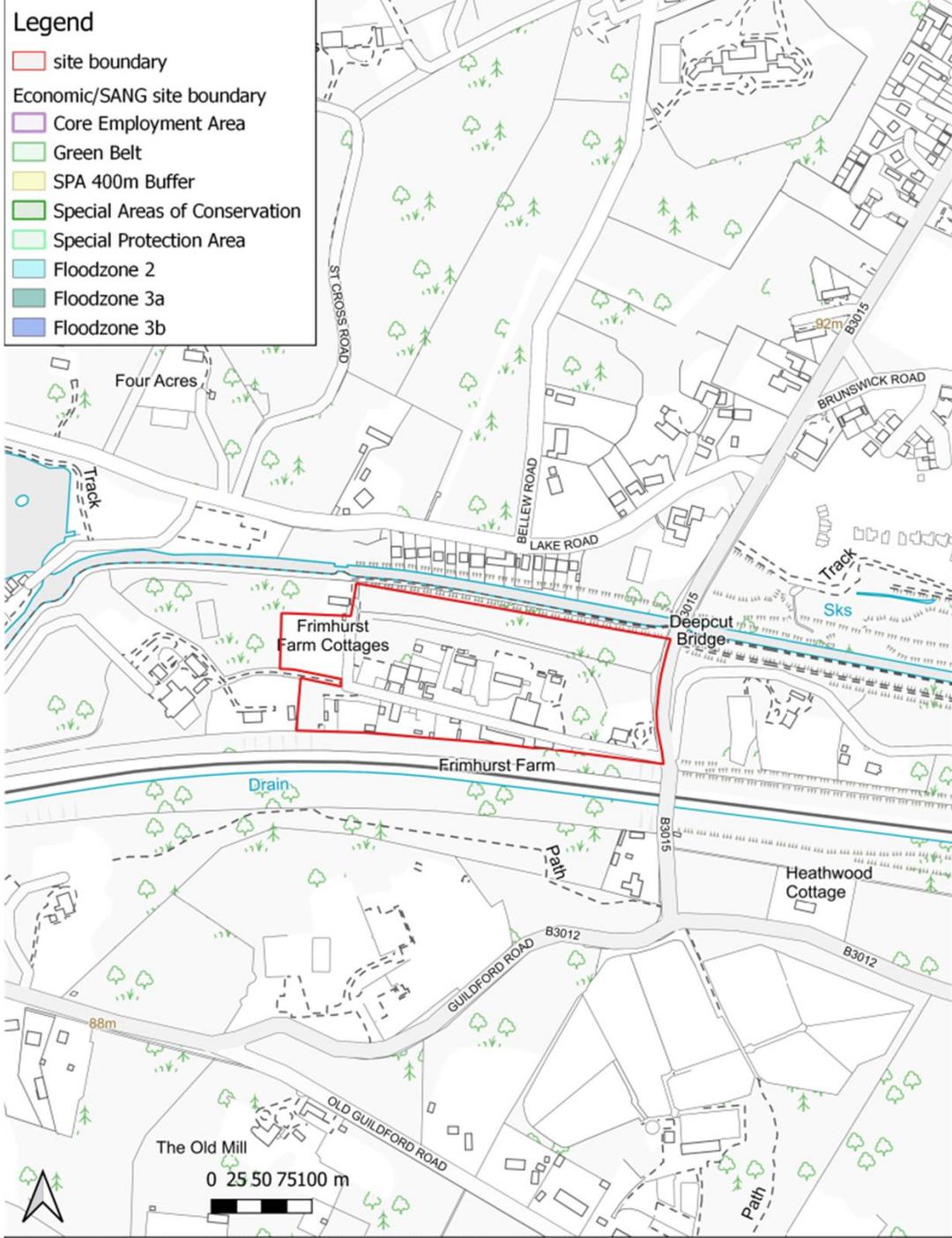
Site availability		
Availability information	Given the recently approved planning permission for the site, it is clear that the site is available for development within the next five years.	
Site achievability		
Achievability information	Given the recently approved planning permission for the site, the delivery of the site is considered to be achievable within the next five years.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is in a sustainable location, being within 600m of local services and public transport to be provided for the Princess Royal Barracks Development. The site available now and is partially PDL. Given the recent planning history, there is clear evidence that the landowner is keen to develop the site.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	65	Capacity reflects the approved planning permission for the site.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
1 – 5		
Site SLAA Category		
Deliverable		



Site map

Land at Frimhurst Farm, Deepcut Bridge Road, Deepcut Not to standard scale

- Legend**
- site boundary
 - Economic/SANG site boundary
 - Core Employment Area
 - Green Belt
 - SPA 400m Buffer
 - Special Areas of Conservation
 - Special Protection Area
 - Floodzone 2
 - Floodzone 3a
 - Floodzone 3b



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Site Information		
Address	Land adjacent to Wykeham Park House	Site ID
	St Catherine's Road	926
	Deepcut	
Postcode	GUI6 6PY	
Ward	Mytchett and Deepcut	
Site Area (ha)	0.27	
How site was identified	Submitted in Call for Sites	
Existing use	Garden/storage	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Not in planning system	
Easting	489260	
Northing	156940	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	No recent planning history.	
Site suitability		
Suitability information	<p>The site is located within Countryside beyond the Green Belt outside the defined settlement area of Frimley Green. It is situated north of Lake Road and east of St Catherine's Road. To the west there are existing residential properties. To the north there is Richmond House and Cedar Lodge. To the south is Wharfenden Lake. The buildings to the north of the site are locally listed.</p> <p>The site is located between the western urban area and the strategic development site at Deepcut, forming part of the strategic gap between settlement areas. A Green Belt and Countryside Study was undertaken by the Council as part of its evidence base for the emerging Local Plan which assessed individual parcels of land in Surrey Heath's Green Belt and Countryside Beyond the Green Belt against the NPPF Green Belt</p>	



	<p>purposes a)-d) (or 1-4 for the purposes of the Study) inclusive. The site sits within Parcel C27 as considered under the assessment. Parcel C27 is not considered to function against Purpose 4, owing to its spatial relationship with identified historic settlements. Land within the Parcel is otherwise considered to function strongly in respect of all other Purposes as a result of its location and strong countryside character.</p>
Site availability	
Availability information	<p>The site has been submitted as part of the 2021 Call for Sites exercise and has been recently confirmed as available for development in the 1 - 5 year period. The site is in multiple ownership. An architect and planning agent have been engaged, with a view to bring forward a planning application for the site by the end of 2022.</p>
Site achievability	
Achievability information	<p>The submitted pro-forma advised there is access, which would be available from Lake Road or St Catherines Road, where there is already an established road access for the existing properties. The suitability of this access would be subject to consultation and agreement from the highways authority, SCC. As part of the SLAA assessment SCC, the highways authority, were consulted and identified that the site is considered more sustainable as it is in close proximity to existing properties and the settlement area of Frimley Green. The carriageway of St Catherine's Road is wider and there is a footway on one side of the road. Any new access onto St Catherine's Road or Lake Road would need to be designed and constructed with appropriate visibility and geometry. There are no significant constraints to impede delivery of the development that have been identified as part of this assessment.</p>
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>The site is located in a sustainable location adjoining the settlement area of Frimley Green. Given the scale of the proposed development, there is clear evidence that homes could be delivered on site within the plan period. The landowner has confirmed that an architect and planning agent have been engaged, with a view to submit a planning application for the development of the site by the end of 2022 (if not, early 2023), which demonstrates that there is clear evidence that progress is</p>



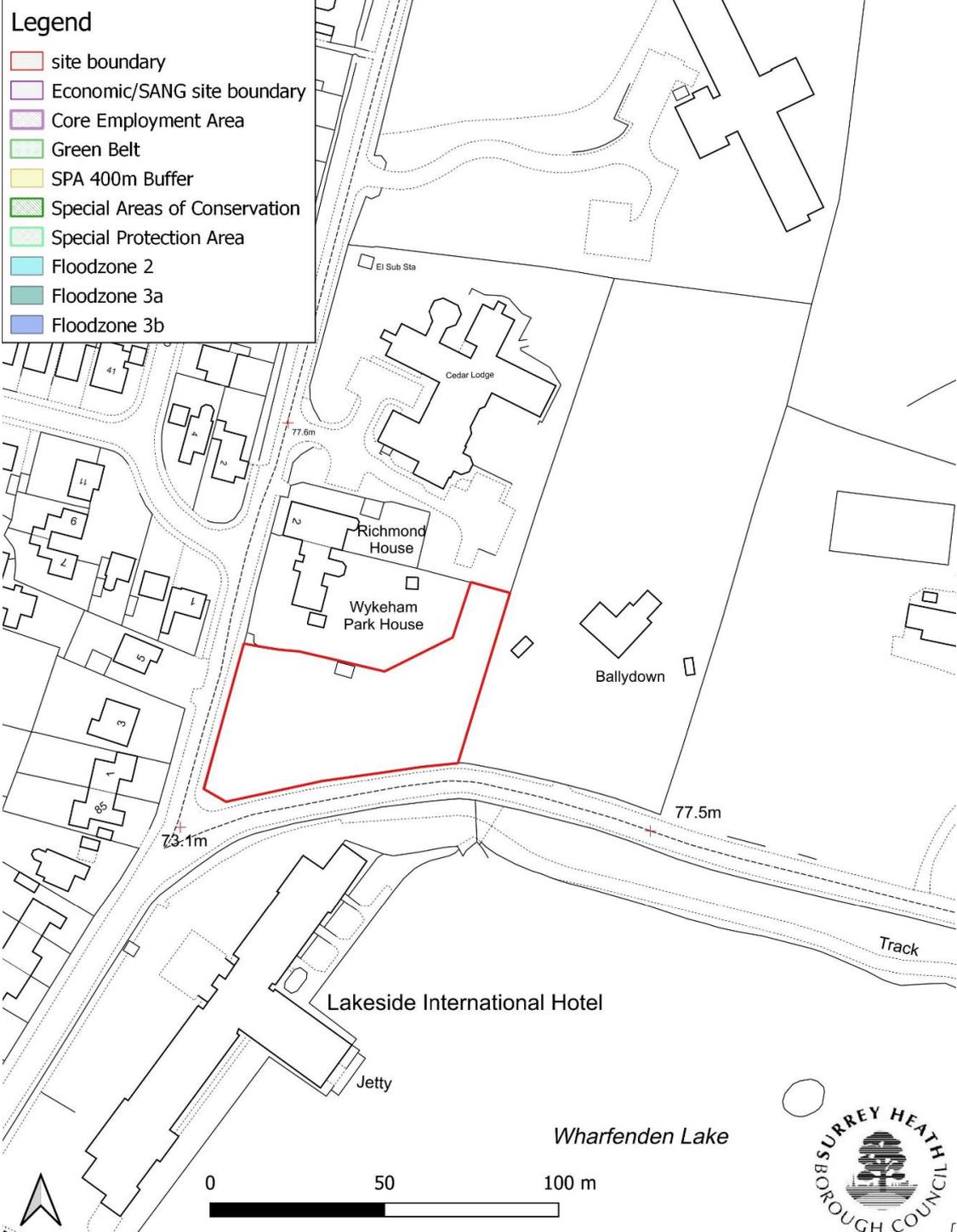
	being made toward the delivery of new homes on this site within the next five years.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	5	The site was submitted for 5 dwellings. There is no evidence to suggest that the site could not deliver 5 dwellings as part of this assessment.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
1 – 5		
Site SLAA Category		
Deliverable		



Site map

Land adjacent to Wykeham Park House, St Catherines Road, Not to standard scale

- Legend**
- site boundary
 - Economic/SANG site boundary
 - Core Employment Area
 - Green Belt
 - SPA 400m Buffer
 - Special Areas of Conservation
 - Special Protection Area
 - Floodzone 2
 - Floodzone 3a
 - Floodzone 3b



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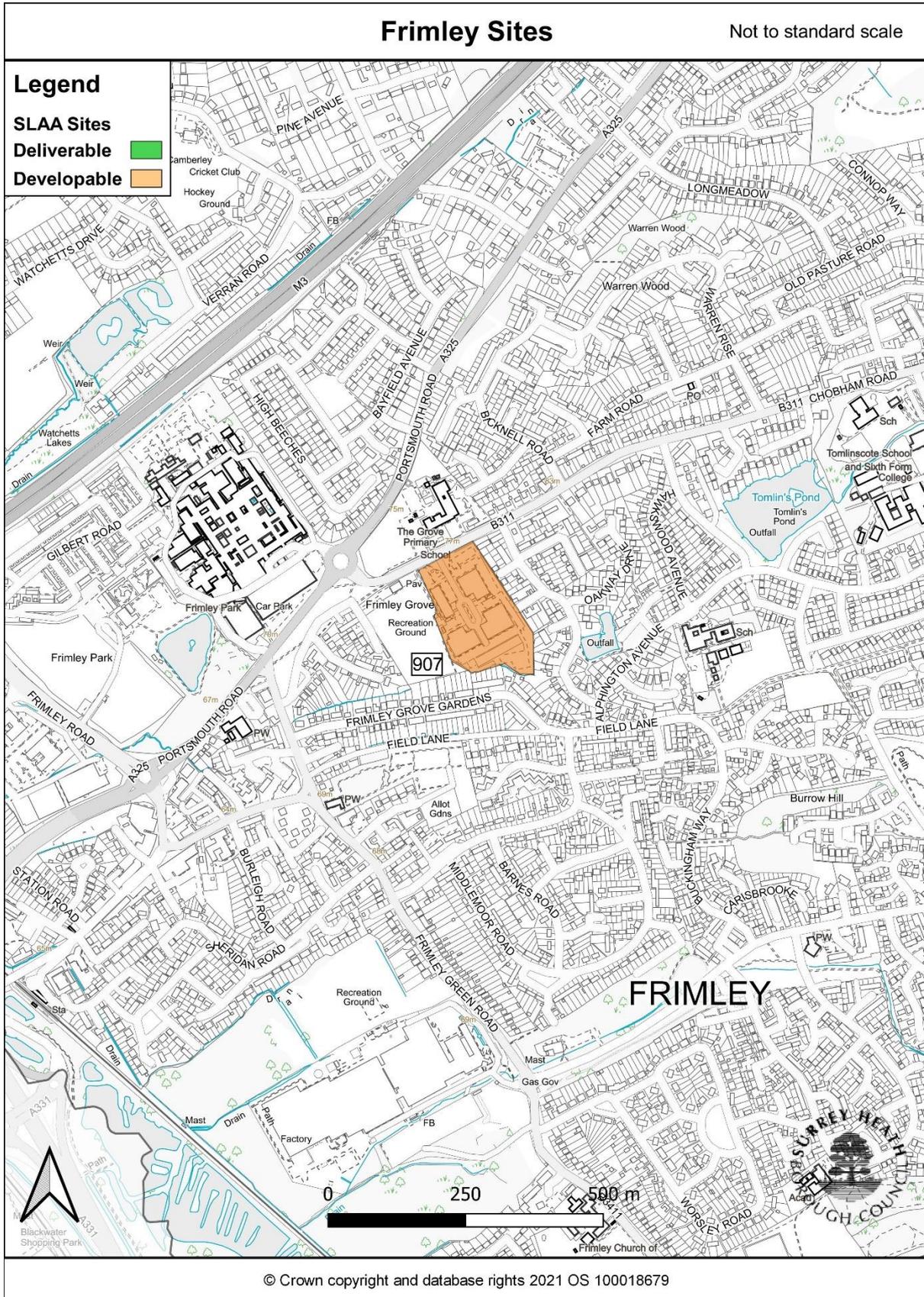


Frimley

Realistic Candidates for Development - Frimley

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
907	Sir William Siemens Square, Chobham Road, Frimley, GU16 8QD	200	0	200	0
Total		200	0	200	0





Site Information		
Address	Sir William Siemens Square	Site ID
	Chobham Road	907
Postcode	Frimley	
	GU16 8QD	
Ward	Frimley	
Site Area (ha)	2.1	
How site was identified	Submitted in Call for Sites	
Existing use	Employment offices (Class E)	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	488222	
Northing	158416	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Settlement Area	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is sustainably located, within 1km of Frimley train station and approximately 2km south of Camberley Town Centre, with good access to local services, schools and recreation space.</p> <p>The site is within the Western Urban Area and is surrounded by predominantly residential uses, with Frimley Hospital nearby.</p> <p>The site comprises 4 existing large-scale, glazed office buildings, symmetrically arranged around a landscaped courtyard. Building heights range from 3 to 4 storeys. Car parking is incorporated within the courtyard layout, with a substantial parking area to the south of the site. The existing buildings are in commercial office use (Class E). However, the entire site is currently vacant.</p> <p>Marconies Park lies to the west of the site, with a primary school to the north, and residential development to the east and south.</p>	



	<p>The site benefits from mature, green boundaries, which includes an area TPO.</p> <p>The Site is currently unallocated in the adopted Core Strategy. The draft Issues and Options Local Plan (published in June 2018) identified a preferred option to allocate the Site as a Strategic Employment Site.</p> <p>However, the site has been reassessed to provide residential-led (re)development that will contribute to Surrey Heath’s Local Housing Need. It may be possible to retain or re-provide an element of employment floorspace alongside the residential aspect of the proposed site allocation. Any employment floorspace retained or re-provided would need to be complementary to the residential use of the site.</p>
Site availability	
Availability information	<p>The site was submitted as part of the 2021 Call for Sites exercise and has been confirmed to be available for development. The site is in sole ownership. Although the site is available, there are no definitive timescales to develop the site. The site has been recently marketed for disposal, with the marketing document advertising the development potential of the site (including the emerging residential allocation).</p>
Site achievability	
Achievability information	<p>The site is in an established employment use with an existing access. There are no major physical constraints affecting the site. New homes in this urban location, close to Frimley railway station, Frimley Hospital, and Camberley Town Centre, are likely to be attractive to the market.</p> <p>Redevelopment of this site to provide new homes would help towards meeting the borough’s local housing need with a scheme that could be sensitive to the surrounding residential areas.</p>
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>There are no significant constraints from the site coming forward. However, the site is currently in employment use, albeit the buildings are currently vacant. In accordance with Core Strategy Policy CP8, the loss of employment sites will only be permitted where wider benefits to the community can be shown. This can only be demonstrated through the planning application process. At present, the site is therefore considered developable rather than deliverable.</p>



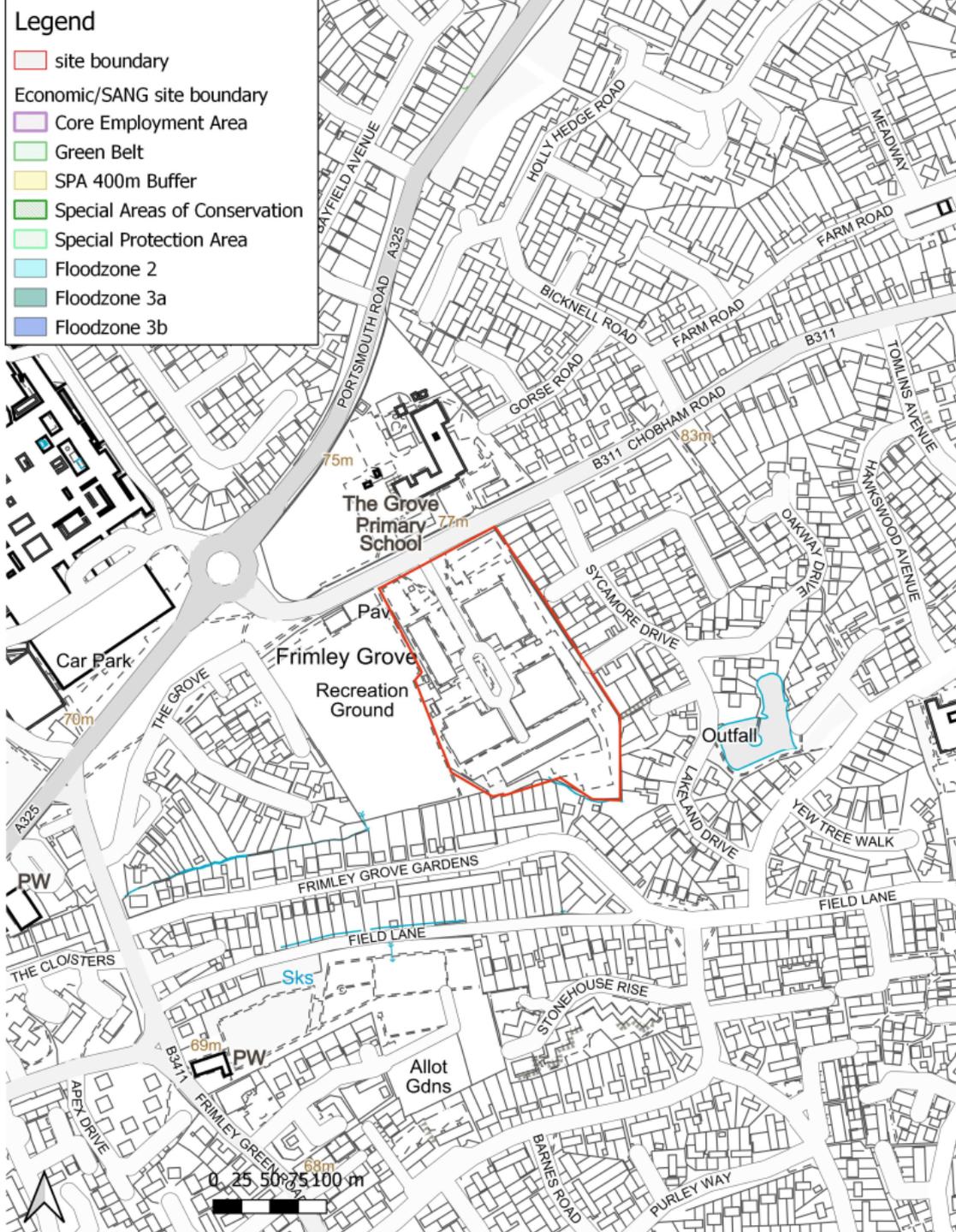
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	200	No specific capacity figures have been identified in the Call for Sites submission. The Council's urban design officer has undertaken an assessment of the site and has determined the capacity of approximately 200-250 dwellings as appropriate for the site. This takes account of the existing context of the site and that the whole site may not be developed due to its current status as an employment site.
Economic, SANG or uses other than housing	Employment offices (Class E)	
Indicative phasing		
Estimated delivery timescale (years):		
6 – 10		
Site SLAA Category		
Developable		



Site map

Land East of Park Street, North of Princess Way, Camberley Not to standard scale

- Legend**
- site boundary
 - Economic/SANG site boundary
 - Core Employment Area
 - Green Belt
 - SPA 400m Buffer
 - Special Areas of Conservation
 - Special Protection Area
 - Floodzone 2
 - Floodzone 3a
 - Floodzone 3b



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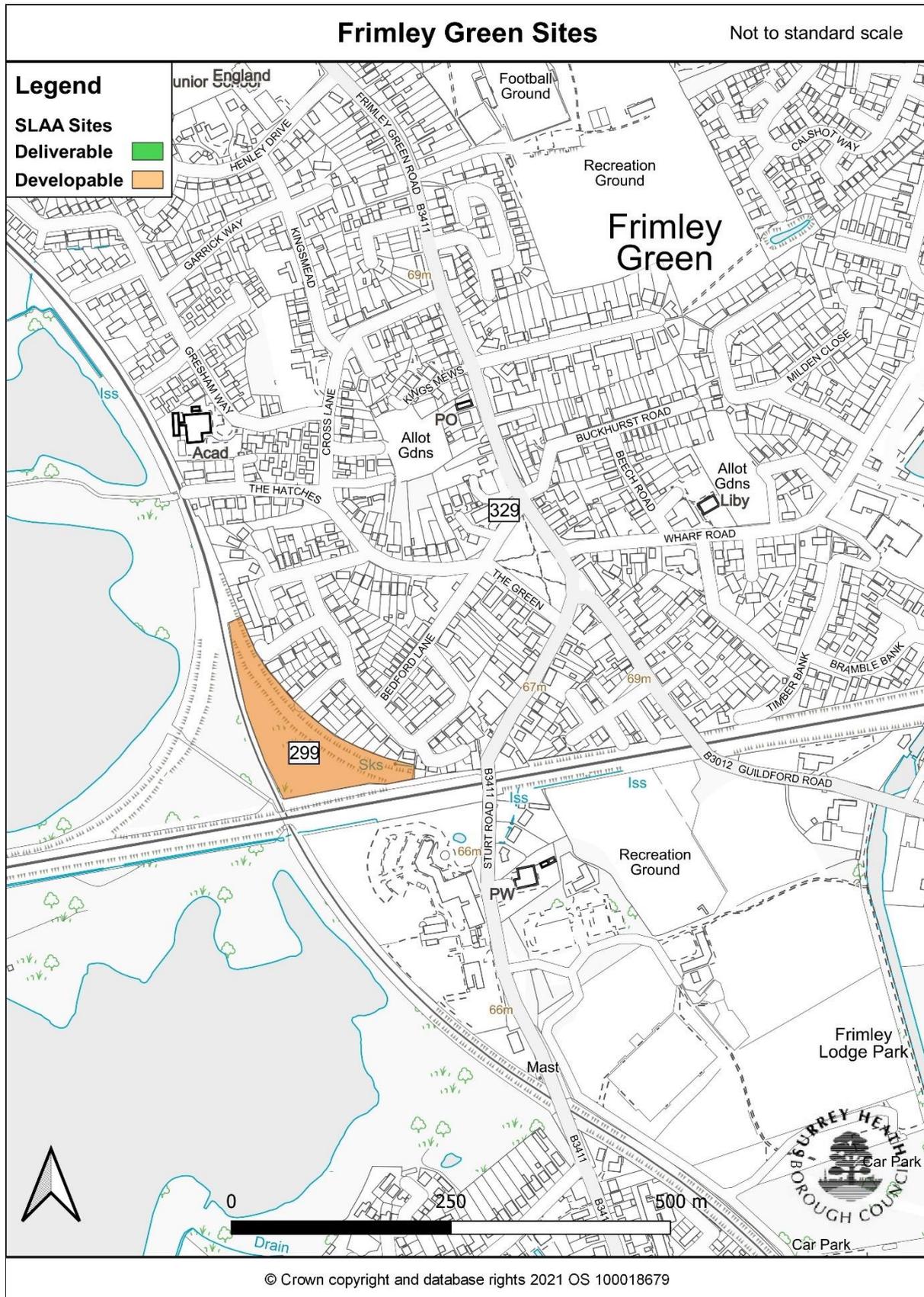


Frimley Green

Realistic Candidates for Development - Frimley Green

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
299	Land at East Curve, Sturt Road, Frimley Green, GU16 6HW	50	0	0	50
Total		50	0	0	50





Site Information		
Address	Land at East Curve	Site ID
	Sturt Road	299
Postcode	Frimley Green	
	GU16 6HW	
Ward	Frimley Green	
Site Area (ha)	1.9	
How site was identified	Public sector land	
Existing use	Unknown	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Not in planning system	
Easting	488508	
Northing	156421	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	App no. 96/0328 - Outline application for residential development following removal of disused railway embankment. Outcome: Refuse. Appeal also dismissed.	
Site suitability		
Suitability information	The site is located within countryside beyond the Green Belt, adjoining the defined settlement area of Frimley Green. The site is previously developed and is situated in a suitable location within walking distance of Frimley Green Local Centre. A planning application for residential development at the site that was determined in 1999 was refused. An appeal that followed was then dismissed. The reasons for refusal included design and access considerations. The development was also refused on account of its countryside designation and because the land was safeguarded for future use for transport purposes. It is proposed in the new Local Plan that the area is removed from the Countryside Beyond the Green Belt and brought into the settlement area of Frimley Green.	



	<p>A Green Belt and Countryside Study was undertaken by the Council as part of its evidence base for the emerging Local Plan which assessed individual parcels of land in Surrey Heath's Green Belt and Countryside Beyond the Green Belt against the NPPF Green Belt purposes a)-d) (or 1- 4 for the purposes of the Study) inclusive. The site forms part of Parcel C11 of the assessment. Parcel C11 is not considered to function against Purpose 4, owing to its spatial relationship with identified historic settlements. Parcel C11 is otherwise considered to function moderately to weakly against Purposes 1, 2 and 3. The Parcel does provide the nearest zone of constraint to the expansion of Camberley and Frimley, but as a result of its location, it has little capacity to prevent the merging of settlements and its open character is detrimentally influenced by surrounding development.</p>
Site availability	
Availability information	The land is currently owned by SHBC and is currently allocated as safeguarded land for future public transport. However, this is not proposed to be taken forward through the emerging Local Plan and the land is considered available for development.
Site achievability	
Achievability information	The site is in a suitable location and benefits from an existing access at the end of Spencer Close, but consultation with Surrey County Council, the Highway Authority, would be required to confirm suitable access arrangements. No information has been submitted to suggest the site would not be viable.
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	The land is currently owned by SHBC and is currently allocated as safeguarded land for future public transport. However, this is not being taken forward into the new Local Plan and the land is considered available for development. Due to the need to work with partners to consider a suitable development proposal for the site, and the need to consider the relationship with the railway lines that bound the site to the west and south, the site is considered developable in the 11-15 year period.



Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	50	The site is PDL and proposed to form part of the settlement area. The site has not major constraints, but the developable area has been reduced to account for the proximity to the railway lines. 40dph is applied, reflecting the proposed minimum density for the Western Urban Area.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
11 – 15		
Site SLAA Category		
Developable		



Site map

Land at East Curve, Sturt Road, Frimley Green

Not to Standard Scale

Legend

- site boundary
- Economic/SANG site boundary
- Green Belt
- SPA 400m buffer
- Special Areas of Conservation
- Special Protection Area
- Core Employment Areas
- Floodzone 2
- Floodzone 3a
- Floodzone 3b



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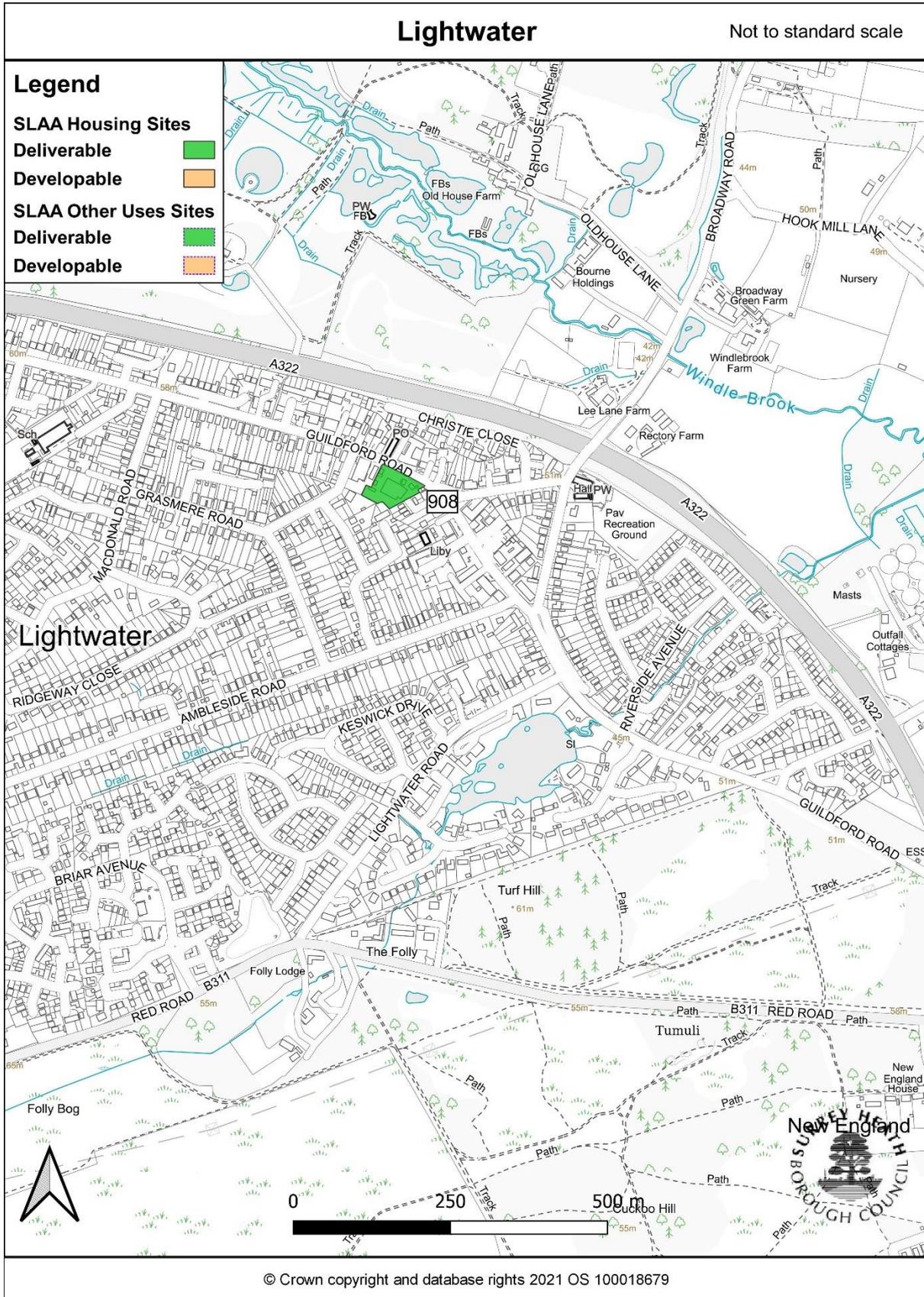


Lightwater

Realistic Candidates for Development - Lightwater

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
908	103 - 109 Guildford Road, Lightwater, GU18 5SB	21	21	0	0
Total		21	21	0	0





Site Information		
Address	103 - 109	Site ID
	Guildford Road	908
Postcode	Lightwater	
	GU18 5SB	
Ward	Lightwater	
Site Area (ha)	0.38	
How site was identified	Submitted in Call for Sites	
Existing use	Mixed	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Pre-application enquiry	
Easting	492970	
Northing	162254	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Settlement area	
Site History		
Relevant planning history:	<p>22/0525/FFU – Development of site to provide 21 no. Dwellings with associated access, hardstanding, landscaping and parking. Outcome: pending.</p> <p>10/0936 - Change of Use of land from car sales (Sui Generis) to a mixed use incorporating a car wash and car valeting facility (Sui Generis) to include the erection of a canopy and reposition of portacabin (Retrospective). Outcome: Granted StC.</p> <p>21/0344/FFU Erection of 5 buildings to comprise 18 terrace style houses and 12 apartments within a flatted block with associated landscaping, access, and car parking. All following demolition of existing buildings on site. Outcome: Awaiting Determination.</p>	

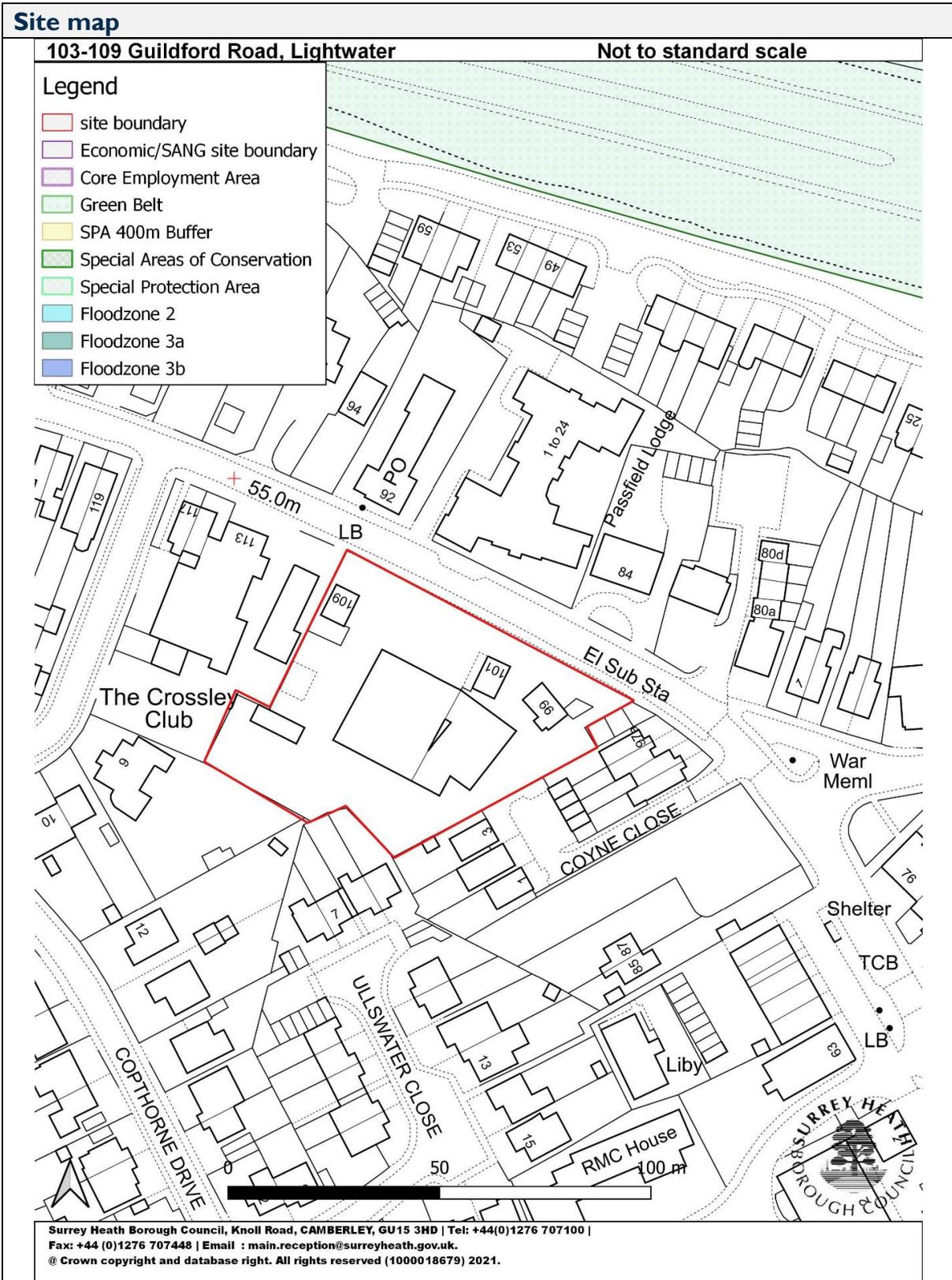


Site suitability	
Suitability information	The site is PDL and situated in a sustainable location in the defined settlement area of Lightwater, approximately 50m north of Lightwater Local Centre, near shops, services and transport links. The site is not subject to any major constraints. The majority of the area of land submitted is currently in commercial use as a car sales outlet (Sui Generis). Any forthcoming development proposal should be guided by the Lightwater Village Design Statement SPD (2007). The Council's urban design consultant has noted that careful consideration will need to be given to the scale, bulk and height of a development proposal, taking account of the relationship with neighbouring properties.
Site availability	
Availability information	The site has been submitted as part of the 2020/21 Call for Sites exercise. It is indicated to be in multiple ownership and available for development in the 1 - 5 year period. A planning application is currently awaiting determination on the site for 21 new homes.
Site achievability	
Achievability information	The site is in a sustainable location and has existing access from Guildford Road. There are no known significant or unusual development costs associated with the site that could impact its viability. As part of the SLAA assessment SCC, the Highways Authority, were consulted and identified that the site is within an existing built up residential area with good access to local facilities. It is therefore considered an accessible location in terms of sustainable transport. A new bell mouth access would be required for a development of 17 units. This would need to be designed and constructed with appropriate visibility and geometry.
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	The site is in a sustainable location on PDL and is available now. There are no significant constraints in respect of achievability. It is available in the short-term. The recently-submitted planning application, which is awaiting determination, demonstrates that the landowners are keen to develop the site. Given the current planning status and the scale of the proposed site, there is clear evidence that progress is being made toward the development of this site within the first five years of the plan period.



Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	21	The site was submitted for between 31 - 50 units. The site is PDL in the settlement area with no major constraints. Surrounding densities approximately 30-35dph. Site capacity is assessed to be approximately 21 net new homes, which reflects the outstanding planning application on the site.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
1 - 5		
Site SLAA Category		
Deliverable		



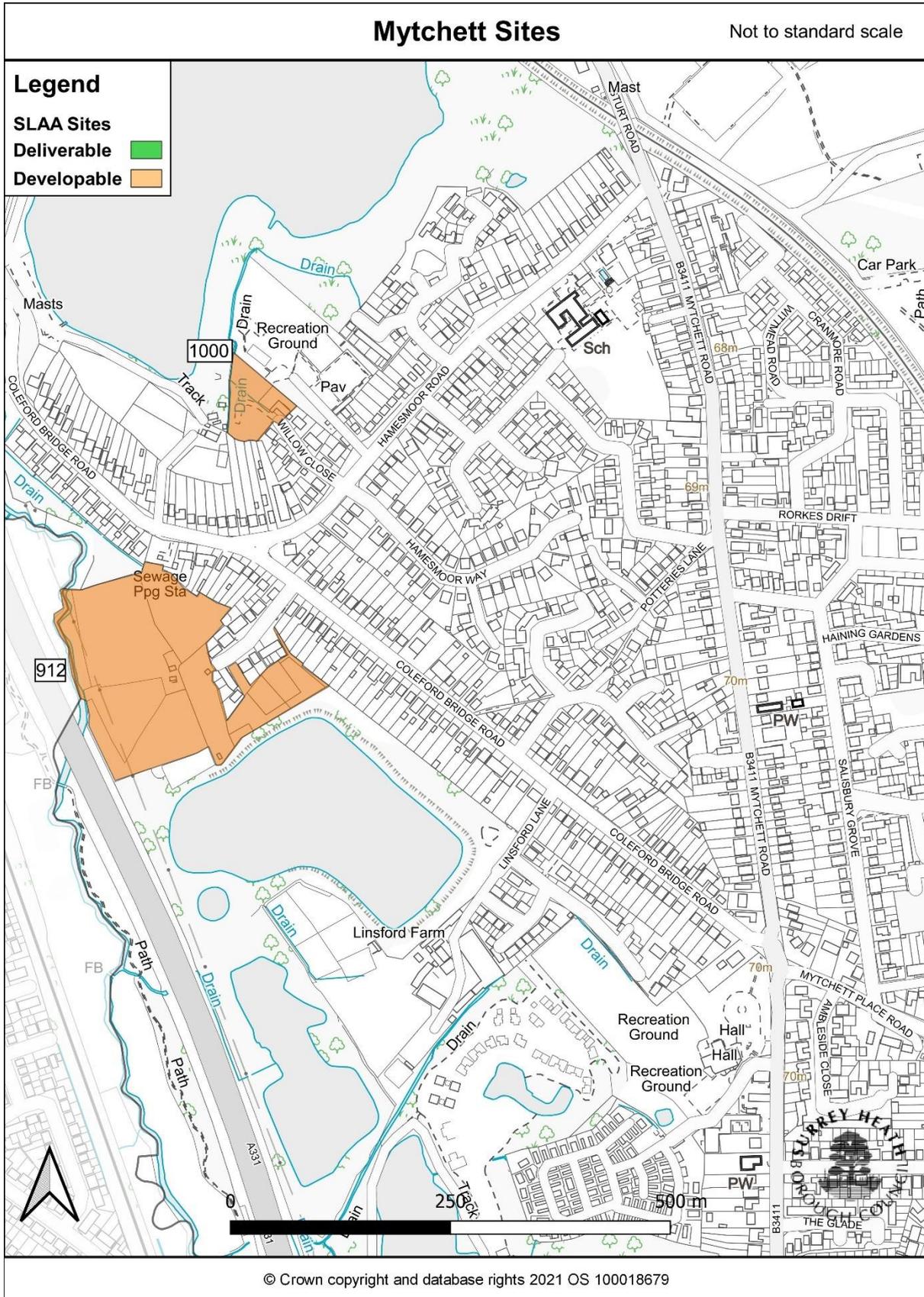


Mytchett

Realistic Candidates for Development - Mytchett

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
912	Land adjacent to Sherrard Way, Mytchett, GU16 6AU	16	0	16	0
1000	10 Willow Close, Mytchett, GU16 6JE	7	0	0	7
Total		23	0	16	7





Site Information		
Address	Land adjacent to	Site ID
	Sherrard Way	912
Postcode	Mytchett	
	GU16 6AU	
Ward	Mytchett and Deepcut	
Site Area (ha)	1.5	
How site was identified	Submitted in Call for Sites	
Existing use	Equestrian	
Is the site previously developed land (PDL)?	Greenfield	
Planning Status	Not in planning system	
Easting	488235	
Northing	155453	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
	EA Flood Zone 2-3	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located within Countryside Beyond the Green Belt, partially adjoining the defined settlement area of Mytchett to the east. The site contains undeveloped countryside land consisting of fields. The site itself is relatively open, but there are wooded borders a relatively short distance from the south and western boundaries, which provide some screening from the wider countryside.</p> <p>The western part of the site is located in Flood Zone 2 and on its western and northern fringes are small areas of flood zone 3a and 3b. Modelling in the Surrey Heath Strategic Flood Risk Assessment 2020 indicates that there will be some impact on flood risk at the site by the 2080s having regard to the effects of climate change, with a small area at the west of the site within existing Flood Zone 2 moving into Flood Zone 3a with increased</p>	



	<p>severity of flooding events. The parts of the site adjacent to the existing residential properties falls within Flood Zone 1 and this is not indicated to change in the future, having regard to climate change impacts. Due to the large areas of flood zones across the site, any residential development would need to pass both the sequential and exception tests to be considered acceptable. It would also be necessary for a Flood Risk Assessment to be submitted for the site, in accordance with Government guidance, and appropriate flood mitigation measures would need to be implemented as part of any forthcoming scheme, for it to be considered acceptable.</p> <p>A small section of the site falls within the Farnborough Public Safety Zone and part of the site is identified as being potentially contaminated land.</p> <p>Due to the site's irregular shape and the constraints, the layout of any proposed development would be likely to be less than could otherwise be delivered on a site of this size.</p>
Site availability	
Availability information	The site has been submitted as part of the 2021 Call for Sites exercise. It is advised that the site is in single ownership and is available for development in the 1 - 5 year period.
Site achievability	
Achievability information	<p>It is advised that access would be available from two points via Sherrard Way. As part of the SLAA assessment SCC, the Highways Authority, were consulted and identified that the site is located at the edge of a small existing residential development on the outer fringe of a built-up residential area. Although on the fringes of the residential area there are leisure, education and some shopping facilities within walking distance and bus stops on Coleford Bridge Road, with an hourly bus service. The nearest train station is within cycling distance. The site would therefore be considered acceptable in sustainable transport terms for a small residential development. In principle there would appear to be no highways issues with vehicular access to the site from the two access points indicated off Sherrard Way.</p> <p>Careful consideration would need to be given to pedestrian access to the site. Although there are existing footways on Sherrard Way there are sections that have been grassed over. To facilitate safe pedestrian access these may need to be re-established as a tarmac surface. The access point between</p>

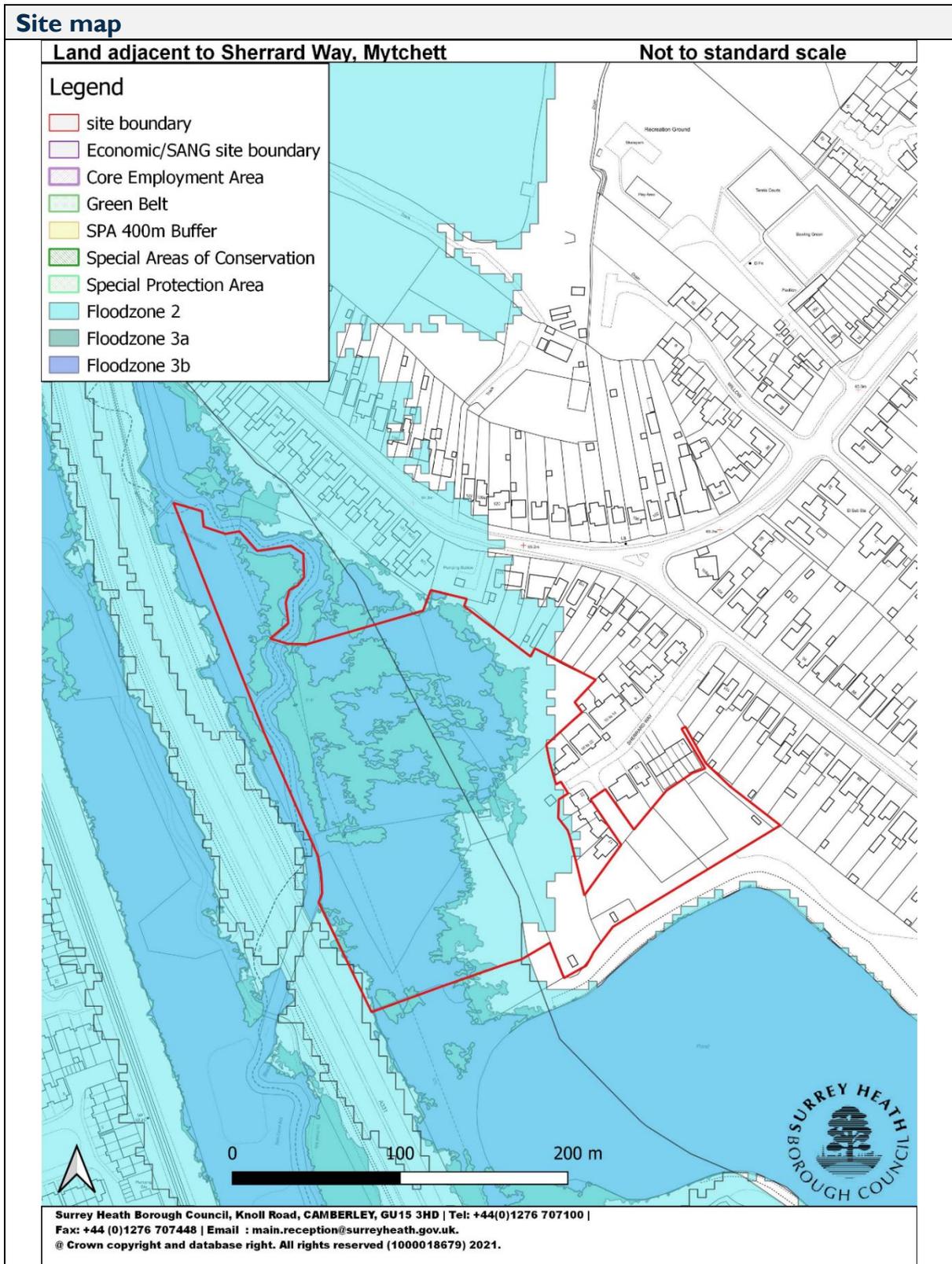


	<p>property nos. 23 and 24 would be a simple extension of the existing public highway. The other indicated access point next to property no. 17 is from a private road which currently operates as a shared surface. Depending on the proposed scale of development consideration would need to be given as to whether a dedicated footway into the site would need to be provided.</p> <p>The site is in flood zone 3 and any development proposal would need to pass both the sequential and exception test to be considered acceptable for such a use. The site is adjacent to lakes situated between Mytchett and the A331 Blackwater Valley Route and is somewhat removed from the wider countryside. It is also not located on any key routes linking the countryside to the nearest settlement of Mytchett, and therefore, development of the site would have a limited impact on the character of the countryside. The site is however, impacted by various constraints including flooding and a Biodiversity Opportunity Area designation, which are likely to effect the developable area of the site, as well as its overall capacity. In addition, potentially contaminated land is present on part of the site.</p> <p>The area of the site in existing Flood Zone 3a and 3b and modelled future Flood Zone 3a, and areas shown to be subject to increases in 35% and 70% severity of flooding due to climate change have not been included in the developable area of the site. This action has also removed the potentially contaminated part of the land, which covers a similar area at the west of the site. The part of the site that is shown to remain in Flood Zones 1 and 2 in the 2080s is considered suitable for development subject to a Flood risk Assessment and Sequential Test being undertaken for the Flood Zone 2 area. The capacity of the site is reduced to take account of its irregular shape.</p>
<p>Site deliverability</p>	
<p>Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?</p>	<p>The site should be classified as developable in the 6 - 10 year period to take account of the potentially contaminated area and the most significant areas of flood risk.</p>



Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	16	The site promoter advised that up to 40 dwellings could be delivered on the land edged red. The submission indicates that a smaller scheme to the south of Sherrard Way would also be possible. Due to the significant flooding constraints and possible contamination, this leaves a reduced developable area and the irregular shape would require a reduced dph. Accordingly, a capacity of 16 dwellings is derived.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
6 - 10		
Site SLAA Category		
Developable		





Site Information		
Address	10 Willow Close	Site ID
	Mytchett	1000
Postcode	GUI6 6JE	
Ward	Mytchett and Deepcut	
Site Area (ha)	0.4	
How site was identified	Submitted in Call for Sites	
Existing use	Vacant	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Not in planning system	
Easting	488687	
Northing	154665	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located within the Countryside beyond the Green Belt, outside of the defined settlement area of Mytchett. The site is north of Willow Close.</p> <p>Two residential dwellings are adjacent to the southern boundary of the site. To the east, there is a recreation ground. To the west, there are gardens of nearby residential properties, as well as an explore activity and education centre. The boundary abuts a Site of Nature Conservation Importance. There is a drainage ditch running through the middle of the site.</p> <p>The site sits within Parcel C13 as assessed in the Green Belt and Countryside Study. Parcel C13 is not considered to function against Purposes 1 and 4, owing to its spatial relationship with identified large built-up areas and historic settlements. Parcel C13 is otherwise considered to function weakly against Purpose</p>	

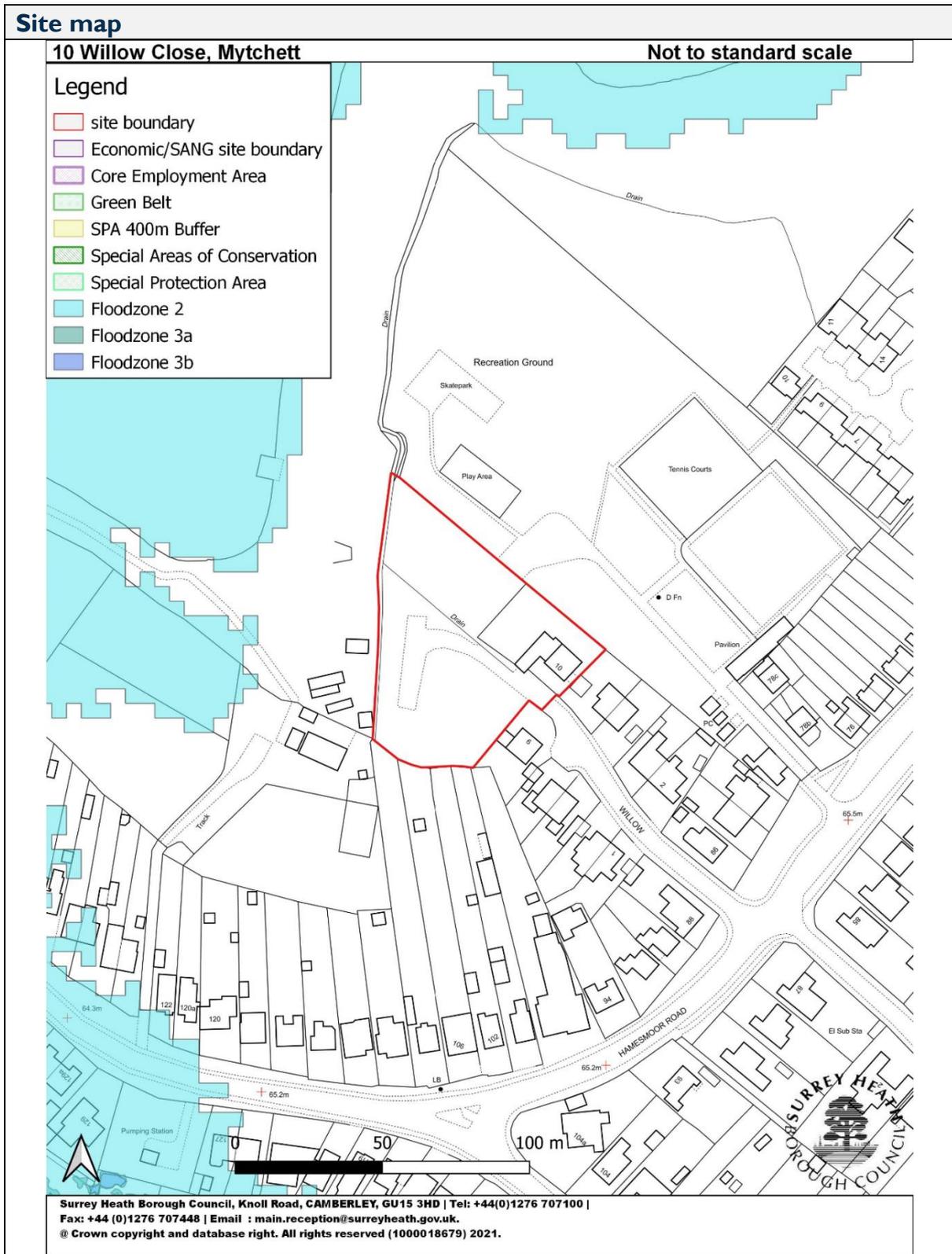


	<p>2 with development outside the Parcel influencing the role the Parcel is capable of playing to prevent neighbouring settlements from merging, despite its strong, open character.</p> <p>The site is currently located within Flood Zone 1. However, the modelling in the Surrey Heath Strategic Flood Risk Assessment 2020 indicates that the site will fall almost entirely within Flood Zone 3a in the 2080s. This should be taken into consideration in any forthcoming planning application.</p>
Site availability	
Availability information	The site has been submitted as part of the 2021 Call for Sites exercise and is indicated to be available for development in the 1 - 5 year period. The site is in sole ownership.
Site achievability	
Achievability information	<p>There is a drainage ditch running through the middle of the site. The submitted pro-forma advised that access would be available from Willow Close, where there is already an established road for the existing properties. Otherwise, there are no significant constraints to impede development. As part of the SLAA assessment SCC, the Highways Authority, were consulted and identified that the site is at the edge of an existing residential development and would be considered acceptable in sustainable transport terms. In principle, the site could be accessed from the indicated access point through land adjoining 10 Willow Close. A new access would need to be designed and constructed with appropriate visibility and geometry.</p>



Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	The site is located in a sustainable location, adjoining the settlement area of Mytchett. The site is in sole ownership and has been confirmed as available within the 1 – 5 year period. However, for the purposes of the SLAA assessment, the site is considered developable within the 11 – 15 year plan period, given the requirement to develop an appropriate application that could be suitable for development in relation to the climate change flood risk as set out in the SFRA. There is a realistic prospect that development could be delivered on this site within the plan period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	7	The submitted pro-forma advised that up to 9 dwelling could be delivered on the site. It also states that No 10 would be demolished as part of the development. However, the site capacity has been reduced due to the need to establish the extent of the of the site that would be suitable for development in relation to the climate change flood risk.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
11 - 15		
Site SLAA Category		
Developable		



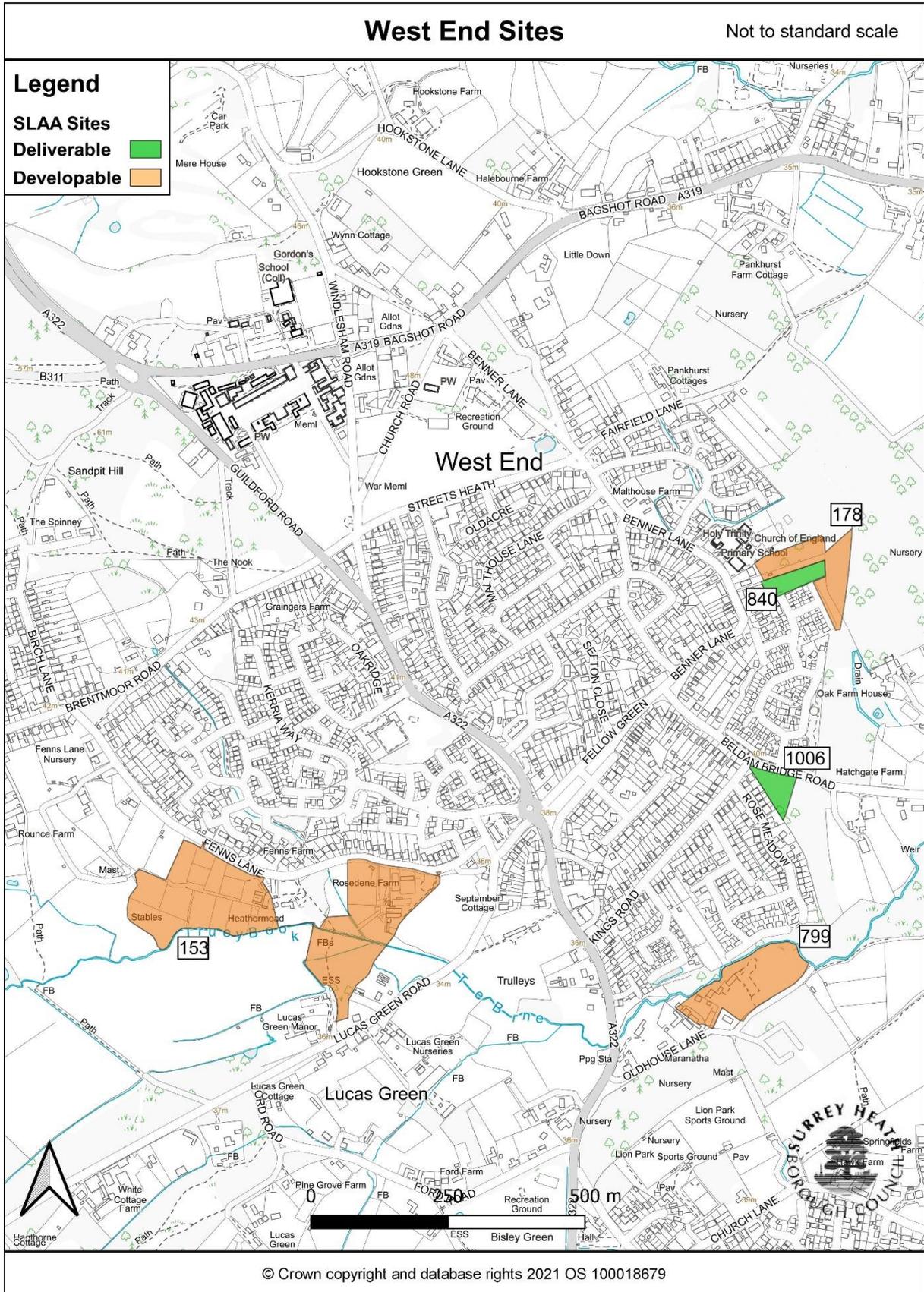


West End

Realistic Candidates for Development - West End

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
840	Land rear of 32-34 Benner Land, West End, GU24 9LQ	8	8	0	0
153	Land South of Fenns Lane, West End, GU24 9QF	7	0	7	0
799	Land North of Old House Lane, West End, GU24 9DB	6	0	6	0
1006	Land South of Beldam Bridge Road, West End, GU24 8DN	5	5	0	0
178	Land east of Benner Lane, West End, GU24 9JQ	16	0	0	16
Total		42	13	13	16





Site Information		
Address	Land rear of 32 – 34,	Site ID
	Benner Lane	840
	West End	
Postcode	GU24 9JQ	
Ward	Bisley and West End	
Site Area (ha)	0.34	
How site was identified	Submitted in Call for Sites	
Existing use	Unknown	
Is the site previously developed land (PDL)?	Greenfield	
Planning Status	Not in planning system.	
Easting	495329	
Northing	161017	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	Adjoining site of a recently complete planning application: 17/1046 - Residential development of 41 dwellings (comprising 4 x one bedroom, 9 x two bedroom, 13 x three bedroom and 15 x four bedroom units), with garages, parking, open space and access, including a principal access from the adjoining development. Outcome: Granted.	
Site suitability		
Suitability information	<p>The site is located to the rear of 32 – 34 Benner Lane, adjoining the settlement area of West End.</p> <p>The site is located on land that is designated Countryside beyond the Green Belt. The site forms part of the West End housing reserve site south of Kings Road. The area to the south of the site forms part of an application (17/1046) that has recently been completed for 41 dwellings. Development of the site would be an extension to this development.</p>	



Site availability		
Availability information	The site was confirmed as available in the 2020/21 Call for Sites exercise. The site is in single ownership and has been confirmed to be available for development. The planning agent for the site has confirmed that an planning application should be expected in early 2023 for the site.	
Site achievability		
Achievability information	Access to the proposed development could be achieved from the recently-completed access from the neighbouring development.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Given the access to the site has now been completed, and the small scale of the site, there is a realistic prospect that development could be achieved on this site within years 1 - 5 of the plan period. The landowner is currently engaged in discussions with developers with a view to develop the land within the first five years of the plan period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	8	The site was originally submitted for 10 units, although the landowner has advised that the scheme that is being promoted is now for 8 units. Approximately 8 units is considered to be appropriate for the site given the surrounding built form and densities.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
1 - 5		
Site SLAA Category		
Developable		



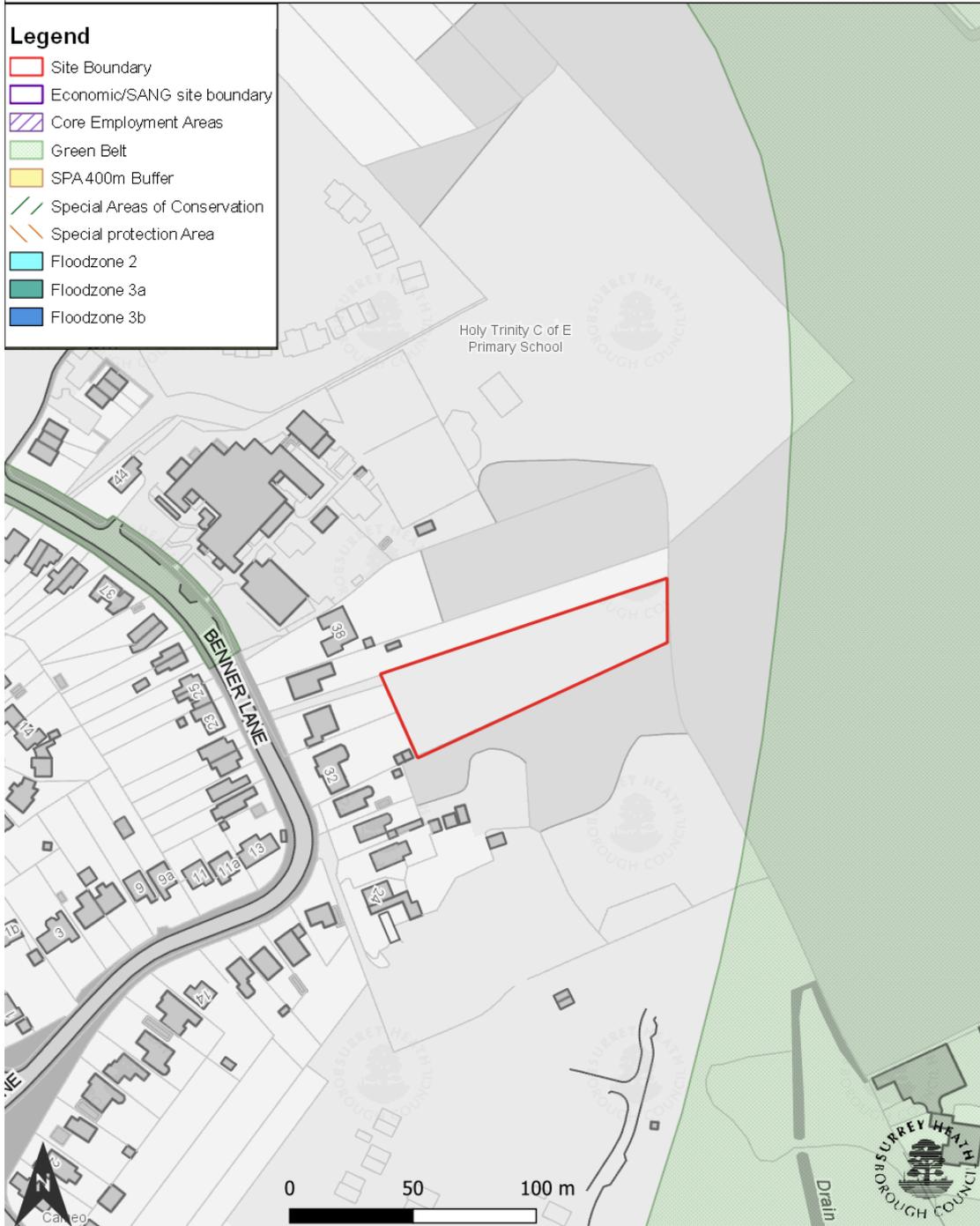
Site map

Land at 32 Benner Lane, West End

Not to standard scale

Legend

-  Site Boundary
-  Economic/SANG site boundary
-  Core Employment Areas
-  Green Belt
-  SPA 400m Buffer
-  Special Areas of Conservation
-  Special protection Area
-  Floodzone 2
-  Floodzone 3a
-  Floodzone 3b



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Site Information		
Address	Land South of	Site ID
	Fenns Lane	153
	West End	
Postcode	GU24 9QF	
Ward	Bisley and West End	
Site Area (ha)	2.6	
How site was identified	Submitted in Call for Sites	
Existing use	Mixed	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Recent application refused	
Easting	494396	
Northing	160407	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Green Belt	
	EA Flood Zone 2-3	
	Within 400m of SPA	
Site History		
Relevant planning history:	19/0154 - Outline application for the erection of 74 dwellings (and the retention of Rosedene Farm), provision of accesses, landscaping and play space along with an area of public open space following the demolition of existing buildings. Outcome: Appeal Dismissed.	
Site suitability		
Suitability information	The site is located wholly within the Green Belt, adjoining the southern part of the West End settlement area. The site is partially PDL, containing 2 dwellings and some works/storage units. It abuts the settlement area and therefore could possibly form a rural exception site; although the recent Call for Sites submission indicates that it is preferred the site is not restricted as a rural exception and is assessed on this basis. The Bourne River crosses the site to the south. The site is partially in flood zones 2, 3a and 3b, but the area suggested for residential development is located outside of flood zone 3a and 3b and only a small area is within flood zone 2. Consequently, development	



	<p>of the site would be subject to the site passing the sequential test. If the sequential test can be met, it is considered that any potential development would need to provide flood mitigation measures as part of the overall scheme.</p> <p>The indicated residential uses are also located in the areas of the site more than 400m from the Thames Basin Heaths SPA boundary. The site falls partly within a Biodiversity Opportunity Area designation and this would need to be taken into account as part of any forthcoming proposal.</p> <p>The site is located in the Green Belt, where there continues to be a presumption against inappropriate development. A planning history search confirms the fields covering much of the site are not previously developed, in accordance with the definition contained in the NPPF Glossary. Therefore, the use of this area of the site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.</p> <p>However, a planning history search also demonstrated that the buildings present on site are considered to be previously developed land (PDL), in accordance with policy in the NPPF (2019). As such, there could be scope for limited development on this area of the site, for the provision of residential units, in accordance with paragraph 145 (g) of the NPPF (2019), providing it would have no greater impact than the existing development on the openness of the Green Belt.</p> <p>A Green Belt and Countryside Study was undertaken by the Council as part of its evidence base for the emerging Local Plan which assessed individual parcels of land in Surrey Heath's Green Belt and Countryside Beyond the Green Belt against the NPPF Green Belt purposes a)-d) (or 1-4 for the purposes of the Study) inclusive. The assessment found Parcel G71 is not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The Parcel is considered to function strongly against Purposes 2 and 3 as a result of its open, countryside character and the role played by the Parcel in preventing development within the narrow gap between Lightwater, Bisley and West End.</p>
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Site availability		
Availability information	The site has been resubmitted as part of the 2020/21 Call for Sites exercise. The site is in multiple ownership consisting of 4 titles and it is advised the landowners are willing to sell. It is advised that it could come forward in the 1 - 5 year period.	
Site achievability		
Achievability information	The proposed site accesses are off Fenns Lane. There is no outstanding objection to a scheme of 74 units from the highways authority. There are some areas of PDL, but much of the site is undeveloped and it would be inappropriate to develop the greenfield areas due to the site's location in the Green Belt. The site is not considered to have any abnormal development costs that would impede its viability.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	In accordance with the NPPF (2019), the use of the site for development on its non-PDL areas would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. For the areas of the site that are PDL, the potential capacity of the site for residential use must be based on the bulk and mass of existing built form and must not impact the openness of the Green Belt. There is a realistic prospect that development could be achieved on this site within the 6 – 10 year plan period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	7	It is advised that the site as a whole could accommodate 74 units. However, the site is entirely within the Green Belt. Based on the existing built form within the land submitted, it is considered the site could accommodate 7 net residential units.
Economic, SANG or uses other than housing		Approximately 3.5ha of SANG.



Indicative phasing
Estimated delivery timescale (years):
6 - 10
Site SLAA Category
Developable

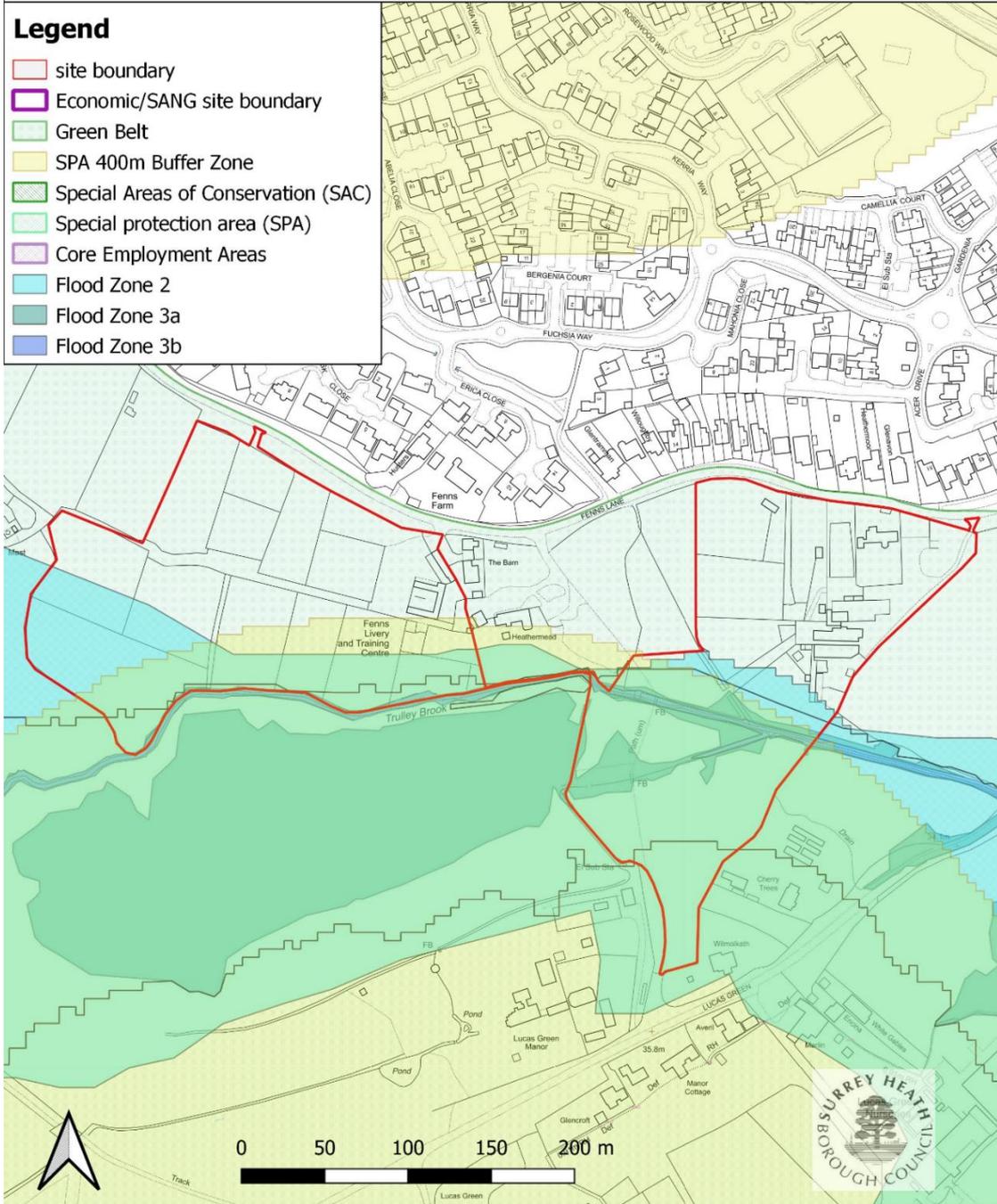


Site map

Not to Standard Scale

Legend

- site boundary
- Economic/SANG site boundary
- Green Belt
- SPA 400m Buffer Zone
- Special Areas of Conservation (SAC)
- Special protection area (SPA)
- Core Employment Areas
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



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Site Information		
Address	Land North of	Site ID
	Old House Lane	799
	West End	
Postcode	GU24 9DB	
Ward	Bisley and West End	
Site Area (ha)	1.8	
How site was identified	Submitted in Call for Sites	
Existing use	Mixed	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system.	
Easting	495221	
Northing	160257	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Green Belt	
	EA Flood Zone 2-3	
Site History		
Relevant planning history:	<p>08/0111 - Certificate of Lawfulness for the existing use as B2 (Industry). Outcome: Granted.</p> <p>17/0529 - Application for a Certificate of Lawful Development for a proposed building. Outcome: Granted. 08/0371 - Certificate of Lawfulness for the existing use as B2 storage, sawing and distribution of timber and wooden pallets. Outcome: Split decision (partially approved/ refused).</p> <p>17/0532 - Application for a Certificate of Lawful Use (Existing) for use of land for the burning of timber and pallets ancillary to use of land for manufacture, repair, storage and distribution of pallets. Outcome: Not agreed.</p>	
Site suitability		
Suitability information	<p>The site includes some PDL and wholly within the Green Belt. The site adjoins the southern edge of West End, but is outside and does not adjoin the defined settlement boundary. The northern extent of the site is within flood zone 3 and the remaining area is entirely within flood zone 2. The site forms</p>	



	<p>part of a wider gap between the settlements of West End and Bisley. Government Guidance states a Flood Risk Assessment is required as part of a planning application for most developments within one of the flood zones 2 or 3. In addition, development for housing in this area would therefore also need to pass the sequential test. The site falls partly within a Biodiversity Opportunity Area designation and this would need to be taken into account as part of any forthcoming proposal.</p> <p>The site is located in the Green Belt where there continues to be a presumption against inappropriate development. The site comprises significant hardstanding and includes some PDL in the form of existing structures. As such, there could be scope for limited development on this area of the site, for the provision of residential units, in accordance with paragraph 145 (g) of the NPPF (2019), providing it would have no greater impact than the existing development on the openness of the Green Belt.</p> <p>A Green Belt and Countryside Study was undertaken by the Council as part of its evidence base for the emerging Local Plan which assessed individual parcels of land in Surrey Heath's Green Belt and Countryside Beyond the Green Belt against the NPPF Green Belt purposes a)-d) (or 1- 4 for the purposes of the study) inclusive. The assessment for Parcel G62 is not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The Parcel is considered to function strongly against Purposes 2 and 3 as a result of its open, countryside character and the role played by the Parcel in preventing development within the narrow gap between Bisley and West End.</p>
Site availability	
Availability information	The site has been resubmitted as part of the 2020/21 Call for Sites exercise with a revised boundary. It is advised that the site is in single ownership and is available for development in the 1 - 5 year period.
Site achievability	
Achievability information	<p>There are no known viability concerns for the site, notwithstanding the need for the provision of suitable infrastructure. The site comprises some PDL and some fields located wholly within the Green Belt.</p> <p>Access has been suggested from Old House Lane, where existing access already exists. As part of the SLAA assessment SCC, the</p>



	<p>highways authority, were consulted and identified that Oldhouse Lane is a private unadopted road, so there are unlikely to be any concerns with direct access onto this lane.</p> <p>However, access onto the wider highway network would need to be considered in terms of highway safety and capacity, particularly where Oldhouse Lane joins A322 Guildford Road.</p>	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>The site comprises some PDL in the Green Belt. Given the existing structures present on-site, a small number of units could be delivered, taking account of the existing bulk and mass.</p> <p>Given the recent planning history, there is evidence that the landowner is keen to develop the site. However, the site is currently in employment use. In accordance with Core Strategy Policy CP8, the loss of employment sites will only be permitted where wider benefits to the community can be shown. This can only be demonstrated through the planning application process. At present, the site is therefore considered developable rather than deliverable.</p>	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	6	<p>The submission advised that the site could have a capacity of 60 dwellings. However, in line with the NPPF, this assessment is based on the existing permanent buildings and structures on PDL areas of the site, and considers the impact to the openness and character of the Green Belt.</p> <p>Therefore, the estimated capacity has been reduced to 6.</p>
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
6 - 10		
Site SLAA Category		
Developable		



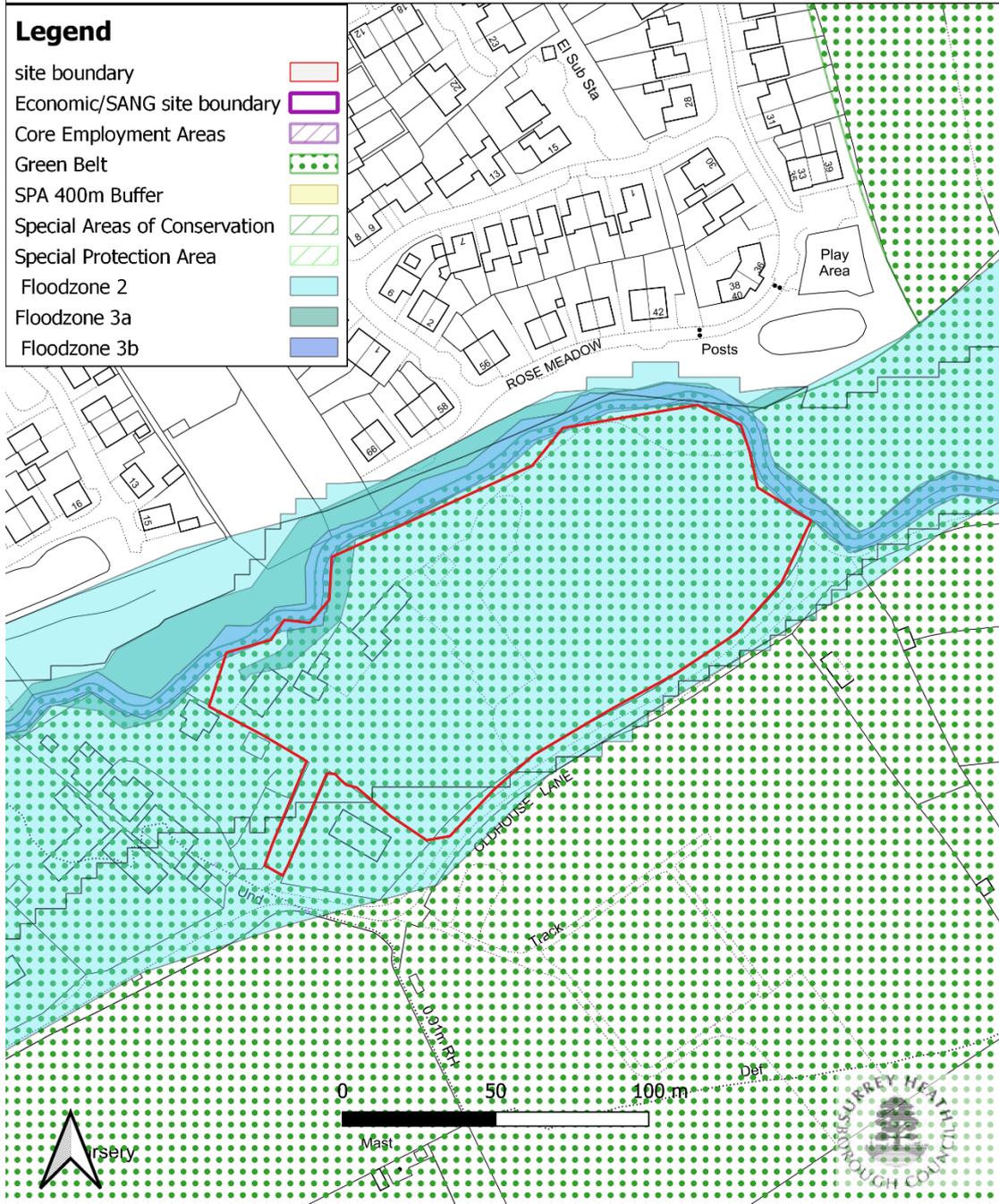
Site map

Land North of Oldhouse Lane, West End

Not to Standard Scale

Legend

- site boundary
- Economic/SANG site boundary
- Core Employment Areas
- Green Belt
- SPA 400m Buffer
- Special Areas of Conservation
- Special Protection Area
- Floodzone 2
- Floodzone 3a
- Floodzone 3b



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Site Information		
Address	Land South of Beldam Bridge Road,	Site ID
	West End	1006
Postcode	GU24 8DN	
Ward	Bisley and West End	
Site Area (ha)	0.35	
How site was identified	Planning Application	
Existing use	Residential	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	495323	
Northing	160630	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Housing Reserve Site	
	Countryside Beyond the Green Belt	
	Area Tree Preservation Order	
Site History		
Relevant planning history:	21/0865/FFU Erection of five detached two storey dwellings and garages with associated access, parking and landscaping.	
Site suitability		
Suitability information	<p>The site is located within land designated as the Countryside Beyond the Green Belt. The land is also allocated as a housing reserve site in the Local Plan (saved policy H8), for development beyond 2026 should there be a need. The site is located to the south-east of the settlement area of West End.</p> <p>The site forms part of the remaining area of the reserve site that has not been granted planning permission to date.</p>	
Site availability		
Availability information	Given the recent planning history, it is clear that the site is available for development within the short term. The landowner has recently submitted a further planning application that is currently awaiting determination.	



Site achievability		
Achievability information	The site could be accessed from Beldam Bridge Road. Given the current planning application for the site, it is clear that the development of this site would be viable.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is within single landownership and in a sustainable location. Given the planning application currently awaiting determination on this site and the small scale of the proposed development, the site is considered developable in the 1 - 5 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	5	Capacity reflects the current planning application awaiting determination on the site.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
1 – 5 year period		
Site SLAA Category		
Deliverable		



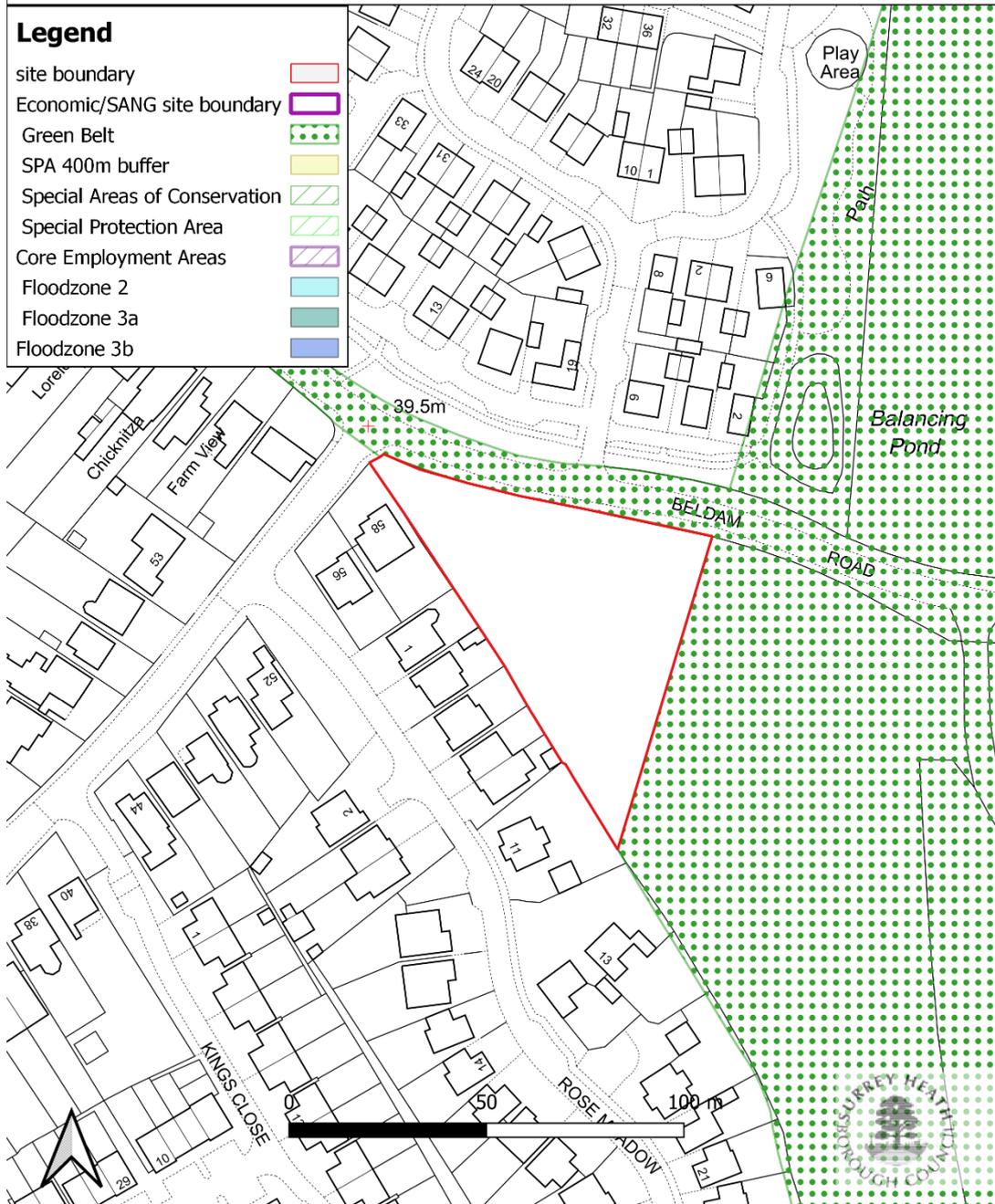
Site map

Land South of Beldam Briske Road, West End

Not to Standard Scale

Legend

- site boundary
- Economic/SANG site boundary
- Green Belt
- SPA 400m buffer
- Special Areas of Conservation
- Special Protection Area
- Core Employment Areas
- Floodzone 2
- Floodzone 3a
- Floodzone 3b



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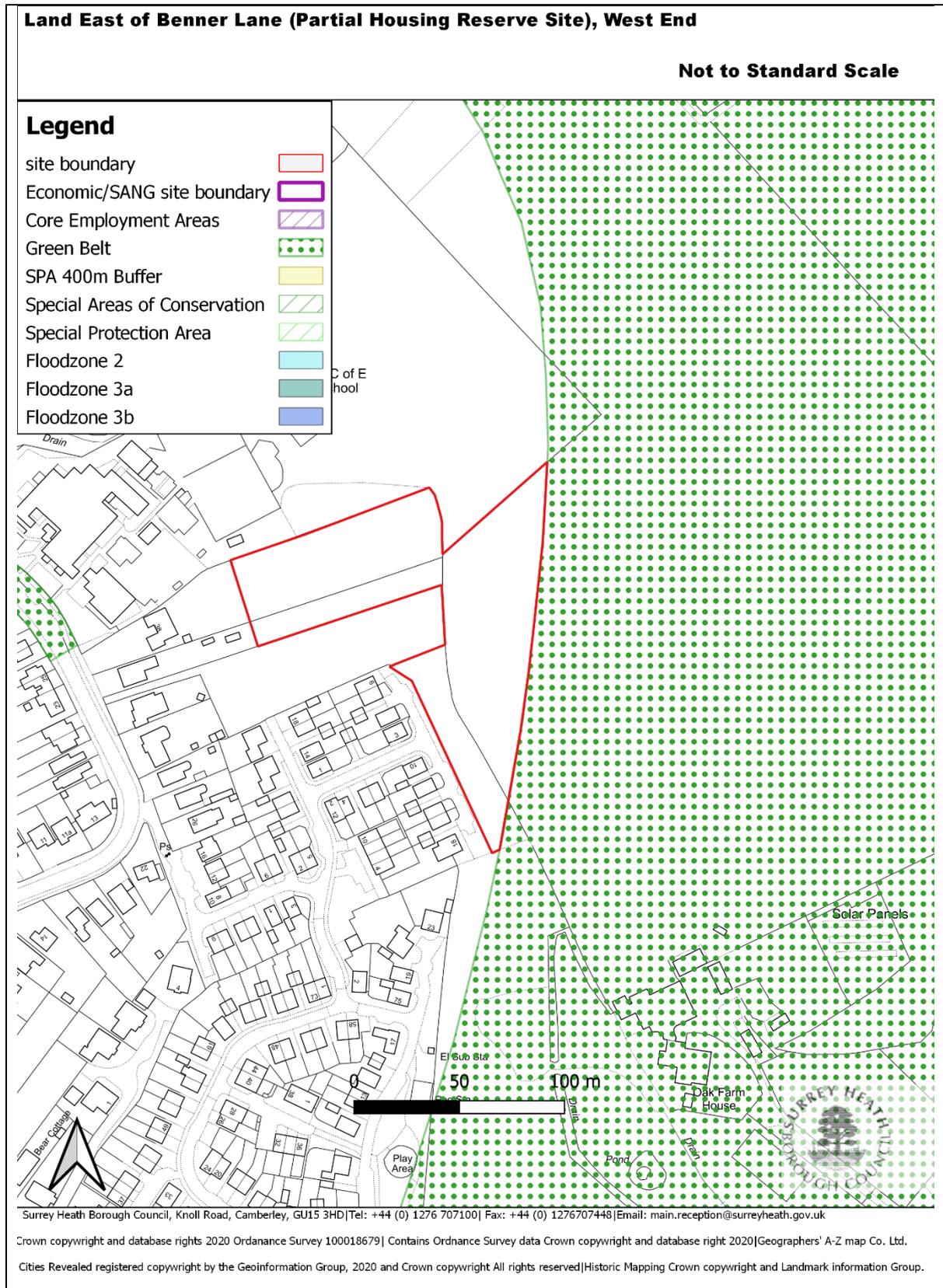


Site Information		
Address	Land east of	Site ID
	Benner Lane (partial Housing Reserve Site)	178
Postcode	West End	
	GU24 9JQ	
Ward	Bisley and West End	
Site Area (ha)	1.28	
How site was identified	Existing Local Plan Allocations	
Existing use	Sui generis	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Not in planning system	
Easting	495385	
Northing	161009	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	No planning history identified.	
Site suitability		
Suitability information	<p>The site is located within countryside land. The land is allocated as a housing reserve site in the Local Plan (saved policy H8). The site is located to the east of the settlement area of West End. It consists of agricultural land and woodland.</p> <p>The area covering the existing primary school, the properties and land south of along Fairfield Lane, and the curtilage of Malthouse Farm has not been included within the site boundary. The site forms part of the remaining area of the reserve site that has not have a granted planning permission.</p>	
Site availability		
Availability information	<p>Areas of the site that are unavailable have been removed from the site assessment area. This includes Holy Trinity School. However, much of the land within the reserve site to the north</p>	



	and east of this has been previously confirmed as available, although not all areas have been resubmitted as part of the 2021 call for sites exercise.	
Site achievability		
Achievability information	Access could be through and extension to the existing accesses created at neighbouring application sites that have received planning permission.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The majority of the reserve sites at West End now have approved planning applications. The site is comprised of multiple titles which may impact the site's lead in and assembly. It is considered that phasing for comprehensive development would be most suitable in the medium term.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	16	Capacity based on remaining site area at West End housing reserve site (excludes school, listed building, the curtilages of existing residences on Fairfield Lane and land south of Fairfield Lane, and application sites 17/1046, 16/0323 and 15/0445). Given the irregular shape of the remaining land, the capacity is assessed to be at a lower density than Policy DH2 sets out.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
11 – 15		
Site SLAA Category		
Developable		
Site map		



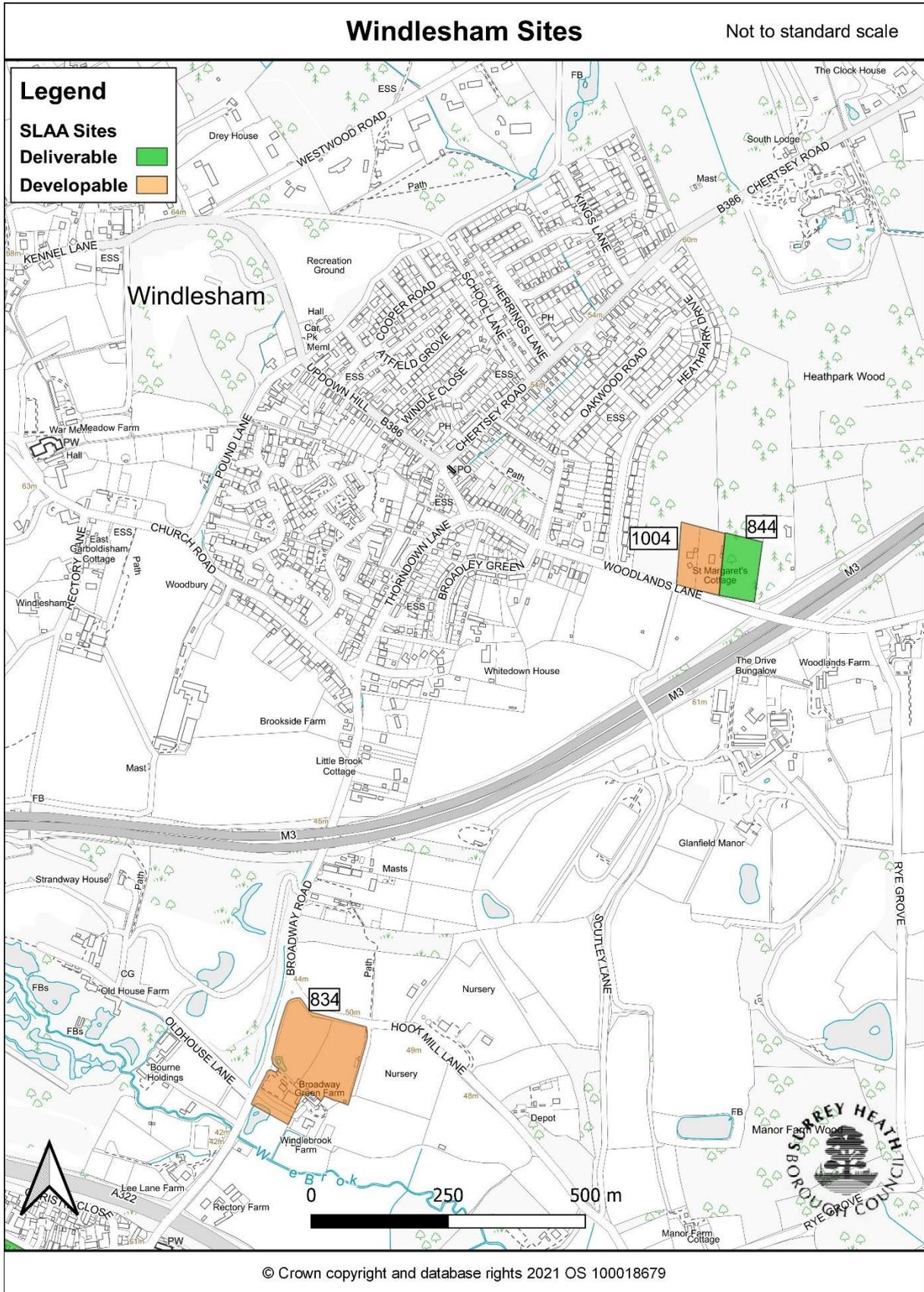


Windlesham

Realistic Candidates for Development - Windlesham

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
844	Land at Chamness, Woodlands Lane, Windlesham, GU20 6AS	20	20	0	0
834	Broadway Green Farm, Broadway Road, Windlesham, GU18 5SU	7	0	7	0
1004	St Margarets Cottage And The Ferns, Woodlands Lane, Windlesham, Surrey, GU20 6AS	20	0	20	0
Total		47	20	27	0



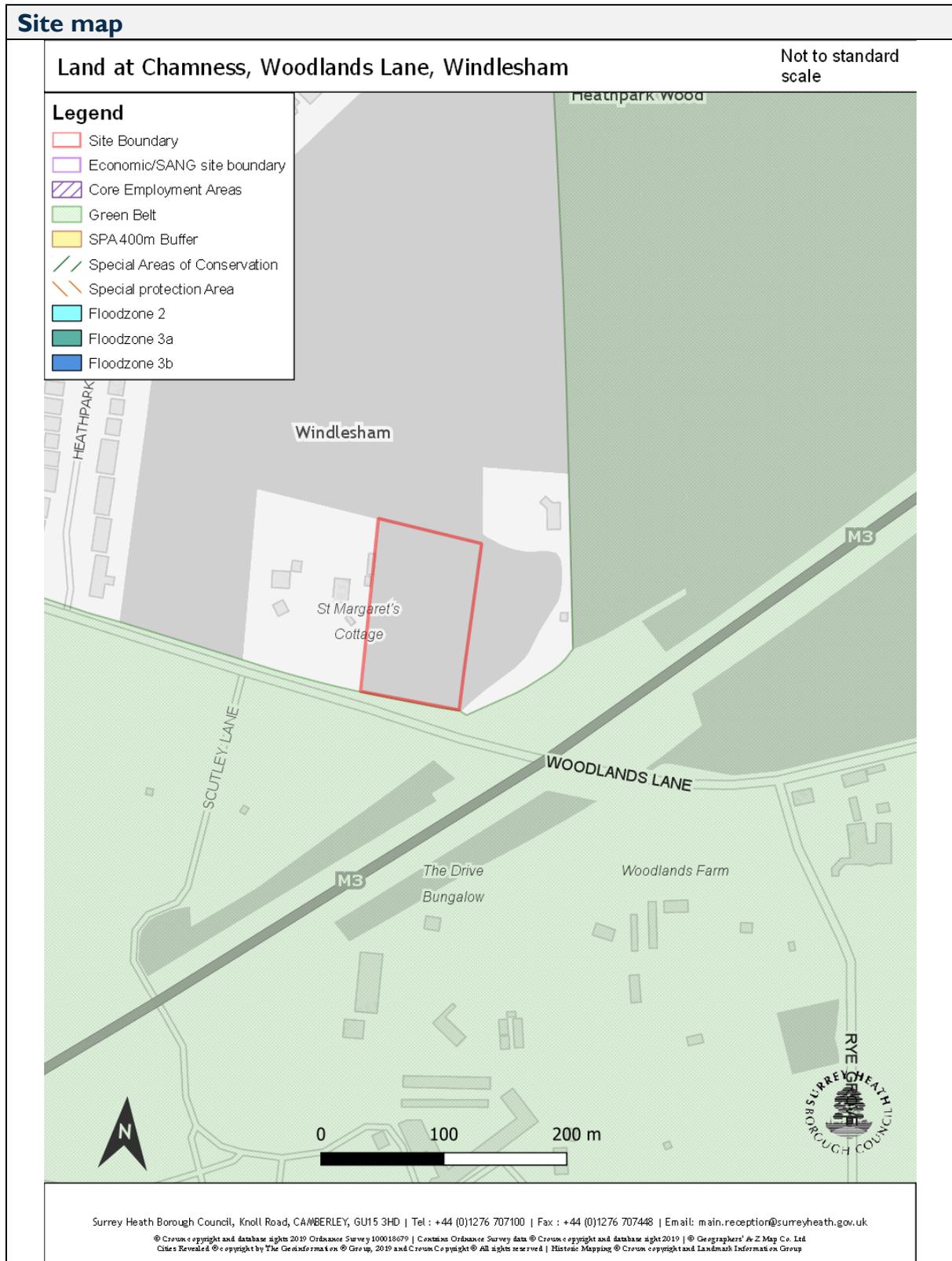


Site Information		
Address	Land at Chamness	Site ID
	Woodlands Lane	844
	Windlesham	
Postcode	GU20 6AS	
Ward	Windlesham and Chobham	
Site Area (ha)	0.77	
How site was identified	Pre-application enquiry	
Existing use	Woodland	
Is the site previously developed land (PDL)?	Greenfield	
Planning Status	Preapplication enquiry	
Easting	494327	
Northing	163514	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
	TPO(s)	
Site History		
Relevant planning history:	No recent planning history.	
Site suitability		
Suitability information	<p>The site is densely wooded and is wholly within a TPO. The site was previously submitted for 20 dwellings as part of the Call for Sites exercise. Due to the sites constraints it is considered that a low density development is suitable for the site. The site is entirely within the Countryside beyond the Green Belt.</p> <p>A Green Belt and Countryside Study was undertaken by the Council as part of its evidence base for the emerging Local Plan which assessed individual parcels of land in Surrey Heath's Green Belt and Countryside Beyond the Green Belt against the NPPF Green Belt purposes a)-d) (or 1- 4 for the purposes of the Study) inclusive. Parcel C34 is not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The Parcel is considered to function moderately against Purpose 2 by playing a</p>	



	role in preventing development that would result in the merging of settlements at Windlesham and Chobham. The Parcel exhibits the characteristics of the countryside and is considered to warrant a strong rating for Purpose 3.	
Site availability		
Availability information	The site was originally submitted as part of the 2018 Call for Sites exercise. The planning agent for the site has confirmed that the site is immediately available for development and that a planning application is expected to be submitted before the end of 2022.	
Site achievability		
Achievability information	The submission indicates that new access from Woodlands Lane would be required, which will require a consultation with SCC the Highways Authority.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is covered by a TPO and entirely within the Countryside beyond the Green Belt. The planning agent for the site has confirmed that the site is immediately available for development and that a planning application is expected to be submitted before the end of 2022. Given the imminent submission of a planning application for the development of the site, clear progress is being made toward the delivery of new homes on this site within the plan period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	20	Previously submitted for 20 residential units.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
1 – 5		
Site SLAA Category		
Deliverable		





Site Information		
Address	Broadway Green Farm	Site ID
	Broadway Road	834
	Windlesham	
Postcode	GU18 5SU	
Ward	Lightwater	
Site Area (ha)	2.43	
How site was identified	Submitted in Call for Sites	
Existing use	Mixed	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Not in planning system	
Easting	493543	
Northing	162606	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Green Belt	
	EA Flood Zone 2-3	
Site History		
Relevant planning history:	Application: 89/0229 - Retrospective permission for change of use from former agricultural buildings and contractors yard to industrial and business activities comprising landscaping contractors lawn mower and vehicle repairs, builders yard, storage and ancillary office facilities. Outcome: granted.	
Site suitability		
Suitability information	<p>The site is located in the Green Belt, north of Lightwater and south of Windlesham, to the east of Broadway Road.</p> <p>The site includes an open field, currently used for grazing horses. This field is bordered, in part, by small trees and shrubs. The site is surrounded by predominantly rural fields.</p> <p>The gradient of land at the site gently rises to the northeast. At the southwestern part of the site, close to the boundary with Broadway Road, there is a cluster of small light industrial and trade counter units that were previously converted from agricultural buildings. There is also hardstanding with these uses.</p>	



	<p>A small watercourse, the Windle Brook, lies a little way south of the site.</p> <p>The site is in the Green Belt, where there is a presumption against inappropriate development. A planning history search confirms the open fields covering much of the site are not previously developed, in accordance with the definition in the NPPF Glossary. Therefore, the use of this area of the site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.</p> <p>However, the planning history search also demonstrated that the former agricultural buildings to the southwest of the site were retrospectively granted planning permission for industrial and business activities. The buildings in these areas are considered to be previously developed land (PDL), in accordance with policy in the NPPF. As such, there could be scope for limited development on this area of the site, for the provision of residential units, in accordance with paragraph 145 (g) of the NPPF, providing it would have no greater impact than the existing development on the openness of the Green Belt.</p> <p>A Green Belt and Countryside Study was undertaken by the Council as part of its evidence base for the emerging Local Plan which assessed individual parcels of land in Surrey Heath's Green Belt and Countryside Beyond the Green Belt against the NPPF Green Belt purposes a)-d) (or 1- 4 for the purposes of the Study) inclusive. Parcel G21 makes no contribution towards Purposes 1 and 4 owing to its spatial relationship with large built up areas and historic settlements. However, the Parcel is considered to function strongly towards preventing development in a narrow gap between settlements at Windlesham and Lightwater. It is also recognised that the Parcel exhibits a strong, countryside character.</p> <p>A small area at the far southwestern corner of the site falls within Environment Agency (EA) Flood Zone 2. The Council's Strategic Flood Risk Assessment (SFRA) also confirmed this. This covers a very limited area of the site, including a small area of the hardstanding, but not the existing industrial buildings.</p>
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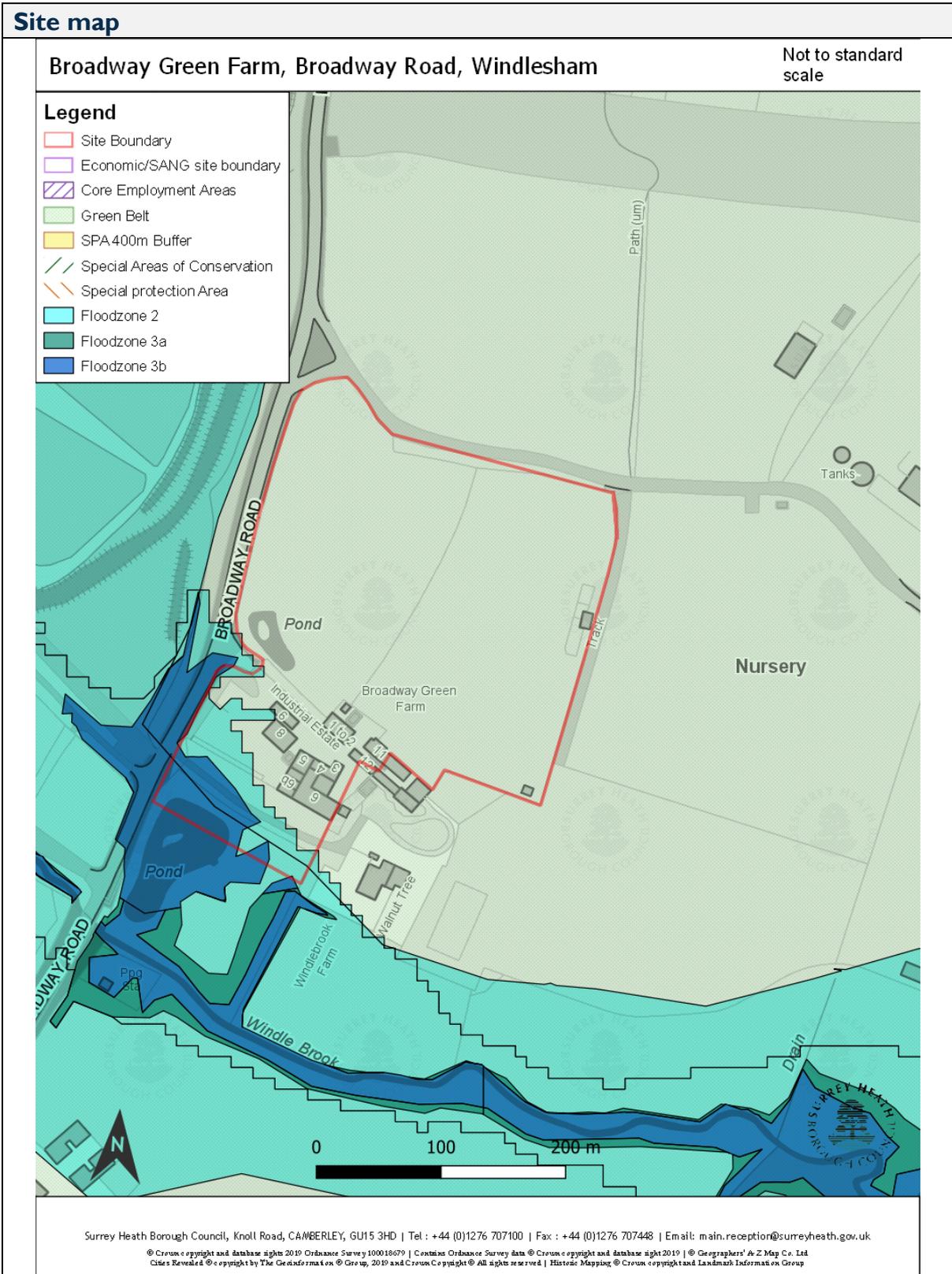


Site availability	
Availability information	<p>The site has been re-submitted as part of the 2021 Call for Sites exercise. It is advised that the site is within single ownership and is indicated to be available for development in the 1 - 5 year period.</p> <p>However, all current businesses would need to relocate if the site were to be developed for residential use. The Call for Sites submission advises that although there are several business tenants, they are on short-term flexible leases and therefore this would not preclude vacant possession in the short-term.</p>
Site achievability	
Achievability information	<p>There is existing access from Broadway Road, which, subject to consultation with the highways authority, SCC, could be improved.. The submission advises that there are no known unusual development costs that could raise viability concerns. However, the likely requirement for the demolition of existing buildings in order to facilitate residential development at the site may constitute a significant development cost and have implications for the phasing of the site's development.</p>
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>Given the re-submission of the site in Call for Sites, there is evidence that the landowner is keen to develop the site. However, the site is currently in employment use. In accordance with Core Strategy Policy CP8, the loss of employment sites will only be permitted where wider benefits to the community can be shown. This can only be demonstrated through the planning application process. At present, the site is therefore considered developable rather than deliverable.</p>



Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	7	The site has been put forward for 7 units in the Call for Sites submission. Based on the existing built form within the land submitted, it is considered the site could accommodate this number of residential units.
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years):		
6 – 10		
Site SLAA Category		
Developable		





Site Information		
Address	St Margarets Cottage and the Ferns	Site ID
	Woodlands Lane	1004
	Windlesham	
Postcode	GU20 6AS	
Ward	Windlesham and Chobham	
Site Area (ha)	0.92	
How site was identified	Planning Application	
Existing use	C3 Dwellings	
Is the site previously developed land (PDL)?	Previously Developed	
Planning Status	Preapplication enquiry	
Easting	494327	
Northing	163514	
Policy, Environmental and heritage constraints		
Policy, physical and access constraints (if applicable):	Countryside beyond the Green Belt	
	Within 400m of the Thames Basin Heaths SPA	
Site History		
Relevant planning history:	20/1070/FFU Erection of 34 dwelling houses, to comprise 10 No one bed, 6 No two bed, 12 No three bed and 6 No four bed, with associated parking, access and landscaping following demolition of existing dwellings. Outcome: Withdrawn.	
Site suitability		
Suitability information	<p>The site is located north of Woodlands Lane, east of Windlesham village. The site is within 500m of the shops and services of Windlesham village centre.</p> <p>The site is surrounded by dense woodland that is covered by a Tree Preservation Order. The site comprises two dwellings and their curtilage. Further significant tree coverage is included within the site, which would need to be considered as part of any development proposal.</p> <p>The site is entirely within the Countryside Beyond the Green Belt designation. The site also forms part of the wider Housing Reserve Site (H8) designated as part of the Adopted Surrey Heath Core Strategy (2012).</p>	



	<p>Half of the site is covered by the wider Tree Preservation Order designation, which would need to be considered as part of any development proposal.</p> <p>A Green Belt and Countryside Study was undertaken by the Council as part of its evidence base for the emerging Local Plan, which assessed individual parcels of land in Surrey Heath's Green Belt and Countryside Beyond the Green Belt against the NPPF Green Belt purposes a)-d) (or 1- 4 for the purposes of the Study) inclusive.</p> <p>Parcel C34 is not considered to function against Purposes 1 and 4 owing to its spatial relationship with identified large built-up areas and historic settlements. The Parcel is considered to function moderately against Purpose 2 by playing a role in preventing development that would result in the merging of settlements at Windlesham and Chobham. The Parcel exhibits the characteristics of the countryside and is considered to warrant a strong rating for Purpose 3.</p> <p>The site is within Flood Zone 1 and is at low risk of fluvial flooding.</p> <p>The existing dwellings are currently accessed from Woodlands Lane. Access could be achieved to the site by adapting the existing access.</p> <p>Thames Water will work the planned housing into their investment programme only once a site has planning permission. Any planning application for development of the site would therefore need to be conditional on upgrades to the water supply system being implemented, with the developer paying a contribution where needed.</p> <p>Opportunities to conserve and enhance biodiversity should be taken, particularly when land with significant tree coverage is developed.</p> <p>Residential development would be most appropriate for this site. Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.</p>
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Site availability		
Availability information	Landownership: The site is in multiple landownership. The landowners previously submitted a planning application to develop this site for 34 residential dwellings.	
Site achievability		
Achievability information	Constraints have been identified in relation to the TPO covering half of the site. However, this is not considered to prohibit development. Given the small scale of the site, the development could be delivered with the first five years of the plan period.	
Site deliverability		
Can identified constraints be overcome?	This site is deliverable in the first five years of the plan period. The site promoter has recently submitted a planning application to develop the site, which was withdrawn. However, the agent has confirmed that a revised planning application should be expected for the site in 2023. Given the scale of the site, the proposed development could be delivered within the first five years of the plan period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	20	The previous planning application for this site was for 34 dwellings. However, given the TPO on half of the site, the site's estimated capacity potential has been reduced to 20.
Economic, SANG or uses other than housing	N/A	N/A
Indicative phasing		
Estimated delivery timescale (years):		
6 - 10		
Site SLAA Category		
Developable		



