



Strategic Land Availability Assessment 2024

Appendix I: Methodology



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Contents

- 1. Introduction..... 3
 - Strategic Land Availability Assessment (SLAA) Requirement..... 3
 - Methodology Overview 4
- 2. Detailed SLAA Methodology 6
 - Stage 1 – Identification of sites and broad locations..... 6
 - Call for Sites Exercise 8
 - Site Survey..... 9
- 3. Stage 2 – Site / Broad Location Assessment..... 11
 - Estimating Development Potential (Site Capacity Assessment)..... 11
 - Suitability Assessment 13
 - Availability Assessment 15
 - Achievability Assessment..... 16
 - Deliverability Assessment..... 17
- 4. Stage 3 – Windfall Assessment 20
 - Background 20
 - Approach..... 20
 - General windfall sites 21
 - Small sites in pipeline..... 22
 - Rural Exception Sites..... 24
 - Conclusion 26
- 5. Stage 4 – Assessment Review 27
- 6. Stage 5 – Final Evidence Base 28
 - Core outputs..... 28
 - Five-Year Housing Land Supply..... 28
 - Monitoring..... 29
- 7. Glossary 30



I. Introduction

- I.1. This appendix sets out the methodology that has been used by Surrey Heath Borough Council in the preparation of the Strategic Land Availability Assessment ('SLAA'). The SLAA brings together various sources of information to present a portfolio of sites that may be considered for future development or other planning purposes.
- I.2. The SLAA Methodology has been developed in accordance with the National Planning Policy Framework 2023 ('NPPF') and relevant national Planning Practice Guidance ('PPG').
- I.3. The base date of the SLAA 2024 update is April 1st 2024. The SLAA 2024 has been prepared as evidence to support the Surrey Heath Local Plan, submitted to the Planning Inspectorate in December 2024. In line with transitional arrangements, in the National Planning Policy Framework 2024 (NPPF 2024) the Local Plan will be examined in accordance with the National Planning Policy Framework ('NPPF') 2023. Therefore, SLAA 2024 update has been prepared in accordance with the NPPF 2023. SLAA appendix 9 sets out the main implications of the NPPF 2024 for future SLAA assessments and Five Year Housing Land Supply.

Strategic Land Availability Assessment (SLAA) Requirement

- I.4. The NPPF¹ states that plan-making authorities should have a clear understanding of the land available for development in their area, which can be achieved 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.
- I.5. The SLAA has been undertaken to reflect this guidance, providing a comprehensive assessment of land in Surrey Heath borough. The SLAA process has enabled sites to be submitted and evaluated for a range of uses, including housing. This reflects guidance in PPG, which states:

'Plan-making authorities may carry out land availability assessments for housing and economic development as part of the same exercise, in order that sites may be identified for the use(s) which is most appropriate'².

- I.6. The SLAA therefore considers the availability of land for the following types of uses:

Residential:

¹ Paragraph 69 of the NPPF (2023).

² PPG Paragraph: 001 Reference ID: 3-001-20190722:



Use classes falling within C3 (dwelling houses) and C2 (residential institutions). This includes affordable housing; sheltered housing; self and custom build houses; and Gypsies, Travellers and Travelling Showpeople pitches for households.

Economic:

All E use classes (shops, financial and professional services, restaurants and cafés, and business), B2 and B8 use classes (general industry, storage and distribution), use class C1 (hotels) and use class F2 (local community).

Other:

Use classes falling within F1 (learning and non-residential institutions), mixed use developments, and Suitable Alternative Natural Greenspace (SANG).

- 1.7. This assessment of land availability is a key element of the local plan's evidence base and its preparation is important for the Local Plan's development and implementation. PPG states that the SLAA should:
1. identify sites and broad locations with potential for development;
 2. assess their development potential;
 3. assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

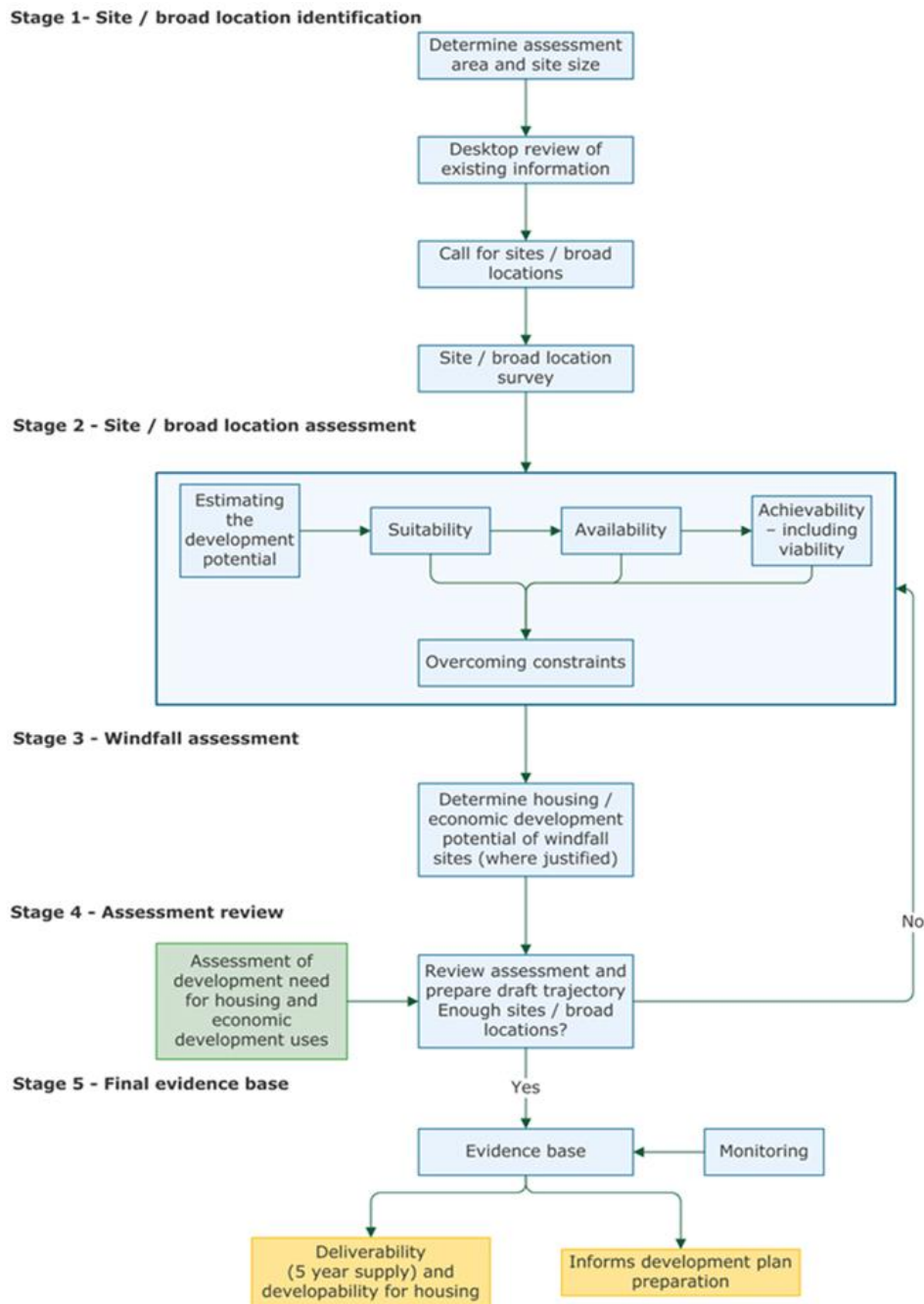
Methodology Overview

- 1.8. As noted in the Strategic Land Availability Assessment (SLAA) Main Report, national Planning Practice Guidance ('PPG') outlines a five-stage process (see Figure 1 below) which, when followed, leads to the robust assessment of land availability within a plan-making area. The guidance has been followed in the production and implementation of this SLAA methodology and when undertaking the site assessments.
- 1.9. Briefly, Surrey Heath Borough Council's application of the five-stage approach outlined in PPG was carried out in 7 broad steps, which are outlined below and discussed in detail throughout the remainder of this Appendix:
1. Determine assessment area and site size
 2. Desktop review of existing information
 3. Open Call for Sites
 4. Site survey
 5. Site assessment
 6. Windfall assessment
 7. Assessment review



1.10. The steps noted above were conducted sequentially where possible. However, the implementation of some steps overlapped in practice. This appendix details the stages of the SLAA methodology process in turn below.

Figure 1: PPG SLAA preparation flowchart



2. Detailed SLAA Methodology

Stage I – Identification of sites and broad locations

Site Assessment Area

- 2.1. PPG advises that the area selected for assessment should be the relevant plan-making area³. The extent of the assessment area is therefore aligned with the Surrey Heath Borough Council boundaries.

Site size for assessment

- 2.2. In accordance with the PPG, the assessment considers all sites capable of delivering five or more dwellings (net), or economic development on sites that are a minimum size of 0.25ha (or 500sqm net additional floorspace) or above. Sites falling below this threshold will not be included in the SLAA, other than as part of a windfall allowance in the housing trajectory.
- 2.3. The assessment considers a range of different site sizes from small-scale sites to opportunities for larger scale developments, such as village and town extensions and new settlements where appropriate.

Review of Existing Information

- 2.4. In accordance with the PPG, the Council has considered a comprehensive range of sources in order to establish the best available information to identify and assess potential development sites for the SLAA. The Council has actively sought to identify sites to meet our housing and economic needs through the desktop review process.
- 2.5. Sources used in the desktop review of existing information include, but are not limited to; previous iterations of the SLAA, recently refused or withdrawn planning applications, allocated sites in other Plans, and the Brownfield Land Register. Table I (below) sets out the full list of sources of information for this review.

³ PPG Paragraph: 006 Reference ID: 3-006-20190722:



- 2.6. During the review of planning application information, previously identified SLAA sites have been checked against planning application approval records in order to avoid double-counting any sites within the anticipated supply. Sites previously assessed to have the potential to deliver homes within the plan period that have since gained planning permissions prior to the base date of the assessment have been removed from Appendix 2: Realistic Candidates for Development and the planning permission has instead been counted in the 'Outstanding Capacity' section of the housing trajectory.

Table 1: SLAA Sources of site information

Data Source	Type of Site
Local Development Plans, including Neighbourhood Plans.	Existing housing allocations and development briefs not yet with planning permission.
Planning application records.	Unimplemented planning permissions ⁴ .
Commenced development records.	Housing sites that are under construction.
Planning application records.	Planning applications awaiting determination.
Planning application records.	Planning applications that have been recently refused or withdrawn.
Planning records.	Pre-application enquiries.
Local authority records.	Land in the ownership of the local authority.
Duty to Co-operate discussions National register of public sector land.	Surplus and likely to become surplus public sector land. Such bodies include, but are not limited to, Surrey County Council and the Ministry of Defence.
Formal 'Call for Sites' and/or local plan consultation records.	Sites submitted by developers through formal 'Call for Sites' and/or through local plan consultations.
Local Plan consultation events.	Sites suggested through engagement with local communities.
Local Authority Brownfield Land Register.	Previously Developed Land that could be better utilised through development.

⁴ Including relevant applications granted prior approval under The Town and Country Planning (General Permitted Development) (England) Order 2015 (or as subsequently amended).



Data Source	Type of Site
Local Authority Empty Property Register.	Vacant and derelict land and buildings.
Geographical Information System Mapping-based review	Sites where more productive use of under-utilised facilities can be made (e.g. Garage blocks)
Enquiries received by the plan-making authority and active engagement with the business sector	Sites anticipated to meet employment/retail requirements
Planning records and 'Call for Sites' records	Sites suitable for SANGs and leisure purposes
Local authority and planning records, as well as 'Call for Sites' records	Sites appropriate for a mix of the above uses

Call for Sites

- 2.7. A specific Call for Sites exercise was undertaken between 07 December 2020 and 18 January 2021, in order to establish the initial land availability for all types of development in the borough, including housing, employment, retail, and others. Local landowners, developers, businesses and other interested parties were invited to submit potential development sites to the Council for appraisal in this exercise. The Call for Sites exercise was advertised on the Council's website and all known stakeholders were contacted to request updated information with regard to the availability and/or deliverability of the relevant site.
- 2.8. Following the formal Call for Sites exercise in the previous monitoring period, the Call for Sites has remained an open exercise and the Council have accepted the submission of sites for assessment through the SLAA process up to and including January 2025.
- 2.9. In the spring of 2022, the Council undertook two six-week Regulation 18 public consultations on the emerging local plan. These consultations comprised significant public exercises, to which a number of sites were submitted by landowners, developers, other local authorities, and residents. Information submitted during the Regulation 18 consultation was taken into account when (re)appraising the SLAA sites in light of the definitions of *deliverable* and *developable* in the NPPF in the SLAA 2023.



- 2.10. In August 2024 the Council published the Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19) document for comment. Responses received as part of this have been taken into account in the SLAA 2024 update.
- 2.11. In October 2024, the Council contacted the site promoters of sites identified as deliverable or developable in the SLAA 2023, requesting reconfirmation of site availability and any updates to site information. The responses have been taken into account as part of the SLAA 2024 update.
- 2.12. Table 2 in Appendix 6: Deliverability Evidence provides a summary of the deliverability evidence that has supported the inclusion of each site within the SLAA within the first five years of the Plan period. Further detail on the assessment of each site is available in the site appraisals that form Appendix 2: Realistic Candidates for Development. The Council cannot directly publish the evidence obtained to justify the inclusion of each site, but may be able to provide redacted copies, which do not include personal information, upon reasonable request.

Site Survey

- 2.13. Site surveys have been conducted on all sites either identified through the desktop review exercise or submitted to the Council through the Call for Sites exercise. The site surveys incorporated information and constraint data from the Council's Geographic Information System (GIS), information provided on the Call for Sites submission form and subsequent information provided by site promoters, information available from previous planning applications, and information gathered through other desk-based research.
- 2.14. The site surveys set out the key identified issues and potential constraints for each site and what further consideration may be required as part of any subsequent planning application. Where appropriate, sites have been visited by planning officers in order to verify elements of the site assessment.
- 2.15. All sites were included at the site survey stage to ensure comprehensiveness in the approach. However, some sites may have constraints that would severely restrict or entirely inhibit development. Such constraints could include flood risk and Special Protection Areas (SPA), which are considered in the 'Suitability' assessment.
- 2.16. Furthermore, submitted sites and areas that do not meet the site size and/or capacity thresholds, as set out in paragraph 2.2, have been excluded from the assessment.
- 2.17. The site surveys seek to establish and record the following:
 - I. site size boundaries and location;



2. current land use and character;
3. land uses and character of surrounding area;
4. physical constraints;
5. potential environmental constraints;
6. where relevant, development progress.



3. Stage 2 – Site / Broad Location Assessment

- 3.1. Following the identification of potential development sites through Stage 1 of the SLAA methodology, the identified sites were assessed in greater detail to determine their approximate development potential.

Estimating Development Potential (Site Capacity Assessment)

Residential Development

- 3.2. The SLAA does not establish a specific mix of homes for a particular site. Rather, the Local Housing Needs Assessment (2024), other development plan policy requirements, and information regarding potential site constraints, informs the determination of the appropriate approximate capacity of development each site could accommodate. The identified site capacities represent an approximate estimate of an appropriate amount of development based on the best available information.
- 3.3. The estimated quantum of development has been informed by the following considerations, as appropriate:
1. national planning guidance and local development plan policies,
 2. potential land constraints,
 3. the planning history of the site,
 4. site assessment / initial masterplanning undertaken by site promoters⁵,
 5. the character of the area, and
 6. consideration of the site by planning officers.
- 3.4. The corresponding potential approximate density of development for sites that are considered to be realistic candidates for development is set out on the site assessment proforma in Appendix 2: Realistic Candidates for Development. Density figures provided represent the gross density figure (i.e., number of homes divided by total site area).

⁵ For example, those submitted as pre-application and planning application documents.



Economic Development

- 3.5. Economic development is considered in the Surrey Heath Employment Land Technical Paper 2023 and Employment Supply Assessment 2023, which have informed the identification of employment land and floorspace needs and opportunities, with a focus on areas with clusters of existing employment uses. The studies demonstrate that the borough's needs can be met through a focus on redevelopment opportunities within designated employment sites and extant permissions.
- 3.6. In the assessment of additional development sites promoted for employment uses, the following considerations inform the estimated quantum of development, as appropriate:
1. potential land constraints,
 2. the planning history of the site,
 3. site assessment / initial masterplanning undertaken by site promoters⁶,
 4. the character of the area, and
 5. consideration of the site by planning officers.
- 3.7. For any sites that are considered to be realistic candidates for development, the potential capacity of development is set out on the site assessment proforma in Appendix 2: Realistic Candidates for Development.

Developable Area

- 3.8. The developable area of a site does not necessarily represent the gross area of the site as identified by the site boundary. Differences could be caused by issues such as, but not limited to, constraints that cannot be overcome, including the presence of ancient woodland or flooding, the requirement for new infrastructure on the site, the topography or potential contamination of the land. The site assessment proforma in Appendix 2: Realistic Candidates for Development identifies where there are constraints that might impact upon the developable area. In specific circumstances where it would be helpful to provide clarification on the area identified as developable, an indicative boundary will be indicated in the site maps in Appendix 2.

⁶ For example, where available, those submitted as pre-application and planning application documents.



Suitability Assessment

- 3.9. The assessment of site suitability for development is a high-level assumption about whether the site reasonably *could* be developed, rather than whether the site *should* or *would* be developed. The suitability of a site is only one aspect of the SLAA assessment, though it is a critical test.
- 3.10. In determining the site's suitability for development, the Council has taken in to account available information to help construct an understanding of the site in relation to its development potential. To assess suitability, aspects including the location of the site, current planning designations relevant to the site, and other evidence documents (such as the adopted Core Strategy) have been considered.
- 3.11. PPG advises that assessing the suitability of sites for development should be guided by:
1. the existing development plan, emerging plan policy and national policy;
 2. market and industry requirements in that housing market or functional economic market area;
 3. physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
 4. potential contribution to regeneration priority areas;
 5. potential impacts, including the effect on landscape features and heritage conservation;
 6. contribution to regeneration priority areas, where applicable;
 7. environmental amenity impacts; and
 8. the site's appropriateness and likely market attractiveness for the type of development proposed.
- 3.12. In order to make an accurate assessment, environmental and physical constraints have been considered alongside relevant policy considerations. Some sites have therefore been found unsuitable due to issues such as flooding, unsuitable access or location, and policy designations such as the potential impact on the Green Belt. However, if it is considered that these constraints could reasonably be overcome with an appropriate planning application, the site may be considered suitable for development. This assessment is outlined in the site proforma where appropriate.



- 3.13. Sites allocated in existing development plans or with planning permission for housing or other uses will generally be considered suitable for development, although it may be necessary to assess whether circumstances have changed which would alter their suitability⁷.
- 3.14. The suitability of the identified use or mix of uses of a particular site has been assessed, including consideration of the types of development that may meet the needs of the community. Potential uses for sites include but are not limited to: market housing, private rented, starter homes, affordable housing, self-build plots, Gypsy and Traveller pitches, Travelling Showpeople plots, housing for older people, or for economic development, SANG and leisure uses.
- 3.15. Some areas of Surrey Heath borough are not suitable for development. Table 2 (below) outlines some of the main policy constraints that result in a SLAA site being treated as Discounted.

Table 2: Policy Constraints Relating to Site Suitability in Surrey Heath

Constraint	Justification
Sites lying wholly within, or adversely constrained by, a European Nature Conservation Site (SAC and SPA, including the Thames Basin Heaths Special Protection Area).	The borough contains areas of the Thames Basin Heaths Special Protection Area ('TBHSPA'). This heathland is home to three species of rare, endangered birds, whose habitat is protected by UK and European law. The SPA designation protects the heaths from development, including new homes nearby that could harm the SPA due to increased recreational pressure on these habitats.
Sites lying wholly within, or adversely constrained by, the 400m buffer zone of the Thames Basin Heath Special Protection Area (TBH SPA).	Natural England have advised that it is not possible to prevent harm arising from residential development within 400m of the SPA. Some uses other than residential (C3) will be considered on an individual basis, dependent on the nature of the use proposed and impacts upon the integrity of the SPA.
Site lying wholly within, or adversely constrained by, a Site of Special Scientific Interest (SSSI). Sites lying	National environmental designations.

⁷ PPG Paragraph: 018 Reference ID: 3-018-20190722: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>



Constraint	Justification
wholly within, or adversely constrained by, ancient woodland.	
Site lying wholly within, or adversely constrained by, Flood Zone 3b – functional flood plain.	Other than water-compatible uses, and in some cases essential infrastructure, development is not suitable in the undeveloped or previously developed land with no building footprint (e.g. a surface car park), in the functional flood plain (Flood Zone 3b) due to high flood risk ⁸ .

Availability Assessment

- 3.16. The assessment of availability helps to establish whether a site should be considered a valid option for development, relating to the landowner's willingness to see the site developed and the current use of the site. Given the role of the SLAA in enabling the Council to establish a robust land supply for future development, if there is no reasonable prospect that the site will become available over the lifetime of the plan, then it has not been included as a realistic option for development.
- 3.17. In submitting sites to the Council, site promoters were asked to indicate the following on the submission form:
1. Details of land ownership/land interests,
 2. What the current and proposed land uses are for the site,
 3. The reason that the site promoter is proposing the site for development,
 4. Details of when the site is expected to become available for development, and
 5. Whether there are any known constraints that could restrict development.

⁸ In preparing the SLAA 2024, the Council has had regard to the SFRA 2025. The SFRA 2025 provides modelled flood zone 3b for the Blackwater (2007) 1% AEP defended extent only. Where there is no modelled Flood Zone 3b extent identified, site assessments have had regard to the indicative Flood Zone 3b extent, which shows the same extent as Flood Zone 3a. Where sites lie within indicative Flood Zone 3b, further work will be required in the Level 2 SFRA where relevant, or alternatively site-specific Flood Risk Assessment to refine the extent of Flood Zone 3b and identify any areas unsuitable for development.



- 3.18. Based on the information submitted by the applicant and recent planning history, a judgement is made as to whether the site is available, and when it would be likely to deliver the proposed development. Further communication with the site promoter and other stakeholders has supplemented the information provided on the submission form where appropriate.
- 3.19. Sites are considered to be available where the best information presented to the Council indicates that the site is likely to be promoted for development and that there are no constraints, or other legal or ownership complications, that are likely to stop development happening within the Plan period. The assessment is set out clearly in the individual site proformas.

Achievability Assessment

- 3.20. PPG advises that:

“A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period”⁹.

- 3.21. There are some sites within the borough that have planning permission, but have been discounted from the supply, or counted in the supply but in the 6 – 10 year period, in accordance with paragraph 69 of the NPPF 2023, on the basis that the Council considers that there is evidence that they are unlikely to be delivered within the next five years. These sites are identified in the SLAA Main Report.
- 3.22. A site is considered achievable for development where there is a reasonable prospect that development could take place on the site during the given time period. The assessment of achievability also includes a high-level judgement about the economic viability of a site and the capacity of the developer to complete the housing over a certain period given relevant timescales involved, such as average lead-in times.
- 3.23. In the assessment of a site’s achievability, various factors are considered, including:
1. The likelihood of the site coming forward for the proposed use;
 2. Whether there are any significant abnormal development costs (e.g. contamination remediation, demolition, access etc.);
 3. Possible requirements for significant infrastructure investment to ensure that a site is capable of sustaining new development;

⁹ PPG Paragraph: 021. Reference ID: 3-021-20140306.



4. Issues that may influence the economic viability or timing of the development.

3.24. Where constraints are identified on a site, the achievability assessment considers the actions that would need to be taken to overcome these constraints, along with when and how this is likely to be undertaken and the consequent likelihood of development being delivered on the site.

Deliverability Assessment

Deliverable Sites

3.25. The NPPF requires that Local Planning Authorities identify a supply of:

“specific, deliverable sites for five years following the intended date of adoption”¹⁰.

3.26. As defined in the NPPF Annex 2: Glossary:

“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. In particular:

a) sites which do not involve major development and have planning permission, and all 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 (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

3.27. Sites are therefore considered to be *deliverable* if they are found to be suitable, achievable, and available, in accordance with the tests set out above, and if there is evidence that the proposed development could be delivered within the first five years of the plan period.

5. Sites that have outstanding *outline* planning permission have been considered *deliverable* where there is clear evidence to demonstrate that development will be delivered on site within the first five years of the plan period following adoption.

¹⁰ NPPF Paragraph 69.



6. Sites that have outstanding *detailed* planning permission have been considered *deliverable* except where there is evidence to suggest that the permitted development will not be delivered on site within the first five years of the plan period following adoption.
- 3.28. The definition of a *deliverable* site in the NPPF, as outlined in paragraph 3.26 of this appendix, requires that any site must meet strict tests of evidence in order to be considered *deliverable* within the assessment. The Council has previously contacted the relevant agent or site promoter for each outstanding planning permission and commenced scheme within the borough that provides a net contribution of ten or more units, to request updated evidence on the anticipated timescales for the delivery of each scheme. Where expected delivery timescales have been provided, these have been taken forward within the SLAA.
 - 3.29. The Council also contacted the site promoter for any site previously identified as being a realistic candidate for development (sites in Appendix 2) within the plan period, in order to request updated evidence on: the anticipated delivery of the site, that the planning application is being progressed for the site, and its expected delivery trajectory. As a result of the responses, the expected timeframe for delivery of some sites has changed depending on the evidence provided. This represents the best available and most up to date evidence at the time the SLAA 2024 update was prepared.
 - 3.30. However, in order to account for permissions that do not get built-out, the Council has applied a lapse-rate to the total number of existing planning permissions that have not yet commenced. In order to calculate the lapse rate specific to Surrey Heath, all applications for 5 or more units for a 10 year period between the 1st April 2013 to the 31st March 2023 were reviewed.
 - 3.31. Upon initial review, it became clear that there was significant variance between prior approval applications for office to residential conversion as compared to full planning applications. Therefore, to ensure the assessment is a robust assessment of lapsing permissions, the lapse rate for prior approvals for office-to-residential conversions has been calculated separately to take account of a significant variance in lapse rates between prior approvals and other planning applications.



- 3.32. Over the period covering 1st April 2013 to the 31st March 2023, 2.3% of the total units on sites for 5 or more units granted planning permission were not built-out and the permission expired, excluding prior approvals for office to residential conversion. Therefore, a 2.3% reduction has been applied to all outstanding planning permissions (excluding prior approval office to residential conversions) that have not yet commenced in order to account for this, excluding the Mindenhurst development which is partially built out. This equates to 12 reduction in supply.
- 3.33. The assessment identifies that for office-to-residential prior approval applications, the lapse rate for the same 10 year period is significantly higher at 30.4%. This equates to 10 reduction in supply. Detailed calculations for the lapse rate is provided at Annex 1 of this document.

Developable Sites

- 3.34. The NPPF also requires that Local Planning Authorities 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”¹¹.
- 3.35. As defined in the NPPF Annex 2: Glossary:
“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”.
- 3.36. Sites have been considered developable if they were found suitable, achievable, and if the site promoter or other evidence indicated that the site could reasonably come forward for development during years 6-10 or 11-15 of the SLAA period.

¹¹ NPPF Paragraph 69.



4. Stage 3 – Windfall Assessment

Background

4.1. NPPF 2023 Annex 2: Glossary defines ‘windfall sites’ as “sites not specifically identified in the development plan”.

4.2. The NPPF provides that Local Planning Authorities may include an allowance for windfall sites as part of the anticipated housing supply where justified, as follows:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends”¹².

4.3. PPG confirms that the inclusion of a windfall allowance can be justified in the five-year supply if the local authority has compelling evidence that these sites will continue to provide a reliable source of supply. The Borough has identified three sources of windfall sites:

1. Small sites below the site size threshold,
2. Prior Notification sites, and
3. Rural Exception Sites.

Approach

4.4. The delivery of housing on unidentified small sites has been and will continue to be an integral source of housing supply within the borough. ‘Windfall’ sites are often first encountered upon submission of a planning application, or during pre-application discussions. Windfall sites are generally small or involve the conversion of existing buildings, but they can also comprise larger unidentified sites. The SLAA therefore includes an assessment of potential housing supply from windfall sites as outlined below.

4.5. In accordance with PPG advice, the SLAA applies a site size threshold of five or more homes (net). Therefore, the SLAA does not identify suitable, available and achievable development sites capable of delivering homes below this threshold. Development on these sites has historically been integral to housing delivery in the borough and will continue to be throughout the plan period. To avoid potential double counting the SLAA includes an allowance for windfall sites accommodating fewer than 5 dwellings (net) only.

¹² NPPF Paragraph 72.



General windfall sites

- 4.6. The NPPF provides that where windfall allowances are included as a source of supply, the assessment should be as realistic as possible, being justified by compelling evidence that such sites have consistently become available and will continue to provide a reliable source of supply. Surrey Heath has set out a locally-derived allowance for windfall sites within the SLAA.
- 4.7. In calculating an estimated small site windfall figure, the average net permissions for residential developments on sites of fewer than 5 dwellings (net) has been determined between the 2012 to 2024 monitoring periods, as shown in Table 3 below.

Table 3: Windfall completions by local area, 2012-2024

Area	Bagshot	Bisley	Camberley	Chobham	Deepcut	Frimley	Frimley Green	Lightwater	Mytchett	West End	Windlesham	Total
2012 – 2024 (Annualised average)	2.3	1.3	13.0	3.6	1.6	1.8	0.7	0.9	1.8	2.3	2.6	31.9

- 4.8. It is clear from the above that small windfall sites have historically made a small but consistent contribution towards the Surrey Heath Housing Land supply.
- 4.9. It is reasonable to expect this trend to continue providing new homes on small windfall sites, especially in light of policy contained in the NPPF, in particular the presumption in favour of sustainable development. Moreover, the SLAA identifies a number of suitable sites for development, in addition to many discounted sites. Through the production of the SLAA, many sites have been promoted to the Council that fall below the minimum site threshold of 5 units (net). These sites are likely to come forward for development in the future, as will many that the SLAA process has not been able to identify.
- 4.10. Therefore, it is justified to include a small windfall allowance in the SLAA at an average of 31.9 dwellings per annum, excluding years 1 and 2 to avoid double counting. Based on the annualised average derived from past completion rates of windfalls, 415 dwellings could be expected to be delivered from unidentified general windfall development over the 15-year SLAA period. **For the overlapping 14 years of the Plan period, this equates to 383 dwellings.**



- 4.11. It is considered that the above figures represent an extremely conservative estimate of future windfall completions. This is due to only sites of fewer than 5 units having been included in the calculations when in fact it is likely that some larger windfall (i.e. previously unidentified) sites are likely to have been developed during this period, as has been the case historically.

Small sites in pipeline

- 4.12. These are sites of less than 5 units (net), which are identified in the development pipeline.
- 4.13. This includes sites with planning permission that are either yet to commence, or under construction. At the SLAA base date, 49 new homes benefited from planning permission on small sites, which is equivalent to approximately 1 years' worth of windfall sites from this source. These sites are included in Appendix 4 – Sites with Planning Permission.

Prior Notifications

- 4.14. The NPPF is clear that, where estimating an appropriate windfall allowance, consideration should be given to future trends as well as long-term historic rates.
- 4.15. Planning reforms introduced within recent years, including the expansion of permitted development rights through the General Permitted Development Order 2015¹³ (GPDO), which allows offices, light industrial uses, and other uses, to be converted into residential use without the need for planning permission, have and will continue to stimulate delivery of new homes on small windfall sites.
- 4.16. Although existing office-space, for example, is a finite resource that is likely to decline as a resource for permitted development to residential use, the SLAA does not identify some sites as suitable, available and achievable, which could be converted to residential through permitted development rights, such as office sites in high-risk flood zones. Therefore, there is likely to be additional homes delivered from office sites in these locations, which have not been identified as realistic candidates for development in the SLAA.
- 4.17. The government has introduced further extensions to permitted development rights in order to stimulate housing development from smaller sites, including;
- I. the change the use from Class E to residential to provide new homes, and

¹³ The Town and Country (General Permitted Development) (England) Order 2015



2. a new right to allow for the demolition of existing commercial buildings and their redevelopment as residential¹⁴.

4.18. Therefore, alongside the small site windfall allowance, an allowance will be included for dwellings likely to arise from conversions to residential units from other uses carried out under the General Permitted Development Order (GPDO). In order to avoid double-counting, Prior Notification applications have been excluded from the small site windfall calculation.

4.19. Prior notifications for conversions from office to residential development form the bulk of this type of windfall. This type of permitted development was introduced in 2013, and therefore the period of completions for such residential conversions in Surrey Heath covered to inform the windfall allowance will be 2014-2024. This enables a year lead-in for completions of this type of development to occur, following their introduction.

¹⁴ See The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 3) Order 2020. Available at: <https://www.legislation.gov.uk/uksi/2020/756/contents/made>.



Table 4: Prior Notification Windfall completions by local area, 2014-2024

Period	Bagshot	Bisley	Camberley	Chobham	Deepcut	Frimley	Frimley Green	Lightwater	Mytchett	West End	Windlesham	Total
2014-2024 Overall Annualised	0.3	0	3.9	0.8	0.1	1.2	0	0	0	0	0	6.4

- 4.20. Based on the annualised averages derived in Table 4, a windfall allowance has been calculated for residential development coming forward through small site prior notifications. Therefore, there is a small prior notification windfall allowance included in the SLAA at an average of 6.4 dwellings per annum (rounded), excluding years 1 and 2 to avoid double counting. Based on the annualised average derived from past completion rates of windfalls, 83 dwellings could be expected to be delivered from prior notifications windfall development over the 15 year SLAA period. **For the overlapping 14 years of the Plan period, this equates to 77 dwellings.**
- 4.21. The rate of Prior Notification approvals and completions has not slowed down significantly since its introduction and it is reasonable to expect that this will continue, noting that this is specifically for small site prior notifications. If the number of units granted prior approval for office to residential conversions decreases over a sustained period in future years, the period that the allowance is applied for will also be reduced. This will be reviewed annually.

Rural Exception Sites

- 4.22. As set out in the NPPF, Rural Exception Sites comprise development sites that seek to address the affordable housing needs of local communities in rural locations. In designated rural areas and areas designated as Green Belt, rural exception sites are the only sort of exception site that can come forward.
- 4.23. The SLAA housing trajectory includes an allowance for the development of Rural Exception Sites throughout the plan period. The Rural Exception Site allowance takes account of previous delivery and a conservative estimate of likely future delivery.



- 4.24. Rural Exception Sites have been delivered consistently within Surrey Heath borough. Within the previous 12-year period a total of new 50 homes have been permitted on Rural Exception Sites within the borough. This comprises an average of 4.2 homes per year.
- 4.25. Further Rural Exception Sites are continuing to be promoted through the SLAA Call for Sites exercise. It is likely that these sites will come forward for development in the near future, in addition to other sites currently identified that will also come forward for development during the plan period. In particular, these sites are likely to come forward where extensions to the village are not identified within the emerging Local Plan.
- 4.26. Rural Exception Sites generally comprise sites that are located within the Green Belt designation. Given the presumption against inappropriate development in the Green Belt in the NPPF 2023, the SLAA has discounted these sites from the supply as specific development sites on the basis of their suitability. However, many of these sites could reasonably come forward within the plan period but the suitability of the development would need to be determined at the planning application stage. Table 5 (below) sets out the potential Rural Exception Sites that have previously been discounted within the SLAA.

Table 5: Previously Identified potential Rural Exception Sites

Site ID	Site Address	Ward	Capacity
238	Land at Mincing Lane, Chobham, GU24 8RS	Windlesham and Chobham	30
546	Land Read of the Grange, Chobham, GU24 8NQ	Windlesham and Chobham	10
597	Land North West of the Grange, Chobham, GU24 8NQ	Windlesham and Chobham	35
409	Land at Latchetts Mead, Green Lane, Chobham, GU24 8PH	Windlesham and Chobham	15
609	Land North of Reserve Site, Heathpark Drive, Windlesham, GU20 6HS	Windlesham and Chobham	35
915	Land Rear of 1 – 31 Broadley Green, Windlesham, GU20 6AJ	Windlesham and Chobham	11
276	Land East of Snows Ride and Hatton Hill, Windlesham, GU20 6LA	Windlesham and Chobham	34



- 4.27. Given the number of sites that have either been promoted as a Rural Exception Site, or have been identified as being capable of delivering homes as a Rural Exception Site, it is reasonable to include an allowance for Rural Exception Site development within the housing supply trajectory.
- 4.28. The previous trend comprises a permission rate of 4.2 dwellings per annum from Rural Exception Sites. It would be reasonable to expect this figure continue to be delivered throughout the plan period, given the number of sites that are currently being promoted for development. The 7 identified sites could be capable of delivering a combined 170 dwellings, which would provide 11 dwellings per annum throughout the 15-year SLAA period.
- 4.29. However, it is unlikely that all of the identified potential Rural Exception Sites will progress through to development within the plan period. Equally, it is unlikely that the SLAA process has identified all of the potential Rural Exception Sites that will be promoted for development within the plan period. Therefore, it is considered reasonable to take-forward the more conservative windfall allowance of 4.2 dwellings per annum from Rural Exception Sites, based on historic delivery rates.
- 4.30. To avoid double-counting, the annualised supply from Rural Exception Sites has not been included within the first two years of the housing trajectory. Sites delivered within this time period are likely to already benefit from planning permission.

Conclusion

- 4.31. The evidence set out above demonstrates that there is a clear case for the inclusion of a reasonable windfall allowance within the housing supply trajectory. Surrey Heath currently obtains a windfall housing supply from 3 sources.
- 4.32. Over the SLAA fifteen year period these sources are expected to provide 553 homes to the housing supply. This is comprised of the following sources:
1. General windfalls (415 homes),
 2. Prior notification windfalls (83 homes), and
 3. Rural Exception Sites windfalls (55 homes).
- 4.33. It is noted that the overall windfall allowance is likely to be a conservative estimate, given that recent changes set out in the NPPF 2024 are likely to result in an increase in development within the Green Belt (for example on previously developed and grey belt land).



5. Stage 4 – Assessment Review

- 5.1. In such cases where the SLAA process may reveal that there are insufficient sites/broad locations to meet the housing requirement in an up-to-date Local Plan or the local housing need figure, where strategic policies are more than five years old. The SLAA should be re-appraised in an iterative process, as set out in Stage 2 and 4 of Figure 1: PPG SLAA preparation flowchart.
- 5.2. In the production of the SLAA, the actions outlined under paragraph 5.3 have been undertaken in order to establish a robust housing land supply position capable of meeting the local housing requirement figure throughout the 15-year period.
- 5.3. Iterative processes of revision were undertaken to establish a sufficient housing land supply. Practices taken as part of this exercise are as outlined below:
 1. Re-appraise the site capacity on Deliverable and Developable sites;
 2. Re-appraise the assumptions made on appropriate density and the suitable developable area of sites reconsidered, ensuring capacities optimise the efficient use of land;
 3. Re-assess the anticipated phasing of sites;
 4. Re-appraise the suitability and achievability of sites that were previously ‘Discounted’ but are advised to be available within the 15 year period.
 5. Further desk-based exercises have been undertaken in order to identify additional sites. For example, further consultation with internal and external sources, such as the Council’s Development Management and Assets teams, Neighbourhood Planning Groups, and Parish Councils, in order to capture sites in the development pipeline.



6. Stage 5 – Final Evidence Base

Core outputs

- 6.1. The following core outputs will be produced as part of the assessment and presented in the main report:
1. A list of all sites or broad locations considered, cross-referenced to their locations on maps;
 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 when;
 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 when; and
 4. An indicative trajectory of anticipated development and consideration of associated risks, based on the available evidence.

Five-Year Housing Land Supply

- 6.2. The SLAA main report sets out the Five-Year Housing Land Supply Position for the Local Plan, assessed against the NPPF 2023. The borough's Five Year Housing Land Supply is set out in detail in the Appendix 10 - Five Year Housing Land Supply (2024).
- 6.3. The NPPF provides that plan-making authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of the appropriate housing requirement¹⁵. In producing this, plan-making authorities are required to consider both the delivery of sites against the forecasted trajectory, and the deliverability of all the sites identified as deliverable within the first five years of the supply period.
- 6.4. Following the publication of a Five Year Housing Land Supply position, it is not necessary for the assessments to be updated for a full twelve months unless significant new evidence comes to light. This approach will help establish a strong position for demonstrating a robust supply of sites, and help determine whether the authority can demonstrate a five year housing land supply.
- 6.5. SLAA Appendix 9 outlines the main implications of the NPPF 2024 for the Council's Five Year Housing Land Supply position and future SLAA assessments.

¹⁵ NPPF 2023 Paragraph 77



Monitoring

- 6.6. The following housing supply information will be recorded when monitoring and updating the assessment:
1. Progress of development on allocated sites and sites with planning permission;
 2. Submitted and approved planning applications on sites and broad locations identified in the assessment;
 3. Progress made on removing constraints on development and whether a site is now considered to be Deliverable or Developable;
 4. New unforeseen constraints that have emerged and which mean that a site is now non-Deliverable or Developable, and how these could be addressed;
 5. Whether the windfall allowance is coming forward as expected, or may need to be adjusted.



7. Glossary

Advanced emerging plans	Emerging plans that are at pre-submission stage
Deliverable sites	A site for housing that is available, suitable and achievable now with a realistic prospect that housing will be delivered within five years', as defined within the NPPF Glossary, based on the best available evidence.
Developable sites	Sites in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at some point in the period 6 – 15 years, as defined within the NPPF Glossary, based on the best available evidence.
Discounted sites	<p>Sites that are not included within the Housing Land Supply calculation for the purposes of the SLAA.</p> <p>Sites may be discounted if there is insufficient information to demonstrate that the site would be suitable, available, and/or achievable for development within the plan period.</p> <p>Sites may also be discounted if there is information that demonstrates that development would not be appropriate on the site. For example, sites lying wholly within a European Nature Conservation Site, SSSI, the 400m buffer zone of the Thames Basin Heath Special Protection Area, Flood Zone 3b, Ancient Woodland or inappropriate development in the Green Belt.</p> <p>Sites are also discounted where the site would not be able to provide development that would meet the threshold for inclusion in the SLAA. For example, residential sites submitted to the Council for fewer than 5 dwellings (net).</p>
FEA	Functional Economic Area
HMA	Housing Market Area
NPPF	National Planning Policy Framework
PPG	National Planning Practice Guidance
PDL	Previously Developed Land
PN	Prior Approval Notification
SLAA	Strategic Land Availability Assessment



8. Annex I – Lapse Rate Calculation October 2024

- 8.1. Tables 6 to 8 below set out the basis for the lapse rate calculation for all applications of 5 or more net dwellings, excluding prior approvals for office-to-residential conversions. This concludes a lapse rate of 2.3% for this category.

Table 6 - Permissions for 5 or more net dwellings, excluding prior approvals for office to residential conversion, that have extant permission, commenced or complete for the period April 1st 2013 to March 31st 2023.

Planning Ref	Decision Date	Address	Net Units
13/0374	22/10/2013	Children's Centre, 5 Church Road, GUI6 7AD	63
13/0084	07/11/2013	Admiral House, 193-199 London Road, GUI5 3BE	35
13/0794	18/03/2014	The Dolphin, 299 London Road, GUI5 3HE	7
12/0546	04/04/2014	Princess Royal Barracks	1,198
2013/0430	19/05/2014	3 High Street, GUI5 3QU	15
2013/0146	13/06/2014	Former Duke of York, 371 & Yorktown House 8 London Road & Frimley Road	87
2014/0366	22/07/2014	Metropole Social Club, 25 Deepcut Bridge Road, GUI6 6QX	12
2014/0540	05/09/2014	The Fox Inn, 333 Guildford Road, GU24 9AB	42
2014/0562	24/10/2014	Kingsclear Nursing Home Park Road, GUI5 2LN	13
2014/0735	18/11/2014	Pembroke House Pembroke Broadway, GUI5 2QN	65
2014/1127	10/03/2015	79 Guildford Road, GUI9 5NS	6
2015/0015	12/03/2015	55 The Avenue, GUI5 3NF	5
2014/0800	02/04/2015	The Ridgewood Centre Old Bisley Road, GUI6 9QE	100
2014/1041	10/04/2015	21-33 York Road, GUI5 4HS	6
2015/0035	15/05/2015	Former Bisley Office Furniture Site, 17 Queens Road, GU24 9BJ	110
2015/0106	29/05/2015	Whitehill Farm Kings Ride, GUI5 4LZ	46
2014/0869	29/07/2015	12 Streets Heath, GU24 9QY	42
2015/0216	21/08/2015	Unigate Dairies, 7-11 ridge Updown Hill, GU20 6AF	9
2015/0433	21/09/2015	4 Frimley Road, GUI5 3BA	12
2015/0660	13/11/2015	116 London Road, GUI5 3TJ	5
15/0272	14/12/2015	Orchard Cottage Shepherds Lane, GU20 6BT	46
2014/0532	17/12/2015	Land South 24-46 evens and 6&9 Kings Road & Rose Meadow, GU24 9LW	68



Planning Ref	Decision Date	Address	Net Units
2015/0175	07/01/2016	Camberley Police Station Portesbery Road, GU15 3SZ	31
2015/1069	09/03/2016	Chobham Nurseries Bagshot Road, GU24 8DE	5
15/0664	17/03/2016	87 Middle Gordon Road, GU15 2JA	5
2016/0124	07/07/2016	The Clockhouse Park Street, GU15 3PE	5
2016/0389	26/07/2016	Former Little Heath Nursery Burr Hill Lane, GU24 8QD	35
16/0447	18/11/2016	15-17 Obelisk Way, GU15 3SD	16
2016/0209	24/11/2016	10 Castle Road, GU15 2DS	5
2015/0445	30/11/2016	Land north & east of Malthouse Farm, 70 Benner Lane, GU24 9JG	75
2016/0997	14/02/2017	1a & 1b High Street, GU15 3QU	6
2016/0679	14/03/2017	Land Southeast of 4-14 (evens) Kings Road	35
2016/1123	16/03/2017	Flexlands Station Road, GU24 8AG	14
2016/0961	02/05/2017	325 Guildford Road, GU24 9BD	15
16/0949	23/06/2017	Hayward House, 1 Portesbery Road, GU15 3SZ	9
2017/0202	30/06/2017	Land North of Beldam Bridge Road, GU24 9LP	60
17/0267	14/07/2017	18 Park Street, Camberley	8
2017/0242	21/08/2017	Bradley Court, 3 Knoll Road	8
2017/0317	25/08/2017	Camberley Heath golf Club Golf Drive, GU15 1JG	11
2017/0307	30/08/2017	Rosebank Nurseries Chertsey Road, GU24 8PL	5
2017/0399	15/09/2017	42 and Land Rear of 40-46 Kings Road	22
17/0889	04/10/2017	Weston Paddocks (Land adj to 1) Whitmoor Road, GU19 5Q	16
2017/0701	28/11/2017	Parkgate House, 185-187 London Road, GU15 3JS	14
2017/0719	28/11/2017	Garages Windsor Court Road, GU24 8LH	5
2017/0872	11/12/2017	99-103 Deepcut Bridge Road:- Plots 1-6	6
2017/0469	18/12/2017	Heathercot Yard Evergreen Road, GU16 8PU	9
17/0745	21/12/2017	12 London Road, GU19 5HN	9
2017/1031	09/01/2018	The Walled Garden Tekels Park, GU15 2LF	8
2017/0948	15/01/2018	Garage Block to the north of 27-32 Evergreen Road, GU16 8PU	6
17/0651	30/01/2018	Compass House, 207-215 London Road, Camberley	41
17/0669	15/02/2018	Ashwood House, 16-22 Pembroke Broadway, GU15 3XD	116
17/0670	15/02/2018	Pembroke House, 148 Frimley Road, GU15 2QN	25
2017/1046	21/02/2018	24 and land to rear of 24-30 Benner Lane	40
2017/1132	08/03/2018	Former Post Office (no. 13) and land rear and side of 15 Updown Hill	7



Planning Ref	Decision Date	Address	Net Units
17/0475	16/04/2018	Half Acre, 34 London Road, GUI9 5HN	8
18/0224	11/05/2018	33 Upper Park Road, GUI5 9BD	9
18/0667	14/09/2018	24 AND GREENWAYS, 26 LONDON ROAD, BAGSHOT, GUI9 5HN	25
2018/0001	26/09/2018	DOONE COTTAGE, LINFIELD AND LITTLE ROSEWARNE POTTERIES LANE, MYTCHETT, CAMBERLEY, GUI6 6EX	8
18/0671	18/12/2018	11-13 High Street, GUI5 3RB	9
18/0616	14/01/2019	18 Tekels Park, GUI5 2LF	10
19/0068	30/01/2019	232 Frimley Road, Camberley, GUI5 2QH	5
18/0991	25/03/2019	79-81 Windsor Road, GU24 8LD	8
18/0315	28/03/2019	Twelve Oaks Woodlands Lane Windlesham GU20 6AT	8
18/0544	05/04/2019	469 London Road Camberley GUI5 3JA	9
19/0031	06/08/2019	The Waters Edge 220 Mytchett Road Mytchett Camberley GUI6 6AG	248
18/0763	09/12/2019	The Brook Nursery 163 Guildford Road West End Woking Surrey GU24 9LS	13
19/0251	12/12/2019	407 & 409 London Road and 9,11,13,13a Victoria Avenue, Camberley	64
19/0235	20/01/2020	Woodside Cottage Chapel Lane Bagshot GUI9 5DE	44
18/0033	05/02/2020	Kings Court & Land To Front Of Kings Court 91-93 High Street Camberley GUI5 3RN	51
18/0613	04/05/2020	84 - 100 Park Street Camberley GUI5 3NY	61
22/0604/RR M	07/07/2020	Land At Cheswycks School Guildford Road Frimley Green Camberley Surrey GUI6 6PB	13
20/0355/FFU	11/09/2020	Land 43-79 (odds) Guildford Road Frimley Green Camberley Surrey GUI6 6NN	9
20/0012/FFU	20/10/2020	Bagshot Manor 1 Green Lane Bagshot Surrey GUI9 5NL	5
20/0915/FFU	08/12/2020	Rear of 18 Park Street, Camberley, GUI5 3PL	7
19/0757	27/01/2021	8 Tekels Park Camberley Surrey GUI5 2LF	5
20/1048/FFU	04/04/2022	22-30 Sturt Road Frimley Green Camberley Surrey GUI6 6HY	8
21/1100/FFU	25/07/2022	Queen Anne House Bridge Road Bagshot Surrey GUI9 5AT	9
21/1333/RR M	08/08/2022	134 And 136 London Road Bagshot Surrey GUI9 5BZ	24
21/0769/FFU	28/10/2022	Frimhurst Farm Deepcut Bridge Road Deepcut Camberley Surrey GUI6 6RF	65



Planning Ref	Decision Date	Address	Net Units
19/2141/FFU	06/01/2023	50 Windsor Road Chobham Woking Surrey GU24 8LD	9
Total			3,398

Table 7 – Permissions for 5 or more net dwellings that have lapsed, excluding prior approvals for office to residential conversion, for the period April 1st 2013 to March 31st 2023.

Planning Ref	Decision Date	Address	Net Units
14/0799	18/11/2014	Burwood House Hotel, 15 London Road, GUI5 3UQ	10
16/0813	06/01/2017	1 Westfield Road, GUI5 2SG	6
17/0136	20/04/2017	Central House 75-79 Park Street, GUI5 3PE	6
17/0740	08/08/2017	Vernon House, 16 Southwell Park Road, GUI5 3P	5
17/0503	30/08/2017	Sparks Garage, 2 London Road, GUI5 3UZ	9
18/0422	10/08/2018	26 Portsmouth Road	9
19/0330	05/07/2019	317-319 London Road, Camberley, GUI5 3HQ	9
19/2028/FFU	11/02/2020	139 Frimley Road, Camberley, GUI5 2PS	9
21/0116/FFU	29/06/2021	145-147 Frimley Road Camberley Surrey GUI5 2PS	8
19/0758/FFU	14/02/2022	Orana Lodge Knightsbridge Road Camberley Surrey GUI5 3TS	8
Total			79



Table 8 – Lapse rate calculation for permissions for 5 or more net dwellings, excluding prior approvals for office to residential conversion, for the period April 1st 2013 to March 31st 2023

Stage	Calculation	Category	Result
A	Total number of completed or under-construction dwellings	Permissions for 5 or more net dwellings, excluding prior approvals for office to residential conversion, that have extant permission, commenced or complete for the period April 1 st 2013 to March 31 st 2023.	3,398 dwellings
B	Total number of lapsed dwellings	Permissions for 5 or more net dwellings that have lapsed, excluding prior approvals for office to residential conversion, for the period April 1 st 2013 to March 31 st 2023	79 dwellings
C	Total Permitted Development (A+B)	Total number of permitted dwellings	3,477
D	Lapse Rate ((B/C) X 100)	Lapse rate calculation, dividing total number of lapsed dwellings by the total number of permitted dwellings.	2.3%

- 8.2. Tables 9 to 11 below set out the basis for the lapse rate calculation for all prior approval applications of 5 or more net dwellings. This concludes a lapse rate of 2.3% for this category.



Table 9 – Prior Approvals for office to residential conversion for 5 or more net dwellings that have extant permission, commenced or complete for the period April 1st 2013 to March 31st 2023.

Planning Ref	Decision Date	Address	Net Units
13/0663	22/10/2013	67-73 Park Street, GUI5 3PE	5
13/0904	29/01/2014	Wessex House, 80 Park Street, GUI5 3PT	12
14/0336	03/06/2014	Kings Court, 91-95 High Street, GUI5 3RN	30
14/0682	09/09/2014	53-55A High Street, GUI9 5AZ	6
14/0797	20/10/2014	423-437 Pipers Court and Pilgrims Well London Road, GUI5 3HZ	56
15/0144	19/03/2015	Cedar House Cedar Lane, GUI6 7HZ	10
15/0167	06/05/2015	Wessex House, 80 Park Street, GUI5 3PT	6
15/0330	27/05/2015	3 Knoll Road, GUI5 3SY	25
15/0716	09/10/2015	Marlborough House, 82 Park Street, GUI5 3NY	8
16/0750	23/09/2016	1st and 2nd floor 52 Park Street, Camberley	8
16/0798	13/10/2016	Offices 1-3 Blackdown Road, GUI6 6SH	6
17/0357	05/06/2017	110E Sentry House Frimley Road, GUI5 2QN	11
17/1011	15/12/2017	Wyvern House, 55 Frimley High Street, GUI6 7HJ	35
18/0169	25/04/2018	329-331 London Road, GUI5 3HQ	14
18/0807	21/11/2018	Deepcut Business Centre 123-127 DEEPCUT BRIDGE ROAD, DEEPCUT, CAMBERLEY, GUI6 6SD	8
18/0961	04/01/2019	AVENUE COURT, 4A VICTORIA AVENUE, CAMBERLEY, GUI5 3HX	21
18/0968	09/01/2019	Norwich House Knoll Road, GUI5 3SY	78
20/0236	27/04/2020	Deepcut Business Centre 123-127 Deepcut Bridge Road Deepcut Camberley Surrey GUI6 6SD	16
22/0754/GPD	12/09/2022	Former Business Centre 123 - 127 Deepcut Bridge Road Deepcut Camberley Surrey GUI6 6SD	8
22/1125/GPD	04/01/2023	S G S House 217 - 221 London Road Camberley Surrey GUI5 3EY	24
Total			387



Table 10 – Prior Approvals for office to residential conversion for 5 or more net dwellings that have lapsed for the period April 1st 2013 to March 31st 2023.

Planning Ref	Decision Date	Address	Net Units
16/1071	10/01/2017	Knightway House London Road, GU19 5AQ	10
17/0070	17/03/2017	Seal House, 56 London Road, GU19 5HL	16
17/0737	29/09/2017	Building B, Riverside Way, Camberley, GU15 3YL	52
19/0298	29/05/2019	Lyon House, 2 Station Road, Frimley, GU16 7JA	6
20/0464	23/07/2020	103 Mytchett Road Mytchett Camberley Surrey GU16 6ES	5
20/0576	14/08/2020	SS- Camberley House, 1 Portesbery Road, Camberley, GU15 3SZ	7
21/0796/GPD	09/09/2021	Archipelago Lyon Way Frimley Camberley Surrey	73
Total			169



Table 11 – Lapse rate calculation for permissions for 5 or more net dwellings, excluding prior approvals for office to residential conversion, for the period April 1st 2013 to March 31st 2023

Stage	Calculation	Category	Result
A	Total number of completed or under-construction dwellings	Prior approval (office to residential) for 5 or more net dwellings that have for extant permission, commenced or complete for the period April 1 st 2013 to March 31 st 2023.	387 dwellings
B	Total number of lapsed dwellings	Prior approval (office to residential) for 5 or more net dwellings that have lapsed for the period April 1st 2013 to March 31st 2023	169 dwellings
C	Total Permitted Development (A+B)	Total number of permitted dwellings	556
D	Lapse Rate ((B/C) X 100)	Lapse rate calculation, dividing total number of lapsed dwellings by the total number of permitted dwellings	30.4%

