



Strategic Land Availability Assessment update 2025

Appendix 3 – Discounted Sites



August 2025

Surrey Heath Borough Council
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Discounted Sites

Site ID	Site Address	Ward	Reason for Discounting the Site
446	Earlswood Park SANG, London Road, Bagshot, GU19 5EZ	Bagshot	Suitability concerns - Existing SANG
736	Land at Grove End, Bagshot, GU19 5HY	Bagshot	Suitability concerns - Site not suitable for development due to Green Belt designation
798	Land at Pennyhill, London Road, Bagshot, GU19 5DH	Bagshot	Suitability concerns - TPO covers the whole site
714	Seal House, 56 London Road, Bagshot, GU19 5HL	Bagshot	Availability concerns
236	Land Rear of 309 – 315 Guildford Road, Bisley, GU24 9AA	Bisley and West End	Below site size threshold
902	Former Bisley Football Club, Church Lane, Bisley, GU24 9EF	Bisley and West End	Suitability concerns - Site not suitable for development due to Green Belt designation
816	Gazes, Old House Lane, West End, GU24 9DB	Bisley and West End	Below site size threshold
813	Land at Oak Farm House, Pennypot Lane, West End, GU24 8DL	Bisley and West End	Suitability concerns - Site not suitable for development due to Green Belt designation
347	Land at Pankhurst Farm, Bagshot Road, West End, GU24 9QR	Bisley and West End	Suitability concerns - Site not suitable for development due to Green Belt designation
914	Land between Little Down and Whitedown Cottage, Bagshot Road, West End, GU24 9QR	Bisley and West End	Suitability concerns - Site not suitable for development due to Green Belt designation
740	Land East of Clews Lane, Bisley, GU24 9AA	Bisley and West End	Suitability concerns - Site not suitable for development due to Green Belt designation
903	Land South of Church Lane, Bisley, GU24 9DY	Bisley and West End	Suitability concerns - Site not suitable for development due to Green Belt designation
741	Land West of Guildford Road, Bisley, GU24 9DA	Bisley and West End	Suitability concerns - Site not suitable for development due to Green Belt designation
800	Miles Green Farm, Queens Road, Bisley	Bisley and West End	Suitability concerns - Site not suitable for development due to Green Belt designation



Site ID	Site Address	Ward	Reason for Discounting the Site
802	Land at Four Winds, 29 London Road, Camberley, GU15 3UQ	Camberley	Suitability concerns - TPO covers the whole site
904	Land at Kings International College, Watchetts Drive, Camberley, GU15 2PQ	Camberley	Suitability and Viability concerns
804	Land East of Frimley Road & South of London Road, Camberley, GU15 3HQ	Camberley	Availability concerns
246	Old Dean Youth Centre, Kingston Road, Camberley, GU15 4AF	Camberley	Availability concerns
566	34 & 36 Station Road, Frimley, GU16 7HF	Frimley	Availability concerns
837	Former Playing Field, Lakeside School, Field Lane, Frimley, GU16 8LL	Frimley	Suitability and Viability concerns
195	214-216 Frimley Green Road, Frimley Green, GU16 6LL	Frimley Green	Availability concerns
512	SC Johnson, Frimley Green Road, Frimley Green, GU16 7AJ	Frimley Green	Availability concerns
329	251 Frimley Green Road, Frimley Green, GU16 6LD	Frimley Green	Availability concerns
910	Land Rear of 160 - 162 MacDonald Road, Lightwater, GU18 5YB	Lightwater	Suitability concerns - Within 400km of the Thames Basin Heaths Special Protection Area
911	Land rear of 164 MacDonald Road, Lightwater, GU15 5YB	Lightwater	Suitability concerns - Within 400km of the Thames Basin Heaths Special Protection Area
909	Land South of Sundew Close, Guildford Road, Lightwater, GU18 5SG	Lightwater	Suitability concerns - Within 400km of the Thames Basin Heaths Special Protection Area
378	51 - 57 Deepcut Bridge Road, Deepcut, GU16 6QT	Mytchett and Deepcut	Availability concerns



Site ID	Site Address	Ward	Reason for Discounting the Site
836	Former Depot, Princess Royal Barracks, Brunswick Road, Deepcut, GU16 6RN	Mytchett and Deepcut	Suitability concerns - The site comprises part of the SANG that is in place to mitigate the impacts of the Princess Royal Barracks development.
906	Land at Guildford Road, Deepcut, GU16 6RJ	Mytchett and Deepcut	Below site size threshold
830	Land at Pine Ridge Golf Course, Old Bisley Road, Deepcut, GU16 9NX	Mytchett and Deepcut	Availability concerns This site could comprise an area for search for future development either within or beyond the plan period, should availability be confirmed.
923	Land East of St Cross Road & North of Lake Road, Deepcut, GU16 6RB	Mytchett and Deepcut	Below site size threshold
867	Mytchett Community Centre, Mytchett Road, Mytchett, GU16 6AA	Mytchett and Deepcut	Availability concerns
504	Land North of Lake Road, Deepcut, GU16 6QY	Mytchett and Deepcut	Availability concerns
926	Land adjacent to Wykeham Park House, St Catherines Road, Deepcut, GU16 6PY	Mytchett and Deepcut	Below site size threshold
832	Land South of Bridge Road, Camberley, GU15 2QN	Mytchett and Deepcut	Below site size threshold
500	Church of St Peter, Caesars Camp Road, Camberley, GU15 4ED	Old Dean	Availability concerns
6	22 Crawley Hill, Camberley. GU15 2BZ	St. Pauls	Availability concerns
1002	31 High Street, Camberley, GU15 3RB	Town	Below site size threshold
250	65 - 68 High Street, Camberley, GU15 3RB	Town	Availability concerns
37	Tekels Park, Tekels Avenue, Camberley, GU15 2LF	Town	Below site size threshold



Site ID	Site Address	Ward	Reason for Discounting the Site
878	Building B, Riverside Way, Camberley, GU15 3YL	Watchetts	Availability concerns
843	Former Plants to Go, Bagshot Road, Chobham, GU24 8SJ	Windlesham and Chobham	Suitability concerns - Site not suitable for development due to Green Belt designation
510	Land at Flexlands Farm, Station Road, Chobham, GU24 8AH	Windlesham and Chobham	Suitability concerns - Site not suitable for development due to Green Belt designation
409	Land at Latchetts Mead, Green Lane, Chobham, GU24 8PH	Windlesham and Chobham	Suitability concerns - Site not suitable for development due to Green Belt designation
238	Land at Mincing Lane, Chobham, GU24 8RS	Windlesham and Chobham	Suitability concerns - Site not suitable for development due to Green Belt designation
917	Land Between 46 - 62 Mincing Lane, Chobham, GU24 8RT	Windlesham and Chobham	Suitability concerns - Site entirely within 400m of the Thames Basin Heaths Special Protection Area
835	Land East of Lovelands, Lovelands Lane, Chobham, GU24 8DS	Windlesham and Chobham	Suitability concerns - Site not suitable for development due to Green Belt designation
276	Land East of Snows Ride and Hatton Hill, Windlesham, GU20 6LA	Windlesham and Chobham	Suitability concerns - Site not suitable for development due to Green Belt designation
414	Land North of Lakeside Drive, Chobham, GU24 8EL	Windlesham and Chobham	Suitability concerns - Site not suitable for development due to Green Belt designation
609	Land North of Reserve Site, Heathpark Drive, Windlesham, GU20 6HS	Windlesham and Chobham	Suitability concerns - Site not suitable for development due to Green Belt designation
597	Land North West of the Grange, Chobham, GU24 8NQ	Windlesham and Chobham	Suitability concerns - Site not suitable for development due to Green Belt designation
546	Land Rear of the Grange, Chobham, GU24 8NQ	Windlesham and Chobham	Suitability concerns - Site not suitable for development due to Green Belt designation
915	Land Rear of 1 - 31 Broadley Green, Windlesham, GU20 6AJ	Windlesham and Chobham	Suitability concerns - Site not suitable for development due to Green Belt designation
890	Fairoaks Airport, Chertsey Road, Chobham, GU24 8HU	Windlesham and Chobham	Suitability concerns - Site not suitable for development due to Green Belt designation



Site ID	Site Address	Ward	Reason for Discounting the Site
809	Land South East of Snows Ride and London Road, Snows Ride, Windlesham, GU20 6LA	Windlesham and Chobham	Suitability concerns - Site not suitable for development due to Green Belt designation
919	Riverside Nursery, Philpot Lane, Chobham, GU24 8HE	Windlesham and Chobham	Suitability concerns - Site not suitable for development due to Green Belt designation
543	Round Pound Nursery, Windsor Road, Chobham, GU24 8TN	Windlesham and Chobham	Suitability concerns - Site not suitable for development due to Green Belt designation
445	Windlesham Garden Centre, London Road, Windlesham, GU20 6LL	Windlesham and Chobham	Availability concerns
1004	Meadow Farm, Kennel Lane, Windlesham	Windlesham and Chobham	Suitability concerns - Site not suitable for development due to Green Belt designation. Potential development of Previously Developed Land would remain below the site size threshold
765	Windlesham South Garage, London Road, Windlesham, GU20 6PJ	Windlesham and Chobham	Availability concerns
1101	Roundwood, Sunninghill Road, GU20 6PP	Windlesham and Chobham	Suitability concerns - Site not suitable for development due to Green Belt designation
1023	41-43 Windsor Road, Chobham, Woking, GU24 8LD	Windlesham and Chobham	Site no longer available

