



# Strategic Land Availability Assessment

## Appendix 6 – Site Delivery



**March 2024**

Surrey Heath Borough Council  
Knoll Road, Camberley GU15 3HD  
[Planning.consultation@surreyheath.gov.uk](mailto:Planning.consultation@surreyheath.gov.uk)



## **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 promoters 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	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 Cam	1198	288	910	125	125	125	125	125	125	125	95	0	0	0	0	0	0	0
19/0031 (RM)	The Waters Edge, 220 Mytchett Road, Mytchett, Cambe	248	116	132	66	66	0	0	0	0	0	0	0	0	0	0	0	0	0
21/0769/FFU	Frimhurst Farm Deepcut Bridge Road Deepcut Camberl	65	0	65	33	32	0	0	0	0	0	0	0	0	0	0	0	0	0
18/0033	Kings Court & Land To Front Of Kings Court, 91-99 High	51	0	51	26	25	0	0	0	0	0	0	0	0	0	0	0	0	0
Sites less than 25 units		97	0	97	49	51	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>		<b>1659</b>	<b>404</b>	<b>1255</b>	<b>299</b>	<b>299</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>95</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

  

C3 Outstanding Permissions - Detailed Permissions (Not Commenced)																			
Application	Site Name	Total Units (Net)	Complete	Outstanding	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 64 - 100 Park Street, Camberley, GU15 3NF	51	0	51	0	0	21	20	20	0	0	0	0	0	0	0	0	0	0
20/1048/FFU	Land West of Sturt Road, Frimley Green, GU16 6HY	160	0	160	0	0	55	55	50	0	0	0	0	0	0	0	0	0	0
19/0251	Victoria Court 407-409 London Road And 9-13A Victor	64	0	64	0	0	22	21	11	0	0	0	0	0	0	0	0	0	0
21/0796/GPO	Archipelago Lyon Way Frimley Camberley Surrey	73	0	73	0	0	25	24	24	0	0	0	0	0	0	0	0	0	0
Sites less than 25 units		144	0	144	0	0	48	48	48	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>		<b>502</b>	<b>0</b>	<b>502</b>	<b>0</b>	<b>0</b>	<b>171</b>	<b>168</b>	<b>163</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

  

C3 Outline Permissions																			
Application	Site Name	Total Units (Net)	Complete	Outstanding	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
20/0818/RRM	Heathpark Wood, Heathpark Drive, Windlesham	116	0	116	0	0	39	39	38	0	0	0	0	0	0	0	0	0	0
Sites less than 25 units		1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>		<b>1</b>	<b>0</b>	<b>117</b>	<b>0</b>	<b>0</b>	<b>39</b>	<b>39</b>	<b>38</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

  

Care Homes (C3 equivalent) - Detailed Permissions and Commencements																		
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	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 Cam	60	51	0	0	0	0	0	6	6	6	6	7	0	0	0	0	0
17/0647	Orchard Cottage, Shepherds Lane, Windlesham, Surrey	65	33	17	16	0	0	0	0	0	0	0	0	0	0	0	0	0
20/0921/CEU	Pineswood 93 Collage Ride Bagshot Surrey GU19 5EP	69	36	18	18	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
Sites less than 25 units		20	13	6	5	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>		<b>260</b>	<b>157</b>	<b>64</b>	<b>62</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

  

Large Scale Application (L3) on non-commenced Permissions																		
Total	(Rounded)	Total Units (Net)	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)	-44	1	1	10	10	10	4	3	3	2	0	0	0	0	0	0	



Care Homes (C3 equivalent) - Identified SLAA Sites																		
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	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	32	32	0	0	11	11	10	0	0	0	0	0	0	0	0	0	0
887	Land at Loen, St Catherines Road, Deepcut, GU16 7HJ	10	60	0	0	20	20	20	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
<b>TOTAL</b>		<b>100</b>	<b>124</b>	<b>0</b>	<b>0</b>	<b>31</b>	<b>31</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>7</b>	<b>7</b>

  

Major SLAA Sites (Above 25 Units)																		
Site ID	Site Name	Total Units (Net)	Complete	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
814	London Road Regeneration Block, London Road, Camberley, GU15 2AQ	524	0	0	0	0	0	0	0	0	0	0	0	105	105	105	105	104
835	York Town Car Park, Sullivan Road, Camberley, GU15 2JH	27	0	0	0	0	0	0	5	5	5	6	6	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
25	Camberley Station, Station House, 1 Pembroke Broadway, Camberley, GU15 2JH	150	0	0	0	0	0	0	30	30	30	30	30	0	0	0	0	0
27	Land East of Knoll Road, Camberley, GU15 3SF	342	0	0	0	0	0	0	68	68	68	68	68	0	0	0	0	0
1015	Former Portesbury School, Portesbury Road, GU15 3DE	36	0	0	0	0	0	0	8	7	7	7	7	0	0	0	0	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
299	Land at East Curve, Sturt Road, Primley Green, GU16 6HJ	60	0	0	0	0	0	0	0	0	0	0	0	10	10	10	10	10
807	Sir William Siemens Square, Chobham Road, Frimley, GU24 0JH	170	0	0	0	0	0	61	28	27	27	27	0	0	0	0	0	0
1005	St James House, Knoll Road, Camberley, GU15 2JH	30	0	0	0	0	0	0	0	0	0	0	0	6	6	6	6	6
<b>TOTAL</b>		<b>1515</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>61</b>	<b>174</b>	<b>172</b>	<b>172</b>	<b>173</b>	<b>147</b>	<b>121</b>	<b>121</b>	<b>121</b>	<b>121</b>	<b>120</b>

  

Small SLAA Sites, Windfall and Rural Exception Sites																
	Total Units (Net)	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)	413	0	0	27	58	-7	56	55	51	14	99	26	25	24	23	24
Windfall Allowance (Small Sites, Prior Notifications, and Rural Exception Sites)	461	0	0	37	37	37	37	37	37	37	37	37	37	37	37	37

  

Overall Total																
	Total Units (Net)	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
<b>TOTAL</b>	<b>4511</b>	<b>362</b>	<b>360</b>	<b>420</b>	<b>448</b>	<b>437</b>	<b>595</b>	<b>590</b>	<b>268</b>	<b>228</b>	<b>250</b>	<b>190</b>	<b>189</b>	<b>188</b>	<b>188</b>	



**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 the near future. 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.
832	Land To The Rear Of 110A - 110E Frimley Road Camberley GU15 2QN	Camberley	5	The site is within single landownership. An application has since been allowed on appeal for five net homes. Given the small scale of the site, and the recent appeal decision, 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) 32	The site is in single landownership. A planning application recently been submitted for 60 extra care units. 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.
887	Land at Loen, St Catherines Road, Deepcut, GU16 7NJ	Deepcut	60	The site is in single landownership. The site has been subject to detailed pre-application discussions for a 60 unit extra care development. The site promoter has indicated that a planning application will be submitted in 2024. 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.
907	Sir William Siemens Square, Chobham Road, Frimley, GU16 8QD		61	The site is in single ownership and been subject to detailed pre-application discussions for a development of approximately 170 units. The site promoter has indicated that a planning application is likely to be submitted in early 2024. Given there is clear evidence that progress is being made toward the development of this site within the first five years of the plan period, including detailed pre-application discussions, 61 units (36% of the sites overall capacity) assessed as being deliverable in the first five years.



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. Planning history and 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. A planning application has been submitted for the site, following detailed pre-application discussions. 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.
1011	Ming Restaurant Ming London Road Windlesham Surrey GU20 6PG	Windlesham	8	The site is within single landownership and a planning application has recently been submitted for the site. Given the small scale of the site, and the recent appeal decision, there is clear evidence that progress is being made toward the delivery of new homes on this site within the next five years.





1004	St Margarets Cottage And The Ferns, Woodlands Lane, Windlesham, Surrey, GU20 6AS	Windlesham	16	The site is available for development immediately and progress is being made toward the delivery of homes on the site. A planning application has been submitted for the site. Given the relatively small scale of the site, alongside the recently submitted planning application, the proposed development could be delivered within the first five years of the plan period.
------	--	------------	----	---

