



Strategic Land Availability Assessment

Appendix 6 – Site Delivery



December 2022

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I. Introduction

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

Phasing assumptions:

- I.2. The following notes relate to the phasing assumptions made in the Delivery tables below.

C3 Outstanding capacity (Commenced)

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

C3 Outstanding capacity (Approved) - Detailed Permissions

1. For sites over 50 units, phasing information received from site promotes has been used where provided and is considered to be realistic. Where specific phasing assessments have not been provided, or are not considered to be realistic, the outstanding site capacity has been annualised over years 3 – 5 of the plan period.
2. Phasing for sites delivering fewer than 50 units has been annualised over years 3 – 5 of the plan period, except where there is clear evidence that homes will not be delivered in the first five years. In these cases, phasing is annualised over years 11 – 15.



C3 Outstanding capacity (Approved) - Outline Permissions

1. For sites delivering more than 50 units, phasing information received from site promoters has been used where provided and considered reasonable. Where no phasing evidence has been provided, delivery has been annualised throughout years 6 – 10.
2. Where there is evidence that the site could deliver homes within the next five years, this has been annualised over years 3 – 5 of the plan period.
3. For sites delivering fewer than 50 units, these have been annualised over years 6 – 10.

Care Homes – Detailed Permissions

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

Care Homes - SLAA

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

Major SLAA Sites (above 25 net units)

1. All site promoters have been contacted to provide evidence of projected delivery.
2. Phasing information provided by site promoters has been used where available and considered to be realistic.
3. For sites where there is clear evidence that delivery will be within the first five years of the plan period, phasing has been annualised over years 3 – 5.
4. Phasing for sites delivering in years 6 – 10 or 11 – 15 has been annualised throughout the relevant five-year period.



Table I: Projected Site Phasing Assessment

C3 Outstanding Permissions - Commenced																				
Application	Site Name	Total Units (Net)	Complete	Outstanding	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
19/2321/GPD	Bagshot Manor, Green Lane, Bagshot, GU19 5NL	79	0	79	39	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12/0546	Princess Royal Barracks Brunswick Road Deepcut	1198	175	1023	107	107	107	107	107	107	107	107	107	60	0	0	0	0	0	0
19/0235	Woodside Cottage, Chapel Lane, Bagshot, GU19	43	1	42	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17/0669	Ashwood House, 16-22 Pembroke Broadway, Cam	116	91	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17/0387	Compass House, 207 - 215 London Road, Cambe	51	0	51	25	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16/0803	The Absolute Building, Lyon Way, Frimley, Camb	91	0	91	45	46	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19/0031 (RM)	The Waters Edge, 220 Mytchett Road, Mytchett, C	248	114	134	67	67	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18/0033	Kings Court & Land To Front Of Kings Court, 91-S	51	0	51	25	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sites less than 25 units		157	0	157	78	79	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL		2034	381	1653	432	412	107	107	107	107	107	107	107	60	0	0	0	0	0	0

C3 Outstanding Permissions - Detailed Permissions (Not Commenced)																				
Application	Site Name	Total Units (Net)	Complete	Outstanding	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
18/0613	Land at 84 - 100 Park Street, Camberley, GU15 3	61	0	61	0	0	20	20	21	0	0	0	0	0	0	0	0	0	0	0
20/1048/FFU	Land West of Sturt Road, Frimley Green, GU16 6	160	0	160	0	0	50	55	55	0	0	0	0	0	0	0	0	0	0	0
19/0251	Victoria Court 407-409 London Road And 9-13A	64	0	64	0	0	21	21	22	0	0	0	0	0	0	0	0	0	0	0
20/0318/RRM	Heathpark Wood, Heathpark Drive, Windlesham	116	0	116	0	0	38	39	39	0	0	0	0	0	0	0	0	0	0	0
21/0796/GPD	Archipelago Lyon Way Frimley Camberley Surrey	73	0	73	0	0	24	24	25	0	0	0	0	0	0	0	0	0	0	0
Sites less than 25 units		119	0	119	0	0	40	40	39	0	0	0	0	0	0	0	0	0	0	0
TOTAL		593	0	593	0	0	193	199	201	0	0	0	0	0	0	0	0	0	0	0

C3 Outline Permissions																				
Application	Site Name	Total Units (Net)	Complete	Outstanding	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
Sites less than 25 units		1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
TOTAL		1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0

Care Homes (C3 equivalent) - Detailed Permissions and Commencements																				
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	
12/0546	Princess Royal Barracks Brunswick Road Deepcut	60	31	0	0	0	0	0	6	6	6	6	7	0	0	0	0	0	0	0
17/0647	Orchard Cottage, Shepherds Lane, Windlesham,	65	33	17	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18/1083	42-44 London Road Bagshot GU19 5HL	46	46	23	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21/1333/RRM	134 & 136 London Road Bagshot Surrey GU19 5	26	26	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sites less than 25 units		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL		197	136	53	52	0	0	0	6	6	6	6	7	0	0	0	0	0	0	0

Lapse Rate Application (-3%) on non-commenced Permissions		Total Units (Net)			2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
Total	(Rounded)	-29			2	2	8	8	8	1	0	0	0	0	0	0	0	0	0	0



Care Homes (C3 equivalent) - Identified SLAA Sites																			
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
801	Pinehurst, 141 Park Road, Camberley, GU15 2AC	44	44	0	0	14	15	15	0	0	0	0	0	0	0	0	0	0	0
887	Land at Loen, St Catherines Road, Deepcut, GU11 1	10	60	0	0	20	20	20	0	0	0	0	0	0	0	0	0	0	0
21	81 - 83 London Road, Camberley, GU19 5DT	58	32	0	0	0	0	0	0	0	0	0	0	6	6	6	7	7	0
TOTAL		112	136	0	0	34	35	35	0	0	0	0	0	6	6	6	7	7	0
Major SLAA Sites (Above 25 Units)																			
Site ID	Site Name	Total Units (Net)	Complete	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
247	Bagshot Depot and Archaeology Centre, London	50	0	0	0	0	0	0	10	10	10	10	10	0	0	0	0	0	0
814	London Road Regeneration Block, London Road	550	0	0	0	0	0	0	110	110	110	110	110	0	0	0	0	0	0
833	York Town Car Park, Sullivan Road, Camberley, GU15 3YU	27	0	0	0	0	0	0	5	5	5	6	6	0	0	0	0	0	0
878	Building B, Riverside Way, Camberley, GU15 3YU	52	0	0	0	0	0	0	10	10	10	11	11	0	0	0	0	0	0
240	Camberley Centre, Frances Hill Drive, Camberley, GU15 3YU	35	0	0	0	0	0	0	7	7	7	7	7	0	0	0	0	0	0
25	Camberley Station, Station House, 1 Pembroke Road, Camberley, GU15 3YU	75	0	0	0	0	0	0	15	15	15	15	15	0	0	0	0	0	0
27	Land East of Knoll Road, Camberley, GU15 3SY	475	0	0	0	0	0	0	0	0	0	0	0	95	95	95	95	95	0
447	Chobham Rugby Club, Windsor Road, Chobham, GU15 3YU	91	0	0	0	0	0	0	18	18	18	18	19	0	0	0	0	0	0
552	Land at Frimhurst Farm, Deepcut Bridge Road, Deepcut, GU11 1	65	0	0	0	21	22	22	0	0	0	0	0	0	0	0	0	0	0
907	Sir William Siemens Square, Chobham Road, Frimhurst, GU11 1	200	0	0	0	0	0	0	40	40	40	40	40	0	0	0	0	0	0
1005	St James House, Knoll Road	30	0	0	0	0	0	0	0	0	0	0	0	6	6	6	6	6	0
TOTAL		1650	0	0	0	21	22	22	215	215	215	217	218	101	101	101	101	101	0
Small SLAA Sites, Windfall and Rural Exception Sites		Total Units (Net)		2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
SLAA Sites (below 25 units)		472		0	0	29	29	30	47	48	48	48	48	29	29	29	29	29	0
Windfall Allowance (Small Sites, Prior Notifications, and Rural Exceptions)		511		0	0	36	37	36	37	36	37	36	37	36	37	36	37	36	37
Overall Total		Total Units (Net)		2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
TOTAL		5123		483	462	412	421	423	412	412	413	414	370	172	173	172	174	173	37



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

Site ID	Site Address	Area	No. of homes (net) in Years 1 - 5	Summary of Evidence
407	Highways Farm, 226 London Road, Bagshot, GU19 5EZ	Bagshot	8	The site has been confirmed as immediately available for residential development. The planning history on this site demonstrates that the landowner is keen to develop the site for new homes. The site promoter has advised that a revised planning application will be submitted in early 2023. Given the intention to submit an application shortly, there is clear evidence that progress is being made toward the delivery of new homes within the first five years of the plan period.
448	175 London Road, Bagshot, GU19 5DH	Bagshot	8	The site has been confirmed as immediately available for residential development. The site has gained planning permission at appeal after the base-date of the assessment period (application reference: 19/0695). Given the small scale of the site, in addition to the recent planning permission approval, there is clear evidence progress is being made toward the delivery of new homes on this site within the next first five years.



832	Land South of Bridge Road, Camberley, GU15 2QN	Camberley	5	<p>The site is within single landownership. The site has been confirmed as immediately available for residential development.</p> <p>The site promoter is currently working toward the submission of a planning application for the site within the year.</p> <p>Given the small scale of the site, and the progress being made toward the submission of a planning application, there is clear evidence that progress is being made toward the delivery of new homes on this site within the next five years.</p>
801	Pinehurst, 141 Park Road, Camberley, GU15 2AQ	Camberley	(C3 Equivalent) 44	<p>The site is in single landownership. The site promoter is currently engaged in pre-application discussions with the Council with regard to a proposed 70-bed Extra Care development.</p> <p>Given the pre-application engagement, the landowner is clearly keen to develop the site and the site is available for development immediately.</p> <p>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>
1001	Chobham Club, 50 Windsor Road, Chobham, GU24 8LD	Chobham	8	<p>The site is in single landownership. Recent planning history demonstrates that the landowner is keen to develop the site to provide new homes.</p> <p>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.</p>



552	Land at Frimhurst Farm, Deepcut Bridge Road, Deepcut, GU16 6RF	Deepcut	65	The site is immediately available for residential development. The site gained planning permission for 65 new homes after the base-date of the assessment. Given the planning status of the site, it would now fall within category (a) of the definition of <i>deliverable</i> as set out in the NPPF and is therefore considered to be deliverable within the next five years.
926	Land adjacent to Wykeham Park House, St Catherines Road, Deepcut, GU16 6PY	Deepcut	5	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 being made toward the delivery of new homes on this site within the next five years. Given the scale of the proposed development, there is clear evidence that progress is being made toward the delivery of new homes on site within the plan period.
908	103 - 109 Guildford Road, Lightwater, GU18 5SB	Lightwater	21	The site is immediately available for residential development. The site is in a sustainable location, on Previously Developed Land. There are no significant constraints in respect of achievability. The recently-submitted planning application, which is awaiting determination, demonstrates that the landowners are keen to develop the site. Given the scale of the proposed site, alongside the current planning status, there is clear evidence that progress is being made toward the development of this site within the first five years of the plan period.



840	Land rear of 32-34 Benner Land, West End, GU24 9LQ	West End	8	The site is immediately available for residential development. 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. Site layout proposals have been developed, which demonstrates that clear progress is being made toward the submission of a planning application for the site and the delivery of new homes on-site in the next five years.
1006	Land South of Beldam Bridge Road, West End, GU24 8DN	West End	5	The site is immediately available for residential development. The recently-submitted planning application, which is awaiting determination, demonstrates that the landowners are keen to develop the site. Given the scale of the proposed site, alongside the current planning status, there is clear evidence that progress is being made toward the development of this site within the first five years of the plan period.
844	Land at Chamness, Woodlands Lane, Windlesham, GU20 6AS	Windlesham	20	The site is available for development immediately and progress is being made toward the delivery of homes on the site. The planning agent representing the site has advised that a planning application is expected to be submitted in December 2022 for the site. Given the relatively small scale of the site, alongside the imminent planning application, the proposed development could be delivered within the first five years of the plan period.

