



Strategic Land Availability Assessment

Appendix 6 – Site Delivery



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I. Introduction

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

Phasing assumptions:

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

C3 Outstanding capacity (Commenced)

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

C3 Outstanding capacity (Approved) - Detailed Permissions

1. For sites over 50 units, phasing information received from site 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	2021-22	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
19/2321/GPD	Bagshot Manor, Green Lane, Bagshot, GU19 5NL	79	0	79	35	44	0	0	0	0	0	0	0	0	0	0	0	0	0
12/0546	Princess Royal Barracks Brunswick Road Deepcut Camberley	1198	108	1090	107	107	107	107	107	107	107	107	107	107	20	0	0	0	0
19/0235	Woodside Cottage, Chapel Lane, Bagshot, GU19 5DE	43	0	43	22	21	0	0	0	0	0	0	0	0	0	0	0	0	0
17/0669	Ashwood House, 16-22 Pembroke Broadway, Camberley	116	41	75	15	15	15	15	15	0	0	0	0	0	0	0	0	0	0
17/0387	Compass House, 207 - 215 London Road, Camberley, GU19 5LH	51	0	51	26	25	0	0	0	0	0	0	0	0	0	0	0	0	0
16/0803	The Absolute Building, Lyon Way, Frimley, Camberley, GU15 2QJ	91	0	91	91	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19/0031 (RM)	The Waters Edge, 220 Mytchett Road, Mytchett, Camberley, GU15 2QJ	248	0	248	50	50	50	49	49	0	0	0	0	0	0	0	0	0	0
18/0033	Kings Court & Land To Front Of Kings Court, 91-93 High Street, Camberley, GU15 2QJ	51	0	51	25	26	0	0	0	0	0	0	0	0	0	0	0	0	0
17/0670	Pembroke House 148 Frimley Road Camberley GU15 2QJ	25	0	25	13	12	0	0	0	0	0	0	0	0	0	0	0	0	0
Sites less than 25 units		152	0	152	76	76	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL		2054	149	1905	460	376	172	171	171	107	107	107	107	107	20	0	0	0	0

C3 Outstanding Permissions - Detailed Permissions (Not Commenced)																			
Application	Site Name	Total Units (Net)	Complete	Outstanding	2021-22	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
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
19/0251	Victoria Court 407-409 London Road And 9-13A Victoria Road, Camberley, GU15 2QJ	61	0	61	0	0	20	20	21	0	0	0	0	0	0	0	0	0	0
Sites less than 25 units		121	0	121	0	0	40	40	41	0	0	0	0	0	0	0	0	0	0
TOTAL		243	0	243	0	0	80	80	83	0	0	0	0	0	0	0	0	0	0

C3 Outline Permissions																			
Application	Site Name	Total Units (Net)	Complete	Outstanding	2021-22	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
20/0090/OOU	134 & 136 London Road Bagshot Surrey GU19 5BZ	26	0	26	0	0	0	0	0	6	5	5	5	5	0	0	0	0	0
15/0590 (RM: 20/0318/)	Heathpark Wood, Heathpark Drive, Windlesham	116	0	116	0	0	38	39	39	0	0	0	0	0	0	0	0	0	0
Sites less than 25 units		37	0	37	0	0	0	0	0	7	7	7	8	8	0	0	0	0	0
TOTAL		179	0	179	0	0	38	39	39	13	12	12	13	13	0	0	0	0	0

Care Homes (C3 equivalent) - Detailed Permissions																		
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	2021-22	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
12/0546	Princess Royal Barracks Brunswick Road Deepcut Camberley	60	31	0	0	0	0	0	6	6	6	6	7	0	0	0	0	0
17/0647	Orchard Cottage, Shepherds Lane, Windlesham, Surrey, GU15 2QJ	65	33	0	0	11	11	11	0	0	0	0	0	0	0	0	0	0
18/1083	42-44 London Road Bagshot GU19 5HL	46	46	0	0	15	15	16	0	0	0	0	0	0	0	0	0	0
Sites less than 25 units		6	3	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0
TOTAL		177	113	0	0	27	27	28	6	6	6	6	7	0	0	0	0	0

Lapse Rate Application (-3% on non-commenced Permissions)																		
Total	(Rounded)	Total Units (Net)	2021-22	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	
Total	(Rounded)	-16	0	0	4	4	5	1	1	1	0	0	0	0	0	0	0	



Care Homes (C3 equivalent) - Identified SLAA Sites																		
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	2021-22	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
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
887	Land at Loen, St Catherines Road, Deepcut, GU16 7NJ	10	10	0	0	3	3	4	0	0	0	0	0	0	0	0	0	0
837	Former Playing Field, Lakeside School, Field Lane, Frimley	20	10	0	0	0	0	0	2	2	2	2	2	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
TOTAL		132	96	0	0	17	18	19	2	2	2	2	2	6	6	6	7	7

Major SLAA Sites (Above 25 Units)																		
Site ID	Site Name	Total Units (Net)	Site Complete	2021-22	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
247	Bagshot Depot and Archaeology Centre, London Road, Bagshot	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	550	0	0	0	0	0	0	110	110	110	110	110	0	0	0	0	0
833	York Town Car Park, Sullivan Road, Camberley, GU15 3B	27	0	0	0	0	0	0	5	5	5	6	6	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
240	Camberley Centre, France Hill Drive, Camberley, GU15 3	35	0	0	0	0	0	0	7	7	7	7	7	0	0	0	0	0
25	Camberley Station, Station House, 1 Pembroke Broadwa	75	0	0	0	0	0	0	15	15	15	15	15	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
921	Land East of Park Street, North of Princess Way, Camber	120	0	0	0	0	0	0	24	24	24	24	24	0	0	0	0	0
447	Chobham Rugby Club, Windsor Road, Chobham, GU24 8	91	0	0	0	0	0	0	18	18	18	18	19	0	0	0	0	0
552	Land at Frimhurst Farm, Deepcut Bridge Road, Deepcut,	65	0	0	0	0	0	0	13	13	13	13	13	0	0	0	0	0
907	Sir William Siemens Square, Chobham Road, Frimley, GU	200	0	0	0	0	0	0	40	40	40	40	40	0	0	0	0	0
557	Land West of Sturt Road, Frimley Green, GU16 6HY	160	0	0	0	53	53	54	0	0	0	0	0	0	0	0	0	0
178	Land east of Benner Lane, West End, GU24 9JQ	73	0	0	0	0	0	0	0	0	0	0	0	14	14	15	15	15
TOTAL		1973	0	0	0	53	53	54	252	252	252	254	255	109	109	110	110	110

Small SLAA Sites, Windfall and Rural Exception Sites																		
		Total Units (Net)	2021-22	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	
SLAA Sites (below 25 units)		404	0	0	27	27	27	48	48	48	49	49	16	16	16	16	17	
Windfall Allowance (Small Sites, Prior Notifications, and Rural Exception Sites)		397	0	0	30	30	31	30	30	30	31	32	30	30	30	31	32	

Overall Total																		
		Total Units (Net)	2021-22	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	
TOTAL		5326	460	376	448	449	457	459	458	458	462	465	181	161	162	164	166	



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	6	<p>The site has been confirmed as immediately available for residential development. The site promoter has advised that a planning application will be submitted following the publication of the Draft Surrey Heath Local Plan: Preferred Options (2019 – 2038) Regulation 18 consultation, scheduled in early 2022.</p> <p>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.</p>
448	175 London Road, Bagshot, GU19 5DH	Bagshot	8	<p>The site has been confirmed as immediately available for residential development. Recent planning activity demonstrates that the landowner is clearly keen to develop the site, and is actively pursuing the submission of an appropriate planning application.</p> <p>Given the small scale of the site, in addition to the recent planning history, there is clear evidence progress is being made toward the delivery of new homes on this site within the next first five years.</p>



Site ID	Site Address	Area	No. of homes (net) in Years 1 - 5	Summary of Evidence
573	317 to 319 Guildford Road, Bisley, GU24 9AA	Bisley	17	<p>The site has been confirmed as immediately available for residential development.</p> <p>The site promoter is currently engaged in pre-application discussions with the Council, with the intention to submit a planning application to develop the site for approximately 25 units shortly.</p> <p>The site is in a sustainable location and no major constraints have been identified.</p> <p>Progress is clearly being made toward the development of new homes on this site within the next five years.</p>
832	Land South of Bridge Road, Camberley, GU15 2QN	Camberley	5	<p>The site is within single landownership. The site has been confirmed as immediately available for residential development.</p> <p>The site promote is currently working toward the submission of a planning application for the site within the year.</p> <p>Given the small scale of the site, and the progress being made toward the submission of a planning application, there is clear evidence that progress is being made toward the delivery of new homes on this site within the next five years.</p>



Site ID	Site Address	Area	No. of homes (net) in Years 1 - 5	Summary of Evidence
801	Pinehurst, 141 Park Road, Camberley, GU15 2AQ	Camberley	(C3 Equivalent) 70	<p>The site is in single landownership. The site promoter is currently engaged in pre-application discussions with the Council with regard to a proposed 70-bed Extra Care development.</p> <p>Given the pre-application engagement, the landowner is clearly keen to develop the site and the site is available for development immediately.</p> <p>There is clear evidence that progress is being made toward the delivery of new homes on this site within the first five years of the plan period.</p>
1001	Chobham Club, 50 Windsor Road, Chobham, GU24 8LD	Chobham	8	<p>The site is in single landownership. Recent planning history demonstrates that the landowner is keen to develop the site to provide new homes.</p> <p>Given the small scale of the site, there is clear evidence that progress is being made toward the deliver of homes on this site within the next five years.</p>



Site ID	Site Address	Area	No. of homes (net) in Years 1 - 5	Summary of Evidence
887	Land at Loen, St Catherines Road, Deepcut, GU16 7NJ	Deepcut	(C3 Equivalent) 10	<p>This site is in single landownership. The landowner has engaged planning agents to progress the development of the site. The site has been confirmed as available for the development of an extra-care retirement scheme.</p> <p>The site promoter has confirmed that initial pre-application discussions have recently concluded, and that their intention is to engage the Council for a second round of pre-application discussions, followed by the submission of an appropriate planning application shortly thereafter.</p> <p>Given this planning history, there is clear evidence that progress is being made toward the delivery of new homes on this site within the first five years of the plan period.</p>
557	Land West of Sturt Road, Frimley Green, GU16 6HY	Frimley Green	160	<p>The site is owned by a developer. The site is immediately available for residential development. Vacant possession is advised to have been achieved in 2021.</p> <p>The site has gained planning permission for 160 new homes since the base-date of the SLAA (Planning application reference: 20/1048/FFU). Given the current planning status, there is clear evidence that progress is being made toward the delivery of new homes on-site within the first five years of the plan period.</p>



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	17	<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>
1004	St Margarets Cottage And The Ferns, Woodlands Lane, Windlesham, Surrey, GU20 6AS	Windlesham	20	<p>The site promoter has recently submitted a planning application for the development of the site, which is currently awaiting determination.</p> <p>The site is available for development immediately and progress is being made toward the delivery of homes on the site.</p> <p>Given the relatively small scale of the site, alongside the current planning status, the proposed development could be delivered within the first five years of the plan period.</p>

