



SURREY HEATH BOROUGH COUNCIL

Strategic Land Availability Assessment 2022



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Surrey Heath Borough Council
Knoll Road, Camberley GU15 3HD
Planning.consultation@surreyheath.gov.uk



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Disclaimer

The Council does not accept liability for any factual inaccuracies or omissions within the Strategic Land Availability Assessment ('SLAA'). The planning permission data within the SLAA represents the best information available at the base date of 1st April 2022. Information concerning the deliverability or phasing of sites received since 1st April 2022 has been included, where necessary, to provide an accurate assessment.

Readers of this document are advised that additional constraints, which may not have been considered or listed in the SLAA, may apply to the identified sites and that planning applications will continue to be determined on their own merits, rather than on the information contained within this study. Issues may arise during the planning application process that could not have been foreseen in the preparation of the SLAA. Landowners and applicants are advised to carry out their own analysis of site constraints for planning applications.



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I. Executive Summary

- I.1. The Strategic Land Availability Assessment ('SLAA') forms a key part of the evidence base supporting the emerging Local Plan. The SLAA 2022 updates and replaces the previous iteration of the SLAA (2021), which was published in February 2022.
- I.2. The National Planning Policy Framework ('NPPF') requires the preparation of a Strategic Housing Land Availability Assessment ('SHLAA') and an Economic Land Availability Assessment ('ELAA'). This document brings both housing and economic land availability assessments together in a single Strategic Land Availability Assessment, as recommended in the government's Planning Practice Guidance ('PPG').
- I.3. The SLAA includes assessments for a range of uses:
 1. a variety of types of housing (e.g. housing for older persons, Travellers and Travelling Showpeople and self-build opportunities),
 2. development for offices, business, industrial and storage / warehousing,
 3. retail, food and drink, and leisure uses, and
 4. community uses (e.g., civic buildings, SANG).
- I.4. The SLAA sits alongside other evidence-base documents, such as the Housing Needs Assessment ('HNA'), the Gypsy and Traveller Accommodation Assessment ('GTAA'), the Employment Land Technical Paper ('ELTP') and the Camberley Town Centre and Future Directions Strategy ('CTCFDS'). These documents identify future needs, whereas the SLAA assesses potential land that could be developed to meet those identified needs.
- I.5. The role of the SLAA is to:
 1. identify sites and broad locations with the potential for development for housing and economic uses over the plan period,
 2. assess their development potential, and
 3. assess their suitability for development and the likelihood of development coming forward (availability and achievability).
- I.6. The SLAA has been developed using the methodology set out in PPG (Guidance Category – Housing and Economic Land Availability Assessment). PPG advises using a site-size threshold, which enables the inclusion of a windfall allowance for sites under that threshold. The SLAA therefore applies the recommended site size threshold of five or more (gross) homes for inclusion, and 0.25ha (or 500m² of floor space) for economic development. Sites considered for other uses (including other types of housing) may be below these thresholds.



- 1.7. The SLAA comprises important evidence used to support the emerging Local Plan, but the SLAA does not itself determine whether a site should be allocated for development. The emerging Local Plan defines the quantum and distribution of development, informed by the evidence base and consultation responses as appropriate.
- 1.8. The planning permission information in this SLAA is base-dated 1st April 2022. This means that site information is presented as it was on 1st April 2022. However, evidence of site delivery timescales and site phasing has been accepted up to and including November 2022 in order to improve the accuracy of the assessment. The SLAA will be updated annually, or as and when there are significant changes to the information about land in the borough that would affect the accuracy of the assessment.
- 1.9. Appendices to this main document provide more information about the individual pieces of land contributing to the identified development trajectory, and sites that have been considered but discounted.
- 1.10. This document does not grant planning permission for development. Whilst the SLAA assesses the suitability of land for development, the assessment is made against the criteria set out in PPG specifically for the purpose of preparing this study. Should a planning application for development be submitted, further assessment of all material planning considerations that have not been taken into account in this assessment would be undertaken. Land that is included in the SLAA may still be developed for other uses, as may land that has been discounted, subject to planning permission.
- 1.11. The SLAA is a technical study and therefore not a consultation document. However, if there is information about additional previously developed land in Surrey Heath borough that would help us to update this SLAA, we would be grateful to receive it. Please contact us by emailing planning.policy@surreyheath.gov.uk or by calling us on 01276 707 100.



2. Introduction

What is the SLAA?

- 2.1. The Strategic Land Availability Assessment ('SLAA') is a technical assessment of the amount of land that is available and suitable to meet the Borough's housing, employment, and other needs. The SLAA assesses whether land is suitable, available, and viable for particular land uses, identifying the quantity of potential development (i.e. number of homes or floor space) and the timescales in which that development could be delivered.
- 2.2. The SLAA is an important evidence base document that informs plan-making. However, the SLAA does not itself determine whether a site should be allocated for development in the future, nor does it influence the likelihood of gaining planning permission on a particular site. All planning applications must, and will continue to be, determined against the development plan and other material planning considerations.
- 2.3. The SLAA follows the methodology as set out in national Planning Practice Guidance ('PPG'). A number of assumptions have been made for each site, such as the site boundary and the quantity of development that it could accommodate; these assumptions have been made for assessment purposes.
- 2.4. The SLAA is an evolving document and will be updated annually, or as and when there are significant changes to the information about land in the borough that would affect the accuracy of the assessment.
- 2.5. The SLAA draws together the assessment of land for both housing and employment (including mixed-use) development potential together. This SLAA replaces the previous SLAA (2021), which was published in February 2022.

What is included in the SLAA?

- 2.6. The SLAA is a technical study that assesses the development potential of sites that have been either submitted to the Council either through a 'Call for Sites' exercise or directly to planning officers, or identified through desk-based research. The 'call for sites' is a process through which local landowners, developers, businesses, Parish Councils, and other interested parties are invited to submit sites to the Council for the assessment of their suitability for future development. Existing and previous site allocations are also (re)considered in the SLAA.



2.7. The SLAA includes:

1. a list of all sites or broad locations considered, cross-referenced to their locations on maps,
2. an indicative trajectory of anticipated development and consideration of associated risks,
3. an assessment of the suitability, availability and achievability of each site,
4. a plan of each site showing the assumed boundary, and
5. an estimated development capacity that could be delivered on each site assessed to be suitable.

How will the SLAA be used?

- 2.8. Alongside other evidence-base documents, the SLAA supports the development of the emerging Local Plan (2019 - 2038).
- 2.9. The identified Local Housing Need figure for Surrey Heath is 324 homes per annum, which is 6,156 homes throughout the Plan Period. However, the adopted 'Hart Local Plan (Strategy and Sites) 2032' includes provision for the delivery of unmet need in Surrey Heath, totalling 731 dwellings¹. The Hart District Local Plan accounts for the delivery of this unmet need at an annualised rate of 41 dwellings per annum up to 2032.
- 2.10. The Surrey Heath and Hart District Local Plans overlap for a period of 13 years, from 2019 – 2032, which provides for a total of 533 homes to be delivered in Hart to meet Surrey Heath's unmet housing need during that period. Therefore, 533 dwellings have been removed from Surrey Heath's Local Housing Need figure to calculate Surrey Heath's Housing Requirement figure over the plan period (2019 – 2038), which becomes 5,623².
- 2.11. The SLAA identifies potential development sites to address these needs as far as possible. The calculation of Surrey Heath's housing need figure, as derived with the standard method, is set out in Appendix 8: Local Housing Need Calculation.

¹ Post Hearings Letter to Hart District Council from Inspector Jonathan Manning in February 2019 (EXAM60): <https://www.hart.gov.uk/local-plan-examination-2018/19>.

² Calculated by subtracting 533 from the identified Local Housing Need figure of 6,156.

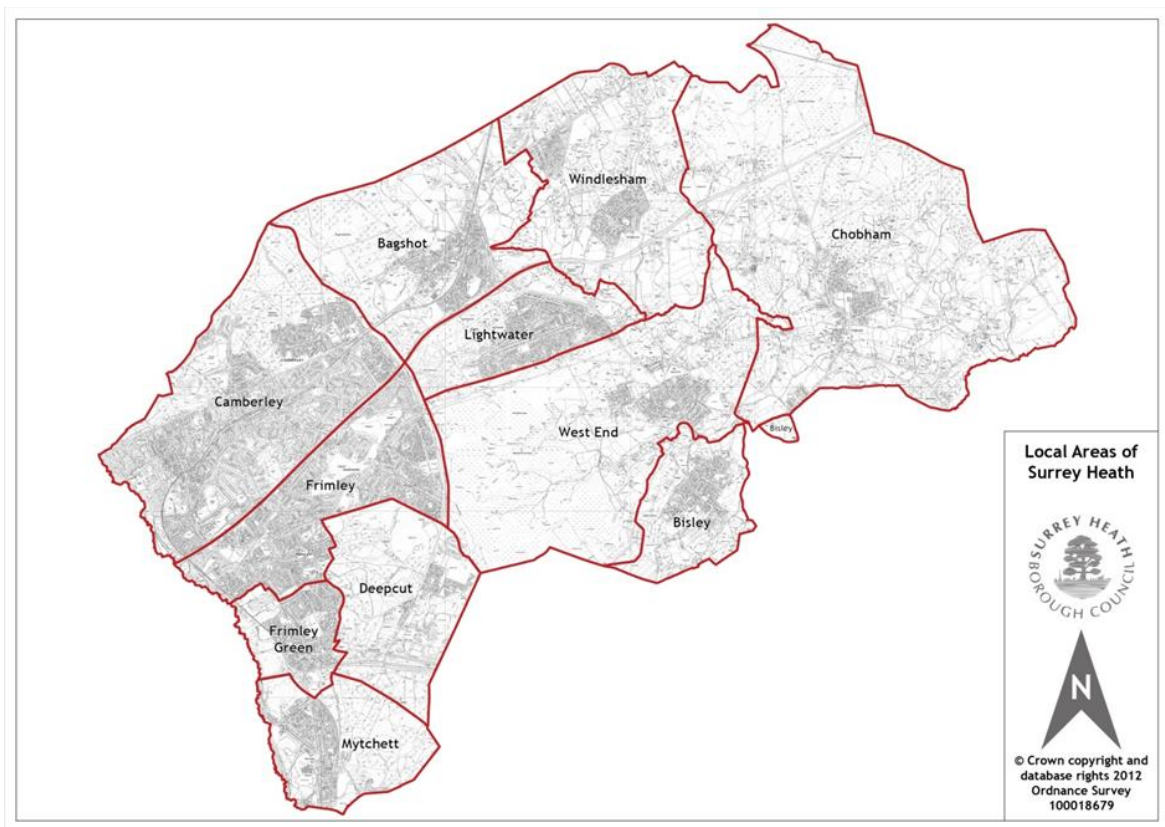


Report Format

2.12. This SLAA has assessed sites in accordance with NPPF and PPG requirements and on a Local Area basis. Figure 1 (below) identifies the location of these eleven Local Areas in the Borough. The Surrey Heath Local Areas are:

- Bagshot
- Bisley
- Camberley
- Chobham
- Deepcut
- Frimley
- Frimley Green
- Lightwater
- Mytchett
- West End
- Windlesham

Figure 1: Local Areas in Surrey Heath



3. Policy Context

National Policy and Guidance

- 3.1. The National Planning Policy Framework ('NPPF') places great emphasis on boosting the supply of housing, and sets out at paragraph 68 that:

Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for years one to five of the plan period; and*
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*

- 3.2. These timescales have been used when assessing the *deliverability* (1 – 5 years) or *developability* (6 – 10 or 11 – 15 years) of each site for housing in the SLAA.

- 3.3. The NPPF elaborates, in Appendix 2: Glossary:

1. 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 years.
2. To be considered *developable*, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

- 3.4. The NPPF sets out that reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments. Assessing the development needs of the Borough and identifying specific and deliverable sites in order to facilitate development is a crucial aspect of the Local Plan process. The combined SLAA, which includes an assessment of housing, economic and other land uses together, ensures that sites are considered for the most appropriate use.



Local Policy

- 3.5. Sites assessed through the SLAA process are done so in a quasi ‘policy-neutral’ manner. This means that sites are not judged against the current local planning policies in the way that a planning application would be in detail.
- 3.6. However, regard has been had to current and emerging policies to provide appropriate context. For example, if a site currently operates in a use that is ‘protected’ within the current and/or emerging Local Plan, such as a site currently in employment use, that site has been excluded from the first five years of delivery.

Housing Need in Surrey Heath Borough

- 3.7. Planning Practice Guidance provides Local Planning Authorities with guidance for assessing the housing and economic needs of their area.
- 3.8. The SLAA does not establish the plan period for Surrey Heath borough. Rather, the SLAA represents an evidence-base document that assists in the determination of whether the housing requirement figure can be met within the plan period. The NPPF requires that land supply should be assessed against the local housing requirement figure over a minimum fifteen year period³.
- 3.9. The Council has established its Local Housing Need (‘LHN’) figure using the government’s national Standard Method for calculating housing need, as expected in the NPPF⁴.
- 3.10. The Standard Methodology for assessing Local Housing Need derives a local housing requirement of 324 dwellings per annum, as calculated at the base-date of this SLAA. The calculation of Surrey Heath’s housing need figure is set out in Appendix 8: Local Housing Need Calculation. Over the fifteen year SLAA period (2021 – 2036), this equates to 4,860 dwellings. Throughout the nineteen year Plan Period (2019 – 2038), Local Housing Need equates to 6,156 dwellings in total.

³ NPPF (2021) – Paragraphs 22 and 68: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

⁴ PPG: Paragraph: 002 Reference ID: 2a-002-20190220. Available online at: <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>.



- 3.11. However, as outlined previously, Hart District Council adopted the 'Hart Local Plan (Strategy and Sites) 2032' on 30th April 2020. Policy SSI 'Spatial Strategy and Distribution of Growth' in the adopted Local Plan includes provision for the delivery of unmet need in Surrey Heath, totalling 731 dwellings⁵.
- 3.12. Importantly, the Hart District Local Plan accounts for the delivery of this unmet need at an annualised rate of 41 dwellings per annum up to 2032. The Surrey Heath and Hart District Local Plans overlap for a period of 13 years, from 2019 – 2032, which provides for a total of 533 homes to be delivered in Hart to meet Surrey Heath's unmet housing need.
- 3.13. In accordance with guidance set out in the Housing Delivery Test 2021 Measurement Technical Note⁶, Surrey Heath's Local Housing Need figure has been adjusted to account for the provision of unmet need in Hart District. Therefore, 533 dwellings have been removed from the identified Local Housing Need figure for Surrey Heath in the emerging Local Plan in order to determine the borough's Housing Requirement figure.
- 3.14. Consequently, the adjustment to Surrey Heath's Local Housing Need figure makes the annual Housing Requirement 283 dwellings per annum during the 2019/20 – 2031/32 monitoring years, and 324 dwellings per annum during the 2032/33 – 2037/38 monitoring years. Therefore, Surrey Heath's Housing Requirement figure over the plan period (2019 – 2038) becomes 5,623. The annual requirement is set out in Appendix 7: Housing Trajectory.

⁵ Post Hearings Letter to Hart District Council from Inspector Jonathan Manning in February 2019 (EXAM60): <https://www.hart.gov.uk/local-plan-examination-2018/19>.

⁶ Available online at: <https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement/housing-delivery-test-2021-measurement-technical-note>.



4. Methodology

- 4.1. Planning Practice Guidance suggests a five-stage approach which, when followed, leads to a robust assessment of land availability within a local authority area. The assessments should be thorough but proportionate. This advice and structure was followed when setting the methodology and undertaking the site assessments for this SLAA.
- 4.2. The Council's implementation of the recommended methodology in Planning Practice Guidance is set out in Appendix I: Methodology.
- 4.3. Briefly, the SLAA methodology was carried out in 7 broad steps:
 1. Determine assessment area and site size,
 2. Desktop review of existing information,
 3. Call for sites,
 4. Site survey,
 5. Site assessment,
 6. Windfall assessment, and
 7. Assessment review.
- 4.4. The stages outlined above were not necessarily conducted sequentially and some stages overlapped. Appendix I: Methodology details all stages of the SLAA process.



5. Core Outputs

- 5.1. The SLAA establishes a number of core outputs. The key elements are:
1. a list of all sites or broad locations considered, cross-referenced to their locations on maps⁷;
 2. an assessment of each site or broad location; addressing its suitability for development, availability and achievability, to determine whether a site should realistically be expected to be developed and when⁸;
 3. the potential type and quantity of development that could be delivered on each site or broad location; including a reasonable estimate of build-out rates, setting out how any barriers to delivery could be overcome and when⁹; and
 4. an indicative trajectory of anticipated development and consideration of associated risks¹⁰.

Projected Future Supply

- 5.2. This section outlines the quantity of development that, in accordance with the SLAA site assessments, could be provided in the future within Surrey Heath borough.
- 5.3. Each site (without extant planning permission) that contributes toward the identified potential future provision of development within the borough has a corresponding assessment sheet and assumed boundary map, which is provided in Appendix 2: Realistic Candidates for Development.
- 5.4. Equivalent land that benefits from planning permission is listed in Appendix 4: Sites with Planning Permission.

⁷ This output is set out in Appendix 2: Realistic candidates for development, and Appendix 3: Discounted sites.

⁸ This output is set out in Appendix 2: Realistic candidates for development, and Appendix 3: Discounted sites.

⁹ This output is set out in Appendix 2: Realistic candidates for development.

¹⁰ This output is set out below in the main document, and in Appendix 6: Site Delivery Evidence.



Potential Housing Supply Identified in SLAA

- 5.5. Table 1 (below) sets out the number of dwellings that are expected to be delivered in the borough over the next 15 years on sites that did not benefit from planning permission at the base-date of the SLAA.
- 5.6. The individual sites that make up the identified potential supply can be found in Appendix 2: Realistic Candidates for Development.

Table 1: Potential number of dwellings per delivery period in SLAA

Location	Number of dwellings (net) per delivery period			
	1-5 years	6-10 years	11-15 years	Total
Bagshot	16	120	0	136
Bisley	0	17	5	22
Camberley	5	815	505	1325
Chobham	8	106	0	114
Deepcut	70	5	56	131
Frimley	0	200	0	200
Frimley Green	0	0	50	50
Lightwater	21	0	0	21
Mytchett	0	16	7	23
West End	13	13	16	42
Windlesham	20	27	0	47
Care Homes (C3 Equivalent)	106	0	32	136
Windfall Allowance	109	183	182	474
Total	366	1,502	853	2,721



Existing Planning Permissions

- 5.7. In addition to the potential number of dwellings to be delivered as outlined in Table 1 (above), the total number of homes expected to be delivered on sites with outstanding planning permission (for C3 residential use) is 2,383 (net) throughout the SLAA period.
- 5.8. Reflecting national guidance, sites with detailed planning permission and sites that have commenced development are expected to be delivered within the first five years of the Plan period, unless there is evidence to suggest that the site will not be delivered within the 1 – 5 year plan period¹¹.
- 5.9. Where confirmation of projected delivery was not attained from the site developer, site delivery has been assumed at an annualised rate, in the appropriate five-year Plan period, based upon an assessment of the best available information in combination with the professional advice of development management officers. Further delivery phasing assumptions are set out in detail in Appendix 6: Site Delivery Evidence.
- 5.10. Based on the assessment of site delivery evidence, as set out in Appendix 6: Site Delivery Evidence, sites with extant planning permission for C3 residential dwellings contribute 1,863 (net) homes that are expected to be delivered within the first five years of the Plan period, whilst 520 homes are expected to be delivered in the 6 – 10 year period, and 0 homes are expected to be delivered in the 11 – 15 year period.
- 5.11. Planning permissions for communal accommodation (such as residential care homes) have been counted toward the housing supply in accordance with the guidance issued in PPG¹², and the Housing Delivery Test Measurement Rule Book¹³. Where detailed internal layout plans are available, sites identified in the SLAA are also assessed in accordance with this guidance. Where this detail is not available, the C3 equivalent has been calculated at a ratio of 1.8 bedspaces per C3 dwelling in accordance with national guidance.
- 5.12. Outstanding permissions for C2 communal accommodation development provides the equivalent of 136 homes throughout the SLAA period. Of these, the equivalent of 105 homes are expected to be delivered within the first five years of the SLAA period.

¹¹ For example, planning permission: 12/0546. Delivery on this site has been annualised at 107 homes per year, in accordance with Lichfields' research on average build-out rates for strategic sites. Therefore, projected delivery extends to the 6 – 10 and 11 – 15 year periods.

¹² Paragraphs: 042 Reference ID: 3-042-20180913, 043 Reference ID: 3-043-20180913

¹³ Available at: <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>.



- 5.13. However, in order to account for permissions that do not get built-out, the Council have applied a lapse-rate to the total number of extant planning permissions that have not yet commenced.
- 5.14. Over the period covering 1st April 2011 – 31st March 2019¹⁴, 4% of the total units on sites granted planning permission for 5 or more units were not built-out and the permission expired. Therefore, a 4% reduction has been applied to all outstanding planning permissions that have not yet commenced in order to account for this.
- 5.15. In total, the lapse-rate equates to the loss of 29 dwellings over the plan period from existing planning permissions which have not yet commenced¹⁵.

Five-Year Housing Land Supply

- 5.16. Surrey Heath's Five Year Housing Land Supply assessment is set out in a separate report. Once published, the full 5YHLS report will be made available on the Council's website, at: <https://surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>.
- 5.17. On the basis of the SLAA assessment, the identified housing supply within the first five years of the SLAA period is 2,201¹⁶. This represents a Five Year Housing Land Supply position of 7.41 years.

Overall Housing Supply

- 5.18. The total capacity of potential development sites identified in the SLAA, as set out in Appendix 2: Realistic Candidates for Development, is 2,247 throughout the SLAA period. As set out in Appendix 1: Methodology, the SLAA also includes a windfall allowance of 511 homes throughout the 16-year emerging Local Plan period (2022/23 – 2037/2038).
- 5.19. Once added to the outstanding capacity from permitted sites as identified above, including C2 communal accommodation, of 2,354 (1,653 + (730 × 0.96)), the total identified future provision of homes (net) throughout the 16-year emerging Local Plan period, following the base-date of the assessment, becomes 5,112.

¹⁴ Planning permissions granted after 1st April 2019 and not currently commenced would be considered extant at the base-date of the SLAA and therefore would not have expired.

¹⁵ In total, 730 dwellings are projected to be delivered on sites with planning permission, but have not yet commenced. The 'lapse-rate' therefor applies to 730 dwellings ($730 \times 0.04 = 29$ [rounded]).

¹⁶ This figure represents the sum of the capacity of the identified SLAA sites, the relevant annualised windfall allowance, and sites with existing planning permission ($257 + 109 + 1,835$).



- 5.20. As previously set out, Surrey Heath's Housing Requirement figure for the remaining 16-year emerging Local Plan period is 4,774 homes ($[324 \times 16] - 410^{17}$). The total identified future provision of homes (net) throughout the same period is therefore 301 homes above the identified Housing Requirement for the same period.
- 5.21. However, since the start of the plan period, 1,098 dwellings have been completed. This brings the total identified housing supply figure over the plan period (2019 – 2038) to 6,210 dwellings.
- 5.22. Given that the housing requirement for the whole plan period is 5,623 dwellings, as set out in paragraph 3.14 above, Surrey Heath therefore demonstrates a housing supply buffer of +587 new homes (net) against the Housing Requirement (adjusted to account for net unmet need). This represents an 10.44% buffer over the Housing Requirement.

Table 2: Total dwellings per delivery period

Source	Number of dwellings (net) per delivery period					
	Completed	1-5 years	6-10 years	11-15 years	Year 16	Total
Completions	1,098	-	-	-	-	1,098
SLAA Total	-	257	1,319	671	-	2,247
Outstanding capacity (Sites with detailed permission, commenced sites, and outline permissions)	-	1,863	520	0	-	2,383
Windfall allowance	-	109	183	182	37	511
Permission lapse rate	-	-28	-1	-	-	-29
Total	1,098	2,201	2,021	853	37	6,210

¹⁷ 410 dwellings are removed from the housing requirement to account for the delivery of Surrey Heath's unmet need within Hart District. The figure represents the remaining 10 years' worth of delivery up to 2032, at the annualised rate of 41 dwellings per annum.



Broad Locations for Growth

- 5.23. As set out previously, the NPPF (2021) provides that local authorities “*should identify a supply of... specific, developable sites or broad locations for growth, for years 6 – 10 and, where possible, for years 11 – 15 of the plan period*”¹⁸.
- 5.24. The SLAA identifies a series of specific, developable sites for years 6 – 10 and 11 – 15 of the plan period within Appendix 2: Realistic Candidates for Delivery. Sites that have been submitted for consideration through the SLAA process and were determined to not meet the criteria for *availability*, *suitability*, and *achievability* (as set out previously) are listed in Appendix 3: Discounted Sites.
- 5.25. However, although listed within Appendix 3: Discounted Sites, Land at Pine Ridge Golf Course¹⁹ (Site ID: 830) merits further discussion in respect of its potential availability for development at the end of the plan period.
- 5.26. The site was submitted to the Council for consideration as part of the Call for Sites exercise in 2021. The development potential for the site was indicated to be up to 900 new homes accompanied by a bespoke SANG. However, although the site was submitted for consideration by a potential developer, the freehold owner of the land (the Trustees of Frimley Fuel Allotments) confirmed that the site was not available for development at that time. Consequently, the site was discounted from the SLAA due to availability concerns and no capacity assessment was made for the site.
- 5.27. Following the publication of the SLAA (2021), the freehold owner of the land has confirmed that the Trustees of the Frimley Fuel Allotments Charity are committed to exploring options for future development for a range of uses on the land.
- 5.28. Although the freehold landowner has confirmed their intention to explore development opportunities for the land, the Council considers that given the broad brush nature of the commitment, the site should remain discounted from the supply within the SLAA (2022).
- 5.29. However, the Council will work with the Trustees of the Frimley Fuel Allotments Charity to explore development options for the site as an area of search for further development and considers that should the availability of the site for development be confirmed in the future, the site could represent an opportunity to deliver new homes and provide SANG capacity (subject to consideration of site constraints).

¹⁸ NPPF (2021) Paragraph 68.

¹⁹ Commonly also referred to as the Frimley Fuel Allotments.



Other types of housing

- 5.30. The SLAA includes assessments for land that could deliver C2 use residential extra care / nursing homes and traveller accommodation. Information about planning permissions for these uses is available in the Annual Monitoring Report.

Traveller and Travelling Showpeople accommodation

- 5.31. See Appendix 5: Traveller and Travelling Showpeople Accommodation.

Residential Extra Care / Nursing Homes

- 5.32. Planning permissions and completions of nursing homes or residential extra care accommodation have been counted toward the housing supply in accordance with the guidance issued in PPG²⁰, and the Housing Delivery Test Measurement Rule Book.
- 5.33. Where detailed internal layouts are available for a site, the definition of a dwelling in Housing Delivery Test Measurement Rule Book has been taken into consideration. Where detailed internal layouts are not available, the C3 equivalent of the site is calculated by taking the net increase in bedrooms for communal accommodation in the local authority area and dividing this by the average number of adults living in households, which was 1.8 nationally.
- 5.34. The SLAA has identified four sites that are realistic candidates to deliver care home bedspaces or sheltered accommodation in C2 use within the SLAA period:
- Site ID: 801 – Pinehurst, 141 Park Road, Camberley, GU15 2AQ
 - Site ID: 21 – 61 - 63 London Road, Camberley, GU19 5DT
 - Site ID: 887 – Land at Loen, St Catherine's Road, Deepcut, GU16 7NJ
- 5.35. Details concerning the internal layout of the proposed dwellings were available for Site ID: 801 – Pinehurst and Site ID: 887 – Land at Loen, which provide the equivalent of 44 (net) units and 60 (net) units to the projected housing supply respectively. Each of the proposed internal units satisfies the definition of a dwelling as set out in the Housing Delivery Test Measurement Rule Book.
- 5.36. The remainder of the permitted C2 sites are provided a C3 residential dwelling equivalent figure based on the ratio of 1.8 bedspaces per dwelling, as per national guidance.

²⁰ Paragraph: 043 Reference ID: 3-043-20180913.



- 5.37. Three sites within the borough (above 5 units) currently benefit from extant planning permission for C2 Extra Care assisted-living accommodation for older people, or residential care homes:
- Planning Reference: 12/0546 – Princess Royal Barracks, Brunswick Road, Deepcut
 - Planning Reference: 17/0647 – Orchard Cottage, Shepherds Lane, Windlesham
 - Planning Reference: 18/1083 – 42-44 London Road, Bagshot
 - Planning Reference: 21/1333/RRM – 134 & 136 London Road, Bagshot
- 5.38. The permitted internal layout for planning reference 18/1083 demonstrates that each unit satisfies the definition of a dwelling as set out in the Housing Delivery Test Measurement Rule Book. The remaining planning applications are provided a C3 equivalent based on the ratio of 1.8 bedspaces per equivalent dwelling.

Non-Residential Sites

- 5.39. Three sites were submitted to the Council as part of the Call for Sites exercise that did not indicate any suggested residential development. However, they did indicate future SANG uses. Following assessment in line with the SLAA Methodology, the sites were categorised within the appropriate timescales, taking account of their suitability, availability and achievability. Table 4 (below), provides a summary of the potential SANG sites that were not discounted. The detailed assessments for these sites are included at Appendix 2: Realistic Candidates for Development.

Table 4: SANG Site Supply

Local Area	Ward	SANG Land Supply – Proposed area (ha)	Anticipated delivery period
Land East of St. Catherine's Road, Deepcut, GU15 IEG	Deepcut	30ha	1 – 5 years
Total SANG Land Supply within 15 year SLAA period from sites not submitted for residential development		30ha	



Economic Uses

- 5.40. Aside from sites that were put forward as potential mixed-use developments, no sites were submitted to the Council as part of the Call for Sites exercise were for future economic uses. The Surrey Heath Employment Land Technical Paper Update (2019) identifies that, generally, a small surplus of employment land is available to meet requirements for the period 2019 - 2040. Appendix B to the ELTP Update (2019) provides Employment Site Assessments, which includes a total of 19 sites comprising a total area of 131ha.

Retail Uses

- 5.41. Aside from sites that were put forward as potential mixed-use developments, no sites were submitted to the Council as part of the Call for Sites exercise were for future retail uses. The Surrey Heath Retail Site Survey Background Paper (most recently updated in 2017) monitors the retail units in the Borough's District Centres, Local Centres and Neighbourhood Parades.
- 5.42. However, it should be noted that the Land East of Park Street (Site ID: 921) site has been identified as a realistic candidate for mixed-use development within the town centre. The Council is the landowner of the site and has identified the site for refurbishment to provide office floorspace E(g), alongside other mixed town centre uses including retail and leisure.



6. Assessment Results

Assessment Review

6.1. Planning Practice Guidance ('PPG') requires that once the sites and broad locations have been assessed, the development potential of all sites be collected to produce an indicative trajectory. The trajectory should set out how much housing and economic development can be provided, and at what point in the future²¹.

6.2. PPG is clear that, should insufficient sites be identified to meet the objectively assessed need, the assessment will need to be revisited:

If there are insufficient sites; "Plan makers will need to revisit the assessment, for example changing the assumptions on the development potential on particular sites (including physical and policy constraints) including sites for possible new settlements.

If, following this review, there are still insufficient sites, then it will be necessary to investigate how this shortfall should best be planned for. If there is clear evidence that the needs cannot be met locally, it will be necessary to consider how needs might be met in adjoining areas in accordance with the duty to cooperate"²².

6.3. The SLAA has considered the availability, suitability, and achievability of potential development sites within the borough. The assessment has identified a housing supply that is sufficient to meet Surrey Heath's Local Housing Need figure over the fifteen-year period from the base-date of the SLAA, which is 01st April 2022 (2022 – 2037). The assessment also identified a housing supply that is sufficient to meet Surrey Heath's proposed Housing Requirement in the emerging Local Plan over the proposed plan period (2019 – 2038).

6.4. The study shows that 2,201 new homes are expected to be delivered within the first five years of the Plan period. This represents a Five Year Housing Land Supply position of 7.41 years. This surplus continues to be provided into the 6 – 10 year period.

6.5. However, it is worth noting that whilst Surrey Heath is able to demonstrate that the identified Local Housing Need figure will be met over the fifteen-year SLAA period, the supply of homes is significantly reduced toward the later years of that period and beyond. This is, in part, due to there being less certainty regarding the availability of certain sites towards the latter end of the SLAA period.

²¹ Paragraph: 025 Reference ID: 3-025-20140306.

²² Paragraph: 026 Reference ID: 3-026-20140306.



- 6.6. The assessment has identified land in the borough that could deliver up to 6,210 new homes over the draft Local Plan period (2019 – 2038) (including completed units and land with outstanding planning permission). Therefore, the assessment demonstrates that Surrey Heath can demonstrate a housing land supply buffer of +54 homes against the Local Housing Need figure of 324 dwellings per annum over the whole of the plan period ($324 * 19 = 6,156$).
- 6.7. However, 533 dwellings have been removed from Surrey Heath's identified Local Housing Need figure to account for the contribution toward unmet need from Hart District. Surrey Heath's Housing Requirement figure over the plan period (2019 – 2038) therefore becomes 5,623.
- 6.8. Over the whole plan period, Surrey Heath can therefore demonstrate a housing supply buffer of +587 new homes (net) against the Housing Requirement (adjusted to account for net unmet need). This represents an 10.44% buffer over the Housing Requirement.
- 6.9. However, the assessment has been unable to identify sufficient potential land to meet identified need for other uses, including land to deliver Gypsy and Traveller and Travelling Showpeople accommodation.
- 6.10. Further work is being undertaken outside of the SLAA to identify a sufficient supply. Further information is set out in Appendix 5: Traveller and Travelling Showpeople.

Suitable Alternative Natural Greenspace (SANG)

- 6.11. The availability of Suitable Alternative Natural Greenspace (SANG) has the potential to affect the delivery of homes within the borough. SANG is required to avoid the adverse impacts of new housing development on the Thames Basin Heaths Special Protection Area.
- 6.12. Overall, it is anticipated that the availability of SANG will not act as a significant risk factor at this stage. This is further re-enforced by the fact that a number of the SLAA sites have been submitted with their own proposed SANG provision. By their nature these tend to be larger sites with the potential to mitigate for a significant number of units. However, the majority of sites in the SLAA are located in the western urban area of the Borough, and it is this part of Surrey Heath where SANG capacity has become increasingly limited.
- 6.13. Due to the limited availability of SANG capacity in the west of the Borough, the Council has taken a number of steps to identify and deliver additional SANG capacity over the next fifteen years:



1. Firstly, the Council continues to work jointly with neighbouring authorities, including Hart District Council and Bracknell Forest Council, to provide SANG to mitigate the impact of new development on the SPA.
2. Secondly, the Council has produced a SANG Acquisition Strategy that outlines the current deficit in SANG against the supply of housing sites and identifies sites in the west of the Borough that, if transformed into SANG, could address this deficit.
3. Furthermore, one site has been put forward as part of the Call for Sites and assessed in the SLAA as being deliverable in the 1-5 year period. At 30ha, this site would have adequate capacity to mitigate the impact of SLAA sites identified in the Western Urban Area.

Next Steps

- 6.14. The information within the SLAA represents the best information available at the base date of 1st April 2022. Deliverability information received since 1st April 2022 has been included, where necessary, to provide an accurate assessment.
- 6.15. The SLAA is an iterative process and as such, any future reviews will incorporate any new information available to the Council. This will include any new sites and additional information about the existing identified sites. Further consideration will also be given to windfalls and non-implementation rates.
- 6.16. The Council intends to update the SLAA annually to take account of new information. Given that new information may be submitted to, and considered by, the Council at any time, conclusions on the suitability, availability and achievability of the identified sites may be subject to change, as are assumptions on whether sites are deliverable or developable.

