

Appendix 3

LIST OF C2 USE SITES

The PPG makes provision for LPAs to include sites in the SLAA which are coming forward with C2 uses.

Table 1 below sets out the sites with C2 uses that have come forward in the SLAA period and which have thus been counted in the SLAA.

Table 1: C2 use sites included in the SLAA

| SLAA ID | Site Name | Consented bed spaces | Discounted No. Bed Spaces + exclusion of existing residential units on the site | Current SLAA Category |
|---------|--|----------------------|---|-----------------------|
| 21 | 61-63 London Road, Camberley | 58 | 39 | Deliverable |
| 541 | Pembroke House Pembroke Broadway, Camberley | 92 | 66 | Deliverable |
| 732 | Whitehill Farm Kings Ride, Camberley | 64 | 46 | Deliverable |
| 733 | Kingsclear Nursing Home Park Road, Camberley | 90 | 13 | Deliverable |
| 734 | 55 The Avenue, Camberley | 8 | 5 | Deliverable |
| 412 | Land at Cheswycks School Guildford Road, Frimley Green | 62 | 44 | Deliverable |
| 176 | 12 Streets Heath, West End | 60 | 42 | Deliverable |
| 735 | Orchard Cottage Shepherds Lane, Windlesham | 66 | 46 | Deliverable |

In determining the level of housing contribution that these sites make to housing land supply the Council has recognised on that an individual bed-space may not necessarily replace an individual unit of C3 accommodation and a discount has thus been applied. The discounted figure shown in the table has been derived by dividing the number of bedspaces at each site by the average occupancy rate of a 1-bed C3 unit in the borough (1.4 people).

Appendix 4

EXCLUDED SITES

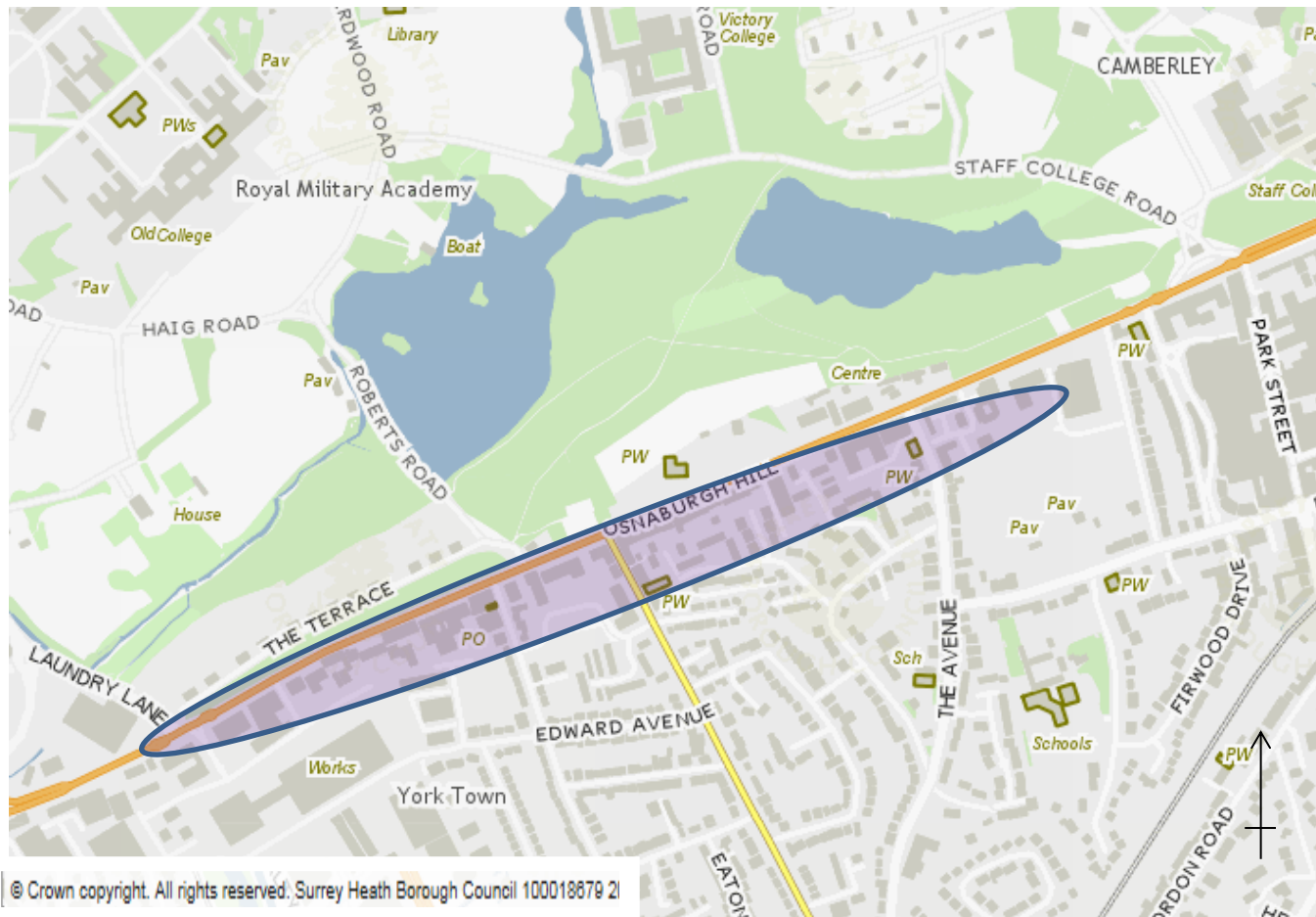
| SHLAA Ref. | Local Area | Site Name | Reason for Exclusion |
|------------|------------|--|---|
| 736 | Bagshot | Grove End Cottage Grove End, Bagshot | Site is non-PDL and located in the GB. Development resulting in built form would therefore not be suitable. |
| 737 | Bagshot | Land at Swift Lane, Bagshot | Due to the site's location within the Green Belt and its non-developed status (the temporary compound use will need to be returned to its previous condition upon completion of the M3 smart motorway project) built development is unsuitable. |
| 739 | Bisley | Land adj 174 Guildford Road, Bisley | Site is open countryside that is in non-PDL Green Belt. It is wholly within FZs 2 or greater and is located in a gap between the settlements of West End and Bisley. Small areas of the site are also located within the 400m buffer zone of the SPA. |
| 742 | Bisley | Sports Ground South Church Lane, Bisley | The majority of the site is within the 400m buffer zone and the remaining area is unlikely to be capable of sustaining residential development. |
| 743 | Bisley | Bisley Sports Ground Church Lane, Bisley | The majority of the site falls within the 400m buffer zone of the SPA. The part of the site (to the east) not falling within the 400m buffer zone is located further from the edge of Bisley and consequently is entirely surrounded by Green Belt. It would therefore not be suitable as a rural exception site. |
| 744 | Camberley | Gas Holder Site Admiralty Way, Camberley | Development for uses not falling within a B use class is resisted within Core Employment Areas. |
| 414 | Chobham | Land north of Lakeside Drive, Chobham | The site consists of undeveloped land located wholly within the Green Belt. It does not adjoin the settlement boundary of Chobham and would therefore be unsuitable as a rural exception site. |


| SHLAA Ref. | Local Area | Site Name | Reason for Exclusion |
|------------|------------|---|---|
| 543 | Chobham | Round Pond Nursery Windsor Road, Chobham | The site is located wholly within the Green Belt and 400m buffer zone of the SPA. The 6 suggested residential dwellings would only be acceptable in the 400m buffer zone subject to proof the proposed 6 bed HMO (permission 00/0738) commenced. Existing built form consists of glasshouses and therefore not PDL. |
| 595 | Chobham | Land opp (East) Highams Farm Highams Lane, Chobham | Undeveloped site in Green Belt, not suitable as rural exception site. |
| 747 | Chobham | Castle Grove Nursery Scotts Grove Road, Chobham | The site houses a plant nursery, principally consisting of glasshouses, therefore not PDL. Residential development at the site would be unsuitable in the Green Belt location. |
| 748 | Chobham | Castle Grove Paddock Castle Grove Road, Chobham | The site is non-PDL in the GB. Therefore the suggested residential development at the site would not be suitable. |
| 749 | Chobham | Land north and east of Flexlands Farm Station Road, Chobham | The sites are all located wholly within the Green Belt on undeveloped land. They are located in close proximity of Chobham, but do not adjoin the defined settlement area and are therefore not suitable as rural exception sites. |
| 752 | Chobham | Highams Farm Highams Lane, Chobham | Undeveloped land in the Green Belt. No existing buildings. Does not adjoin a settlement boundary and would therefore not be an acceptable rural exception site. |
| 753 | Chobham | Land north of Vicarage Road, Chobham | The majority of the site is not PDL. It is located within the Green Belt. The proposed health village and sheltered housing would result in an increase of built form which would be unsuitable in its Green Belt location. |
| 754 | Chobham | Land South of Bagshot Road, Chobham | The site is non-PDL in the Green Belt. There is no built form. Development would not be suitable in the Green Belt. The site is not large enough to enable the minimum SANG requirement of a 2.5km circular walk. |
| 756 | Chobham | Westley Green Farm Valley End Road, Chobham | The majority of the site is undeveloped land. It is located within the Green Belt. It would not be suitable as a rural exception site, as the site does not border a settlement area. |

| SHLAA Ref. | Local Area | Site Name | Reason for Exclusion |
|------------|------------|--|---|
| 759 | Frimley | Land rear 34-54 Station Road, Frimley | Ownership and consent of land rear of 34-44 not known. As such, land rear of 46-54 is assessed. A significant part of this remaining area is located within flood zone 3a and 3b, with the remainder in flood zone 2. |
| 764 | West End | Windlemere Golf Course Windlesham Road, West End | Residential development on undeveloped Green Belt land would not be suitable. Site does not adjoin a settlement area and therefore is unacceptable as a rural exception site. The SANG proposal could be appropriate subject to consultation with Natural England. |
| 767 | Windlesham | Orchard Cottage Chertsey Road, Windlesham | The site benefits from a planning approval for a 65 unit care home. The suggested development in this proposal indicates an 80+ unit care home. This increase in units is likely to result in an increase to the bulk and mass of the building which is likely to be unsuitable in the Green Belt location. |

Appendix 5

BROAD AREAS FOR GROWTH



 London Road
Broad Area of Search