



SURREY HEATH BOROUGH COUNCIL

Five-Year Housing Land Supply

2022 - 2027



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I. Executive Summary

- I.1. This paper sets out an assessment of the Five-Year Housing Land Supply ('5YHLS') position for Surrey Heath Borough Council, for the five year period from 2022 – 2027.
- I.2. The base-date of the 5YHLS assessment is 1st April 2022. This means that site information in relation to planning permission status is presented as it was on 1st April 2022. However, evidence of site-delivery timescales, alongside the *availability, suitability, or achievability* of sites, has been taken into account up to and including November 2022. This is to ensure that the accuracy of the assessment is as robust as possible.
- I.3. The Local Housing Need ('LHN') figure for Surrey Heath Borough is 324 dwellings per annum. The LHN has been calculated using the government's Standard Method for calculating housing need.
- I.4. However, the adopted 'Hart Local Plan (Strategy and Sites) 2032' includes provision for the delivery of unmet need in Surrey Heath at the annualised rate of 41 dwellings per annum up to 2032.
- I.5. Therefore, Surrey Heath's Local Housing Need figure is adjusted in this assessment by 41 dwellings per annum, in order to reflect the commitment to delivering this need in Hart. This means that for the purposes of the 5YHLS assessment, Surrey Heath's Housing Requirement figure is 283 dwellings per annum ($324 - 41 = 283$) up to 2032.
- I.6. The 5YHLS assessment sets out that Surrey Heath Borough Council can demonstrate a 7.41 year housing land supply, against the identified housing requirement figure (including a 5% buffer). Table 1 (below) sets out the calculation.

Table 1: Five-Year Housing Land Supply Calculation

Stage	Calculation	Category	Figure
A		Local Housing Need (2019 - 2038)	6,156
B	$A / 19$	Annual Local Housing Need	324
C	$B * 5$	Housing Need Requirement (1 April 2021 - 31 March 2026)	1,620
D	$C - 205$	Adjustment for Hart District Contribution to Unmet Need	1,415
E	$D * 1.05$	Plus 5% buffer	1,486
F		Housing supply (1 April 2020 - 31 March 2025)	2,201
G	$(F / E) * 5$	Five-year housing land supply	7.41



2. Introduction

Purpose of this document

- 2.1. This paper sets out an assessment of Surrey Heath Borough Council's current five-year housing land supply (5YHLS) position over the 2022 – 2027 period.

Policy Context

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

Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

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

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

¹ NPPF Paragraph 74. Available online at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf.

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



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

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

- 2.5. Paragraph 74 of the NPPF also requires that:

The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.*

- 2.6. Paragraph 74 of the NPPF clarifies that, where an authority has an up-to-date plan-based housing requirement adopted within the last 5 years, the housing requirement set out in that Local Plan should form the basis for assessing the authority’s five-year housing land supply calculation. Footnote 39 in the NPPF explains that where an authority does not have an up-to-date Local Plan, the assessment should be made against the local housing need figure as calculated using the government’s Standard Method as set out in national planning guidance.

- 2.7. The NPPF also states that, where a plan-making authority cannot demonstrate a sufficient five-year supply (including any relevant buffer), the presumption in favour of sustainable development will apply, as set out in paragraph 11d and corresponding footnote 8.

³ Planning Practice Guidance: Paragraph: 007 Reference ID: 68-007-20190722. Available online at: <https://www.gov.uk/guidance/housing-supply-and-delivery>.



- 2.8. National planning practice guidance ('PPG') sets out that for the purposes of calculating the five-year housing land supply, housing completions should include all new build dwellings, conversions, changes of use, and redevelopments, which should be presented as a net figure to offset any demolitions⁴.
- 2.9. This Five-Year Housing Land Supply Statement presents an overview of the five-year housing land supply position of Surrey Heath borough in accordance with the requirements of the NPPF and the guidance set out in national planning practice guidance.
- 2.10. The five-year housing land supply position is assessed using planning status information that is base-dated at 1st April 2022. This means that site information in relation to planning permission status is considered as it was on 1st April 2022.
- 2.11. However, evidence of site-delivery timescales, alongside the availability, suitability, or achievability of sites has been taken into account up to and including December 2022. This is to ensure that the accuracy of the assessment is as robust as possible.
- 2.12. Evidence of the deliverability of sites included within this assessment, including the assessments of the availability, suitability, and achievability of sites included within the five-year housing land supply position, is set out in the Council's Strategic Land Availability Assessment (2022)⁵.

⁴ Planning Practice Guidance: Paragraph 029: Reference ID: 68-029-20190722. Available online at: <https://www.gov.uk/guidance/housing-supply-and-delivery>.

⁵ Available online at: <https://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>.



3. Calculating the Five-Year Requirement

Housing Requirement

- 3.1. As set out previously, paragraph 74 of the NPPF clarifies that where an authority does not have an up-to-date plan-based housing requirement (i.e. adopted in the last 5 years), the 5YHLS assessment should be set out against the local housing need figure, as derived using the government's standard methodology⁶.
- 3.2. Surrey Heath's adopted Local Plan was adopted more than 5 years prior to the base-date of this assessment. Therefore, the 5YHLS assessment is made using the derived local housing need figure as the base-line requirement. Surrey Heath's local housing need figure is 324 dwellings per annum (dpa), as set out in 'Appendix 8: Local Housing Need Calculation' of the Strategic Land Availability Assessment (2022).
- 3.3. However, the adopted 'Hart Local Plan (Strategy and Sites) 2032' includes provision for the delivery of unmet need in Surrey Heath at the annualised rate of 41 dwellings per annum up to 2032⁷. In accordance with the Housing Delivery Test 2021 Measurement Technical Note⁸, Surrey Heath's local housing need calculation should be adjusted to account for the commitment to deliver unmet need in Hart District.
- 3.4. Accordingly, the 5YHLS calculation reduces the borough's Local Housing Need figure by 41 dwellings per annum in order to reflect the delivery of this need in Hart and avoid double-counting these dwellings in both local authorities' Housing Requirements. Therefore, for the purposes of the 5YHLS assessment, Surrey Heath's Housing Requirement figure is 286 dwellings per annum ($324 - 41 = 283$) up to 2032.
- 3.5. Consequently, the Housing Requirement figure for the five-year period of 2022 - 2027 becomes 1,415⁹, as set out in Table 2 (below).

⁶ NPPF Footnote 39 to Paragraph 74.

⁷ Available online at: https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Hart%20LPS%26S.pdf.

⁸ Available online at: <https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement/housing-delivery-test-2021-measurement-technical-note>.

⁹ Calculation: $([327 \times 5] - 205)$.



Buffer

- 3.6. As previously set out, the paragraph 74 of the NPPF¹⁰ requires that the identified supply of specific, deliverable sites should additionally include an appropriate buffer (moved forward from later in the plan period) of:
1. 5% to ensure choice and competition in the market for land; or
 2. 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 3. 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 3.7. Surrey Heath's Housing Delivery Test 2021 measurement is 132%. Consequently, the 20% buffer for significant previous under-delivery is not applicable.
- 3.8. The emerging Surrey Heath Local Plan is currently at Regulation 18 stage. Therefore, it is not possible to seek confirmation of a five year housing land supply either through a recently adopted plan or subsequent annual position statement. Accordingly, the 10% buffer is not applied to the local housing need figure.
- 3.9. The appropriate buffer to apply to the Council's 5YHLS requirement is therefore 5%.

¹⁰ NPPF Paragraph 74.



4. Five-Year Housing Land Supply

- 4.1. Section 4 of the Surrey Heath Strategic Land Availability Assessment (2021) Report sets out the components of housing supply that are anticipated to be delivered within the first five-year period (namely, sites assessed as being ‘deliverable’¹¹). This comprises a mixture of sites, including:
1. sites that currently benefit from planning permission,
 2. sites that have commenced the build-out of a planning permission,
 3. sites identified in the SLAA as realistic candidates for development that are considered ‘deliverable’, and
 4. an allowance for ‘windfall’ development.
- 4.2. The Strategic Land Availability Assessment (2021) Appendix 6: Site Delivery contains further information on the phasing assumptions that have been used to inform the Council’s Housing Trajectory, and consequently the assessment of five-year housing land supply. It also includes further information on the site-specific anticipated delivery trajectories and an overview of the evidence used to support the assessment of all sites considered to be ‘deliverable’ within the identified housing supply¹².
- 4.3. Relevant information from the SLAA (2021) Appendix 6: Site Delivery has been reproduced below in Section 5 of this statement.
- 4.4. Further information on the sites and other components of supply that contribute to the five-year housing land supply can be found in the appendices to the Strategic Land Availability Assessment. Specifically:
1. Appendix 1 – Methodology
 2. Appendix 2 – Realistic Candidates for Development
 3. Appendix 4 – Sites with Planning Permission
 4. Appendix 7 – Housing Trajectory
- 4.5. Further information on the windfall allowance is available in the Strategic Land Availability Assessment (2021) Appendix 1: Methodology¹³.

¹¹ As defined in the NPPF Annex 2: Glossary and Planning Practice Guidance.

¹² Available online at: <https://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>.

¹³ Available online at: <https://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>.



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

Table 2: Five-year housing land supply position – 1 April 2022 – 31 March 2027

Stage	Calculation	Category	Figure
A		Local Housing Need (2019 - 2038)	6,213
B	A / 19	Annual Local Housing Need	324
C	B * 5	Housing Need Requirement (1 April 2021 - 31 March 2026)	1,620
D	C - 205	Adjustment for Hart District Commitment to Unmet Need	1,415
E	D * 1.05	Plus 5% buffer	1,486
F		Housing supply (1 April 2020 - 31 March 2025)	2,201
G	(F / E)*5	Five-year housing land supply	7.41

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



5. Site Delivery Information from SLAA Appendix 6

Introduction

- 5.1. This section provides two tables that set out information relating to projected site delivery:
1. Table 3 presents the overall site delivery phasing figures for each source of supply identified within the Strategic Land Availability Assessment (2021).
 2. Table 4 presents a summary of the evidence attained to support the assessment of site delivery being included within the first five years of the plan period.

Phasing assumptions:

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

C3 Outstanding capacity (Commenced)

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

C3 Outstanding capacity (Approved) - Detailed Permissions

1. For sites over 50 units, phasing information received from site 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 3: 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 5	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, Camberl	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, Cambe	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, Ca	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, 91-93	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 3NY	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 6H	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 Vic	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, S	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 5B2	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 2AQ	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, GU16	10	60	0	0	20	20	20	0	0	0	0	0	0	0	0	0	0	0
21	61 - 63 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 Road, Bagshot, GU24 0JH	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, London Road, GU10 2JH	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, GU10 2JH	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 3YL	52	0	0	0	0	0	0	10	10	10	11	11	0	0	0	0	0	0
240	Camberley Centre, France Hill Drive, Camberley, GU15 2JH	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 2JH	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, GU24 0JH	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, GU16 7JH	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 Farm, GU24 0JH	200	0	0	0	0	0	0	40	40	40	40	40	0	0	0	0	0	0
1005	St James House, Knoll Road, Camberley, GU15 3SY	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	0		
Windfall Allowance (Small Sites, Prior Notifications, and Rural Exception Sites)		511	0	0	36	37	36	37	36	37	36	37	36	37	36	37	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.



Site ID	Site Address	Area	No. of homes (net) in Years 1 - 5	Summary of Evidence
832	Land South of Bridge Road, Camberley, GU15 2QN	Camberley	5	The site is within single landownership. The site has been confirmed as immediately available for residential development. The site promoter is currently working toward the submission of a planning application for the site within the year. 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.
801	Pinehurst, 141 Park Road, Camberley, GU15 2AQ	Camberley	(C3 Equivalent) 44	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. Given the pre-application engagement, the landowner is clearly keen to develop the site and the site is available for development immediately. There is clear evidence that progress is being made toward the delivery of new homes on this site within the first five years of the plan period.
1001	Chobham Club, 50 Windsor Road, Chobham, GU24 8LD	Chobham	8	The site is in single landownership. 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.



Site ID	Site Address	Area	No. of homes (net) in Years 1 - 5	Summary of Evidence
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.



Site ID	Site Address	Area	No. of homes (net) in Years 1 - 5	Summary of Evidence
908	103 - 109 Guildford Road, Lightwater, GU18 5SB	Lightwater	21	<p>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.</p> <p>The recently-submitted planning application, which is awaiting determination, demonstrates that the landowners are keen to develop the site.</p> <p>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.</p>
840	Land rear of 32-34 Benner Land, West End, GU24 9LQ	West End	8	<p>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.</p>



Site ID	Site Address	Area	No. of homes (net) in Years 1 - 5	Summary of Evidence
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.



6. Housing Trajectory and Graph

Housing Trajectory (2019 – 2038)

Category	Past completions	1 - 5 YEARS					6 - 10 YEARS					11 - 15 YEARS					YEAR 16	Total
	2019/20 - 2020/22	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	
Completions	1098	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1098
C3 Outstanding capacity (Commenced)	0	432	412	107	107	107	107	107	107	107	60	0	0	0	0	0	0	1653
C3 Outstanding capacity (Approved) - detailed permissions	0	0	0	193	199	201	0	0	0	0	0	0	0	0	0	0	0	593
C3 Outstanding capacity (Approved) - outline permissions	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Care Homes (C3 equivalent) - detailed permissions	0	53	52	0	0	0	6	6	6	6	7	0	0	0	0	0	0	136
Lapse Rate Application (-3%) on non-commenced Permissions	0	2	2	8	8	8	1	0	0	0	0	0	0	0	0	0	0	29
SLAA sites																		
Care Homes (C3 equivalent)	0	0	0	34	35	35	0	0	0	0	0	6	6	6	7	7	0	136
Windfall (Small Sites, Prior Notifications, and Rural Exemption Sites)	0	0	0	36	37	36	37	36	37	36	37	36	37	36	37	36	37	511
Bagshot	0	0	0	5	5	6	24	24	24	24	24	0	0	0	0	0	0	136
Bisley	0	0	0	0	0	0	3	3	3	4	4	1	1	1	1	1	0	22
Camberley	0	0	0	0	2	3	163	163	163	163	163	101	101	101	101	101	0	1325
Chobham	0	0	0	0	4	4	21	21	21	21	22	0	0	0	0	0	0	114
Deepcut	0	0	0	20	25	25	1	1	1	1	1	11	11	11	11	12	0	131
Frimley	0	0	0	0	0	0	40	40	40	40	40	0	0	0	0	0	0	200
Frimley Green	0	0	0	0	0	0	0	0	0	0	0	10	10	10	10	10	0	50
Lightwater	0	0	0	7	7	7	0	0	0	0	0	0	0	0	0	0	0	21
Mytchett	0	0	0	0	0	0	3	3	3	3	4	1	1	1	2	2	0	23
West End	0	0	0	4	4	5	2	2	3	3	3	3	3	3	3	4	0	42
Windlesham	0	0	0	6	7	7	5	5	5	6	6	0	0	0	0	0	0	47
Total housing provision	1098	483	462	404	424	428	412	411	413	414	371	169	170	169	172	173	37	6210
Total within each period	1098			2201					2021					853			37	6210

Category	PREVIOUS DELIVERY			1 - 5 YEARS					6 - 10 YEARS					11 - 15 YEARS					YEAR 16
	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/35	2035/36	2036/37	2037/38
Net completions (2019-2021)	376	352	370	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Projected net completions (2021-2038)	0	0	0	483	462	404	424	428	412	411	413	414	371	169	170	169	172	173	37
Cumulative completions (past and projected)	376	728	1098	1581	2043	2447	2871	3299	3711	4122	4535	4949	5320	5489	5659	5828	6000	6173	6210
Cumulative annual target	283	566	849	1,132	1415	1698	1981	2264	2547	2830	3113	3396	3679	4003	4327	4651	4975	5299	5623
PLAN: Annual target	283	283	283	283	283	283	283	283	283	283	283	283	283	324	324	324	324	324	324
MONITOR: Dwellings completed above or below cumulative	93	162	249	449	628	749	890	1035	1164	1292	1422	1553	1641	1486	1332	1177	1025	874	587
MANAGE: Housing requirement taking account of past and projected completions 2019-2038	276	272	266	253	239	227	212	194	174	150	121	84	43	22	-7	-51	-126	-275	-587



Figure I: Housing Trajectory Graph

