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Frimley

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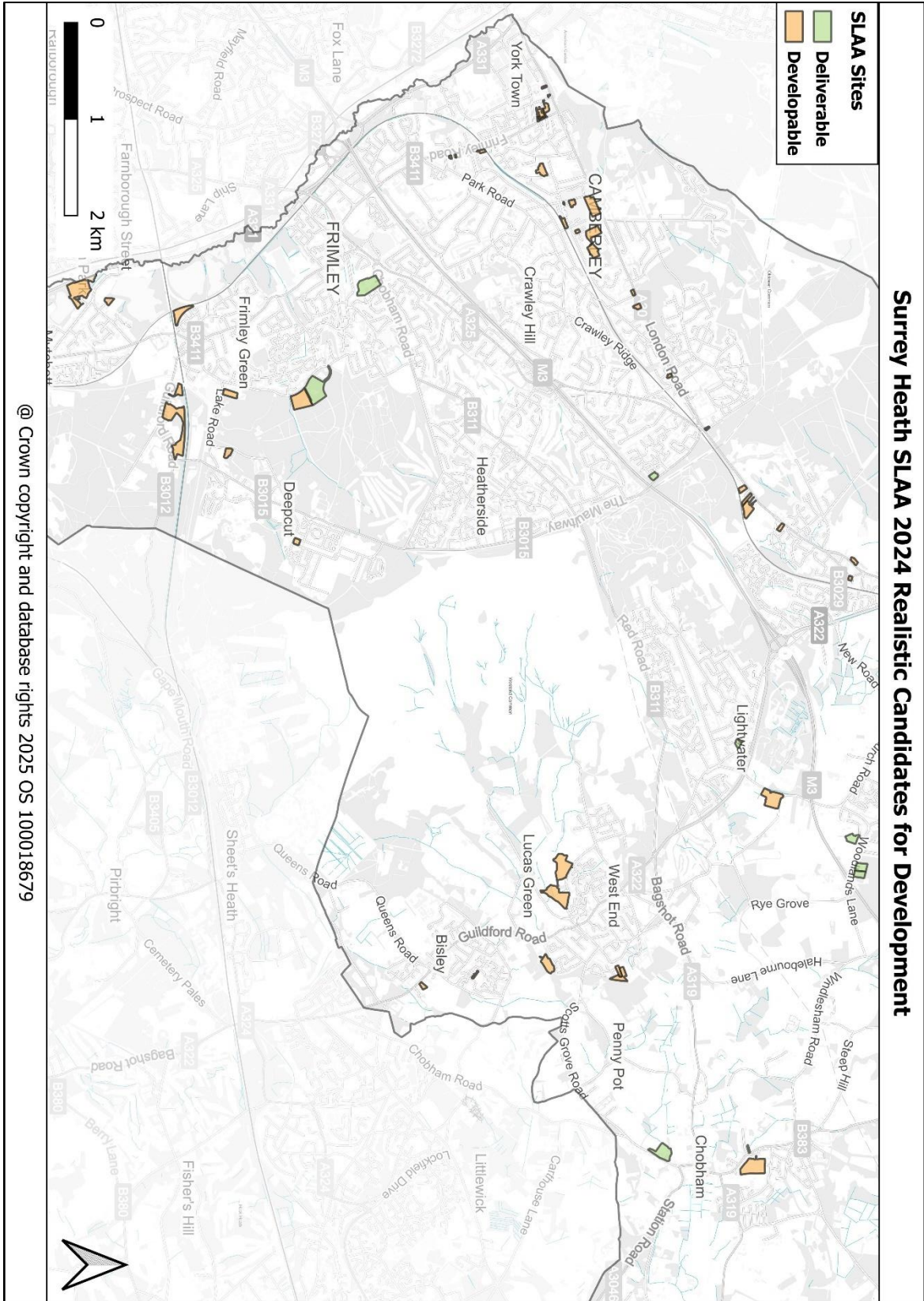
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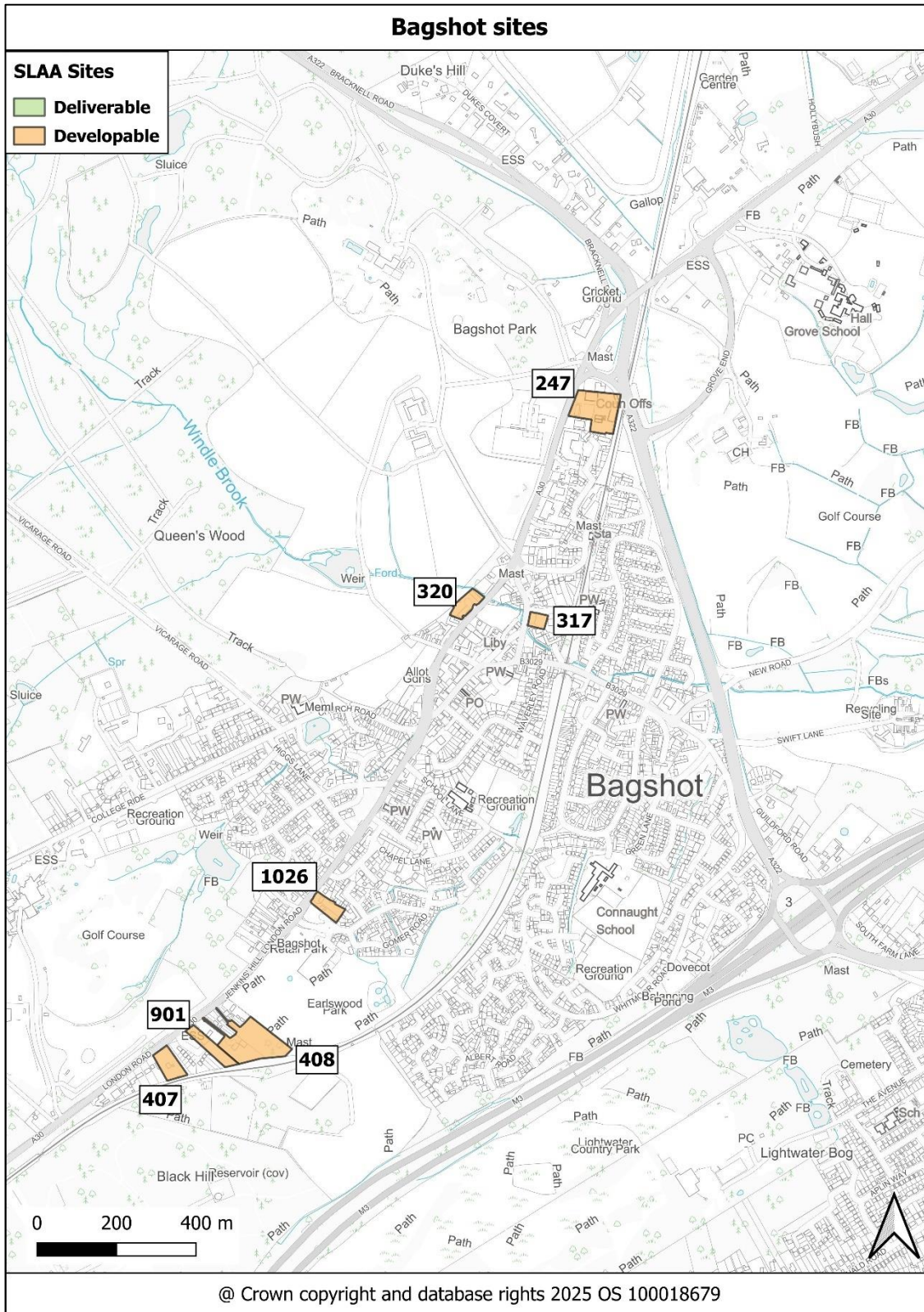


Bagshot

Realistic Candidates for Development - Bagshot

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
407	Highways Farm, 226 London Road, Bagshot, GU19 5EZ	8	0	8	0
408	Land rear of 192-210 London Road, Bagshot, GU19 5EZ	20	0	20	0
901	212 London Road, Bagshot, GU19 5EZ	5	0	5	0
247	Bagshot Depot and Archaeology Centre, London Road, Bagshot, GU19 5HN	50	0	0	50
317	The Deans, Bridge Road, Bagshot, GU19 5AT	20	0	0	20
320	Tanners Yard, London Road, Bagshot, GU19 5HD	9	0	9	0
1026	134 And 136 London Road Bagshot Surrey GU19 5BZ	24	0	24	0
Total		112	0	66	70





Site Information		
Address	Highways Farm,	Site ID
	226 London Road	407
Postcode	Bagshot	
	GU19 5EZ	
Ward	Bagshot	
Site Area (ha)	0.45	
How site was identified	Submitted in Call for Sites	
Existing use	Residential	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Not in planning system	
Easting	490330	
Northing	162299	
Policy, Environmental and heritage designations		
Designations:	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	18/1058 - Erection of nine detached/link detached 2 storey dwelling houses following demolition of existing dwelling and buildings. Outcome: Refused. Appeal Dismissed.	
Site suitability		
Suitability information	<p>The site is located within Countryside beyond the Green Belt, west of, but not abutting the settlement of Bagshot.</p> <p>The site comprises a bungalow centrally positioned within a single plot, with existing access onto London Road. Surrounding uses are residential. It is in a relatively sustainable location, in the proximity of shops and services. To the south of the site is the Ascot to Guildford railway line which has a noise impact to be taken into consideration. This could, for example, be mitigated by retention of a wooded buffer.</p> <p>The dwelling at the site is set over 25m back from London Road behind a tree'd frontage, with a large area of land incorporating grassland and trees surrounding the property, contributing to its rural character. The site contains an existing dwelling and associated outbuilding within its boundary. Case law has determined that private residential gardens outside of built-up</p>	



	<p>areas are previously developed land (PDL) as defined under Annex 2 of the NPPF. On this basis, the site may meet the definition of PDL, however much of the site is open in nature, and the NPPF confirms it should not be assumed that the whole of the curtilage should be developed. Taking account of the characteristics of the site and its surroundings, it is considered important that development should not result in overdevelopment in the rural area. This is taken into account when calculating the site's potential capacity.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The majority of the site is currently at low risk of surface water flooding, with a small area of the site at medium risk of surface water flooding.</p>	
Site availability		
Availability information	<p>The site has been reconfirmed as immediately available for development by a planning agent representing the site. The planning agent has also indicated that self-build provision is being considered for the site for up to 10 units. In addition, given relevant planning history, there is clear evidence that the landowner is willing to develop the land.</p>	
Site achievability		
Achievability information	<p>The site is available immediately and with no major constraints. Access could be achieved from London Road, which would require consultation with SCC Highways Authority. There are no specific factors that could impact the site's viability.</p>	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>The site has been confirmed as available for development immediately; however due to a lack of evidence that a planning application for the site is being actively progressed in the short term, the site is therefore considered developable in the 6-10 year SLAA period.</p>	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	8	A lower density is applied to reflect the countryside designation, the small size of the site and surrounding low densities. This approximates to 8 net additional units on site at



		approximately 18 dph. This could be delivered as market housing or self-build plots.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		



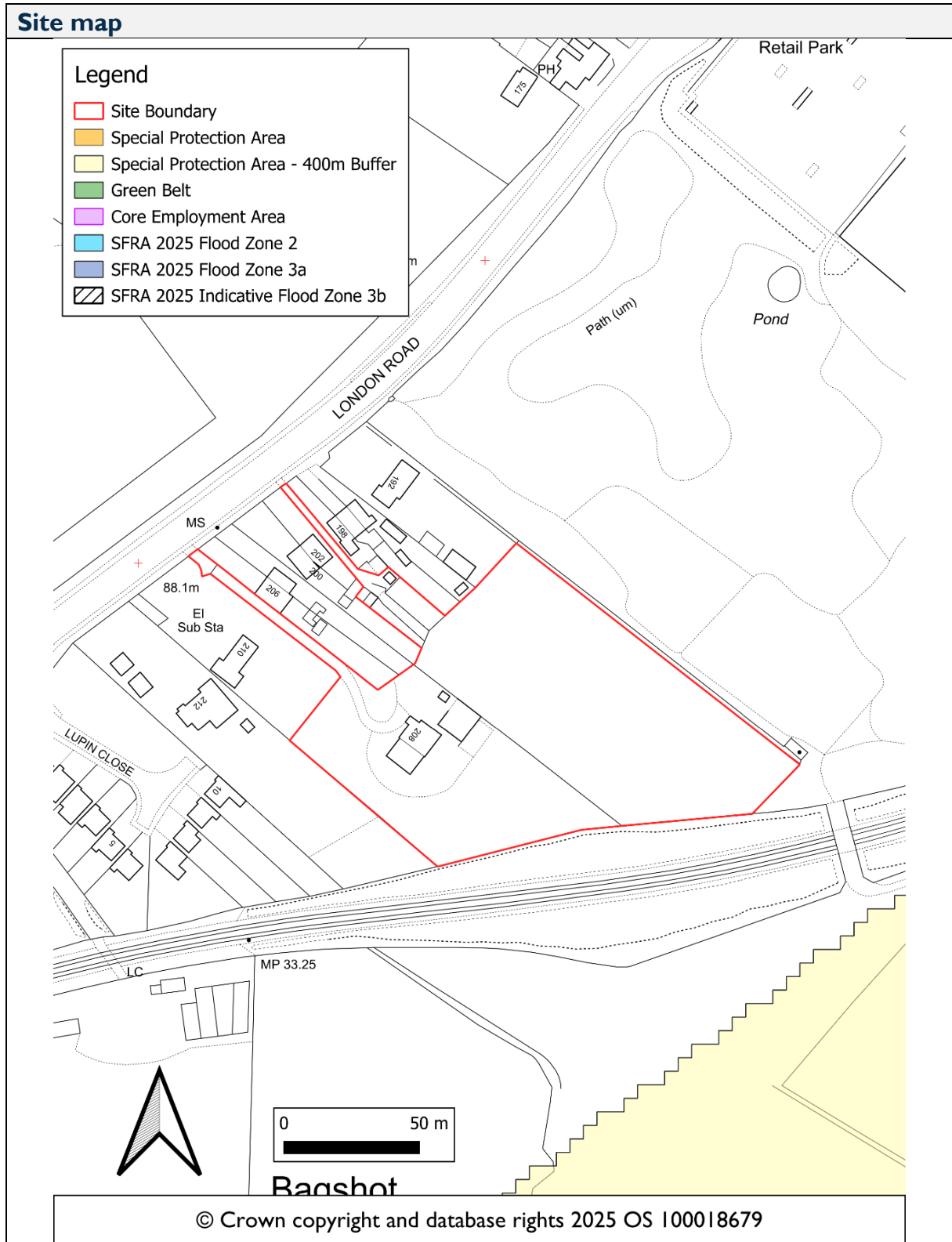


Site Information		
Address	Land rear of 192-210	Site ID
	London Road	408
	Bagshot	
Postcode	GUI9 5EZ	
Ward	Bagshot	
Site Area (ha)	1.4	
How site was identified	Submitted in Call for Sites	
Existing use	Residential	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	490537	
Northing	162355	
Policy, Environmental and heritage designations		
Designations:	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located within Countryside beyond the Green Belt, west of, but not abutting the settlement of Bagshot. The site currently comprises a dwelling and associated outbuilding, with existing access onto London Road. Surrounding uses include residential dwellings and the Earlswood Park SANG. To the south of the site is the Ascot to Guildford railway line which has a noise impact to be taken into consideration. This could, for example, be mitigated by retention of a wooded buffer. The site is not subject to any major constraints.</p> <p>The dwelling is surrounded by woodland that covers the majority of the site area. Case law has determined that private residential gardens outside of built-up areas are previously developed land (PDL) as defined under Annex 2 of the NPPF. On this basis, the site may meet the definition of PDL, however much of the site is rural in nature, and the NPPF confirms it</p>	



	<p>should not be assumed that the whole of the curtilage should be developed. Taking account of the characteristics of the site and its surroundings, it is considered important that development at the site should not result in overdevelopment in the rural area. This is taken into account when calculating the site's potential capacity.</p> <p>The site is at low risk of fluvial flooding and surface water flooding both now and in the future.</p>	
Site availability		
Availability information	The site has been confirmed as available for development by a planning agent representing the site.	
Site achievability		
Achievability information	The site is available and has no major constraints. There are no specific identifiable factors that are considered to impede the site's viability. Access would need to be achieved off the A30 London Road. SCC Highways Authority have previously advised that suitable visibility splays are likely to be achieved, subject to the positioning of the access.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The landowner has previously advised that the site is available for development within the first five years of the SLAA. There are no known constraints that would impede the development of the site. However, due to a lack of evidence that a planning application for the site is being actively progressed in the short term, the site is considered to be 'developable' within the 6 – 10 year SLAA.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	20	Dense tree coverage. Surrounding densities typically 15 dph. This has been applied to the 1.4ha site area, which reflects the countryside designation, higher vegetation and character of the area.
Indicative phasing		
Estimated delivery timescale(years): 6 - 10		
Site SLAA Category		
Developable		





Site Information		
Address	212 London Road,	Site ID
	Bagshot	901
Postcode	GUI9 5EZ	
Ward	Bagshot	
Site Area (ha)	0.39	
How site was identified	Submitted in Call for Sites	
Existing use	Residential	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	490437	
Northing	162342	
Policy, Environmental and heritage designations		
Designations:	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located within Countryside beyond the Green Belt, west of, but not abutting the settlement of Bagshot. The site comprises a dwelling centrally positioned within a single plot, with existing access onto London Road. Surrounding uses are residential. It is in a relatively sustainable location, in proximity to shops and services. The dwelling at the site is set over 40m back from London Road behind a treed frontage, contributing to its rural character. To the south of the site is the Ascot to Guildford railway line which has a noise impact to be taken into consideration. This could, for example, be mitigated by retention of a wooded buffer. The site is previously developed, containing an existing dwelling and associated outbuildings within its boundary. Case law has determined that private residential gardens outside of built-up areas are previously developed land (PDL) as defined under Annex 2 of the NPPF. On this basis, the site may meet the definition of PDL, however much of the site is</p>	

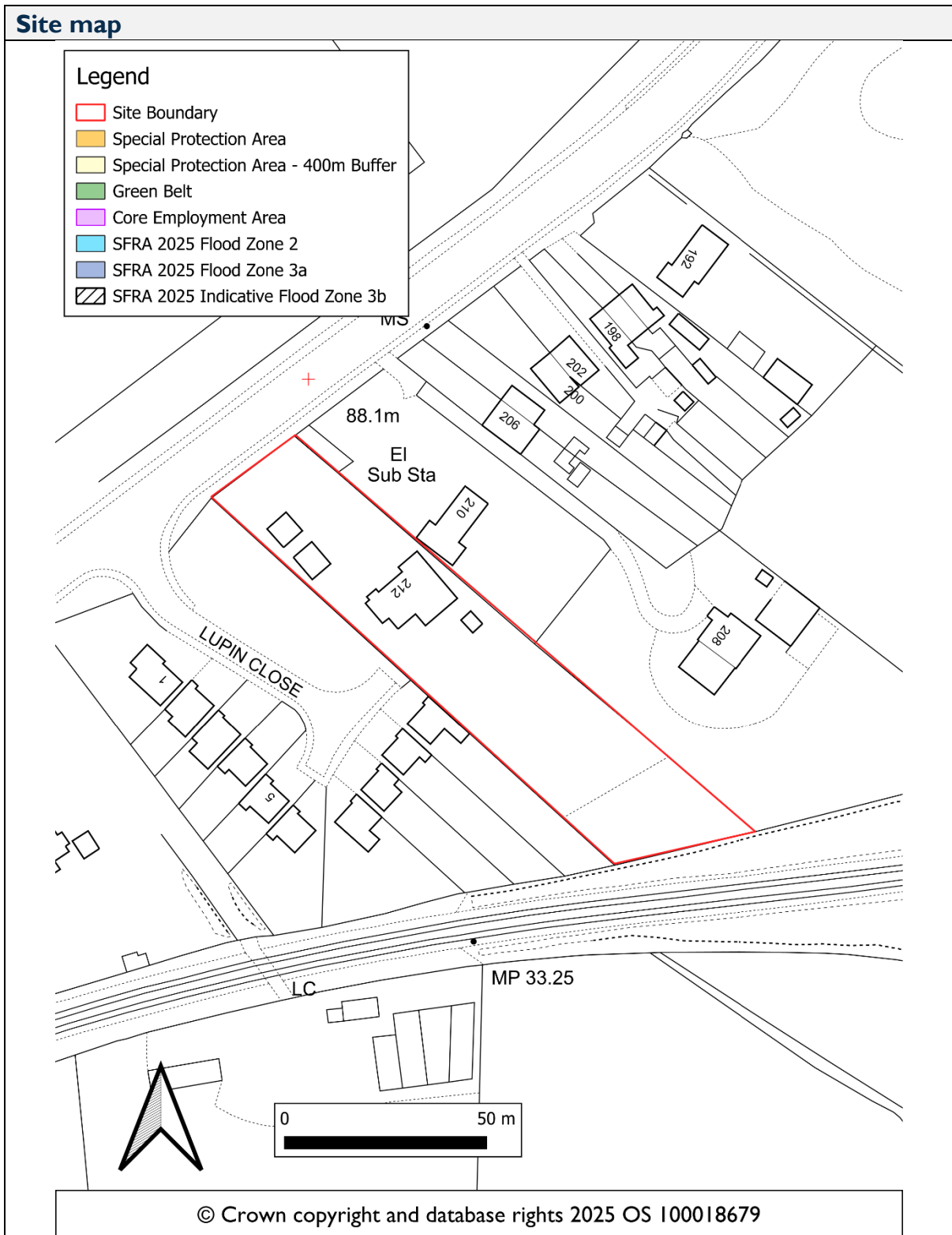


	<p>rural in nature, and the NPPF confirms it should not be assumed that the whole of the curtilage should be developed.</p> <p>The Council's urban design officer has noted that existing vegetation and green screening should be retained along London Road, screening in views from the south. Taking account of the characteristics of the site and its surroundings, it is considered important that development at the site should not result in overdevelopment in the rural area. This is taken into account when calculating the site's potential capacity.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The site is at low risk of surface water flooding both now and in the future.</p>	
Site availability		
Availability information	The site was originally submitted as part of the Call for Sites. The site is in sole ownership and is available for development.	
Site achievability		
Achievability information	The site is available immediately and with no major constraints. As part of the SLAA 2022 assessment SCC Highways Authority were consulted and identified that a modified access onto London Road to support a development of the site would need to be designed and constructed with appropriate visibility and geometry. There are no specific factors, such as contamination, that could impact the site's viability.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site promoter has previously advised that the site is available for development. No major constraints have been identified that would inhibit the development of the site. However, no evidence has been provided that progress is being made toward the submission of a planning application for the site in the short term. Therefore, the site is considered developable in the 6 – 10 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	5	The site was submitted for up to 10 dwellings. A low density is applied to reflect the countryside designation, the small size of the site, the linearity of the site and surrounding low densities.



		This approximates to 5 net additional units on site.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		





Site Information		
Address	Bagshot Depot and Archaeology Centre,	Site ID
	London Road	247
Postcode	Bagshot	
	GU19 5HN	
Ward	Bagshot	
Site Area (ha)	0.94	
How site was identified	Public Sector Land	
Existing use	Sui Generis	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	491406	
Northing	163946	
Policy, Environmental and heritage designations		
Designations:	Settlement Area	
	Non-designated Heritage Asset (Locally Listed Building)	
Site History		
Relevant planning history:	22/0074/PCM - Consultation Surrey County Details of changes to external alterations and temporary change of use of existing office and store building to a body storage facility and office space.	
Site suitability		
Suitability information	<p>The site is located within the defined settlement area of Bagshot and is PDL. The surrounding uses are mixed - residential and commercial. The site is bound to the rear by the Ascot to Guildford railway line and the A322; as such a Noise Impact Assessment may be required. Highways access onto the A30 will need to be addressed. The Archaeology Centre (4 -10 London Road) falls within the site and is a non-designated heritage asset (Locally Listed Building). Development proposals would need to consider opportunities for sustainable use of the historic building.</p> <p>Taking account of the historic use of the site a Contaminated Land Assessment will be required to characterise any</p>	



	contamination and demonstrate how risk can be satisfactorily addressed. The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with a small percentage of the site at medium to high risk of surface water flooding now and in the future. The site is not subject to any other major constraints.	
Site availability		
Availability information	The site was originally submitted in the 2020/21 Call for Sites exercise by Surrey County Council. The most recent submission advises that the Bagshot Depot remains in use, relating to the temporary use as a morgue, but the County Council is looking at potential provision at an alternative site, at which point the depot site will become vacant.	
Site achievability		
Achievability information	Surrey County Council is actively pursuing redevelopment opportunities for its own land and there is a reasonable prospect that redevelopment of this site will occur in the near future. The Depot would need to be relocated and a suitable site would need to be found for this.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is in a sustainable location within the defined settlement area of Bagshot. It has been phased in the developable in the 11 - 15 year period due to the location of two uses on site at the current time that will need to be relocated, and the need to assess and mitigate potential contamination, noise and air quality issues.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	50	Approximately 50 new homes could be delivered on this site, given the existing built form and densities that form the site's context and in accordance with the requirements of Policy DH2 of the Surrey Heath Local Plan (2019 – 2038).
Indicative phasing		
Estimated delivery timescale (years): 11 - 15		
Site SLAA Category		



Developable

Site map

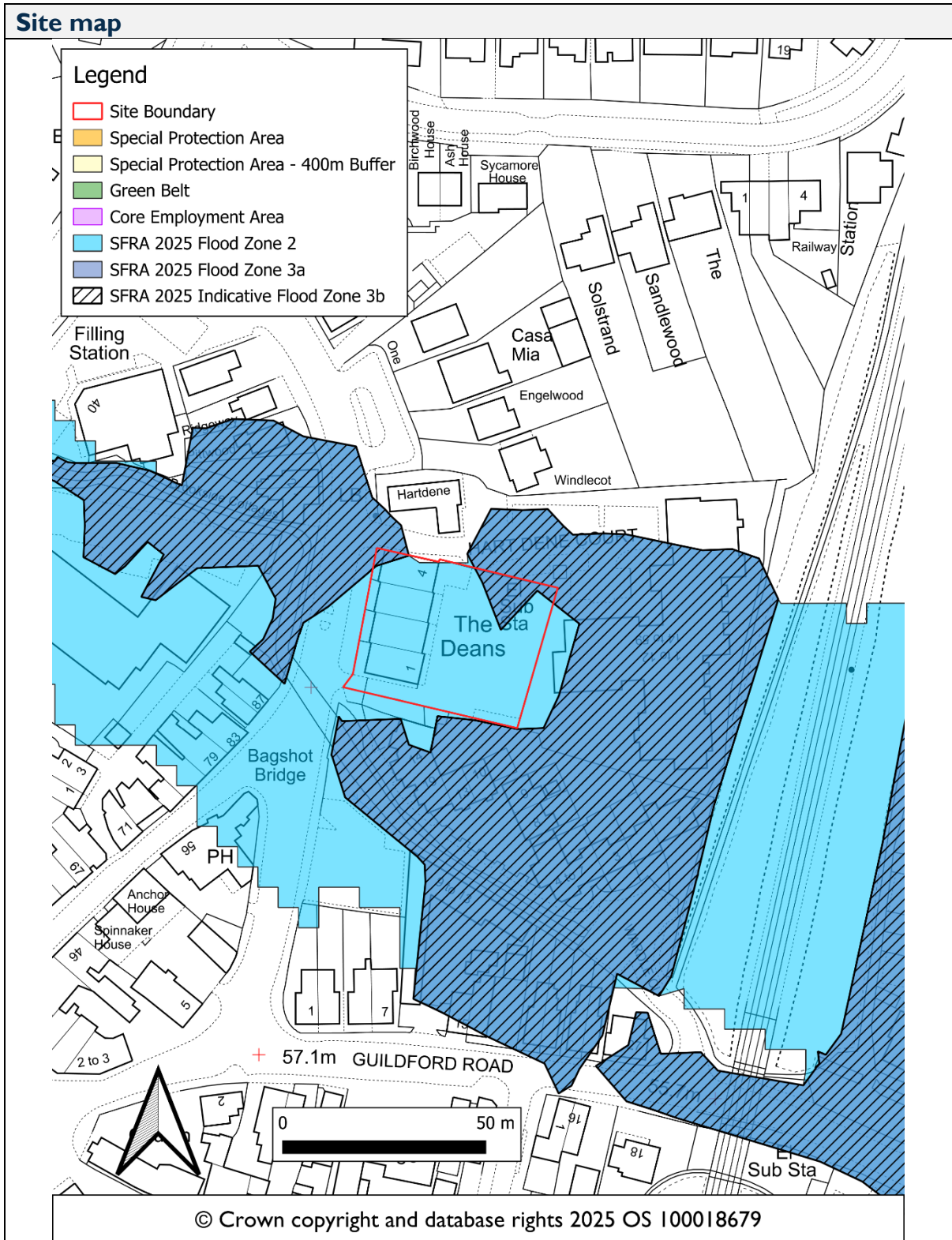


Site Information		
Address	The Deans	Site ID
	Bridge Road	317
	Bagshot	
Postcode	GUI9 5AT	
Ward	Bagshot	
Site Area (ha)	0.15	
How site was identified	Submitted in Call for Sites	
Existing use	Class E	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	491257	
Northing	163416	
Policy, Environmental and heritage designations		
Designations:	EA Flood Zone 2-3	
	Area of High Archaeological Potential	
	Settlement Area	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located within the defined settlement area of Bagshot, adjoining the District Centre of Bagshot. The site is PDL, comprising offices with associated car parking. The site is surrounded by predominantly residential and commercial uses. The site falls partly within the River Wey (plus tributaries) Biodiversity Opportunity Area designation and this would need to be taken into account as part of any development proposal. Appropriate access and egress would need to be demonstrated through the planning application. It is likely this could be achieved to the north of the site.</p> <p>The site is at medium to high risk of fluvial flooding both now and in the future. Approximately a quarter of the site is currently</p>	



	at low risk of surface water flooding both now and in the future, with the remainder of the site currently at medium to high risk of surface water flooding. Risk of surface water flooding is expected to increase in the future. Flood implications were considered in the Interim Sequential and Exception Tests for Site Allocations and will be considered further in an updated Sequential and Exception Test based on the SFRA 2025.	
Site availability		
Availability information	The site was originally submitted as part of the 2020/21 Call for Sites exercise and reconfirmed as available for development, but no specific timescales for bringing the site forward have been provided.	
Site achievability		
Achievability information	A suitable flood risk assessment/remediation plan would need to be submitted with any proposal for the site. The site's layout would also need to take account of this.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is in a sustainable location and available for development. However, given the requirement for an appropriate flood risk assessment and absence of a specific timescale for bringing the site forward for development, the site is considered to be developable in the 11-15 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	20	The site was submitted for 25 dwellings, but due to character, context and flood risk, the site is assessed as having the potential capacity for 20 dwellings. Flatted development may be appropriate as the site is adjoined by 3 storey flatted development.
Indicative phasing		
Estimated delivery timescale (years): 11 - 15		
Site SLAA Category		
Developable		



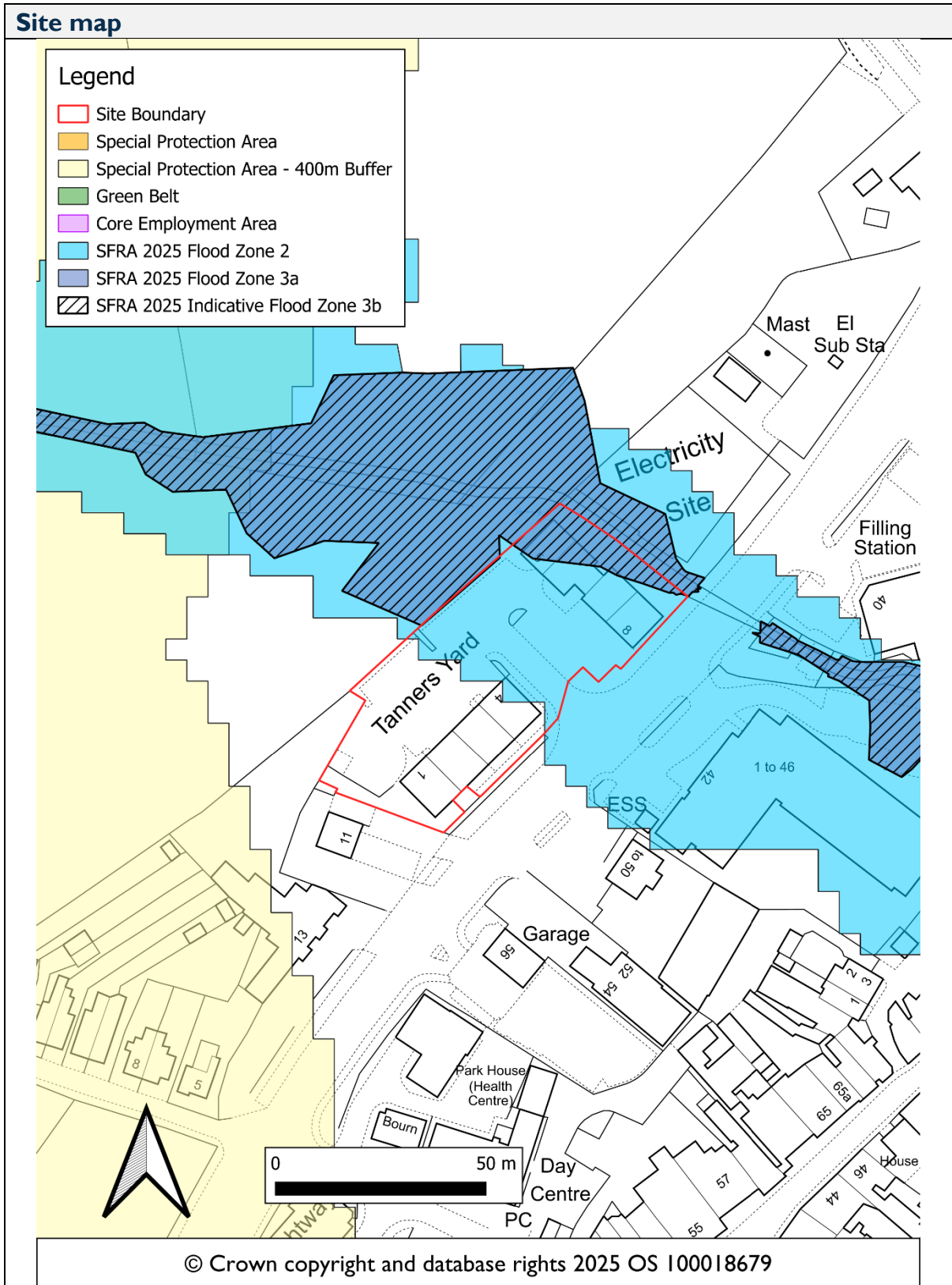


Site Information		
Address	Tanners Yard	Site ID
	London Road	320
Postcode	Bagshot	
	GU19 5HD	
Ward	Bagshot	
Site Area (ha)	0.35	
How site was identified	Submitted in Call for Sites	
Existing use	Class E	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	491078	
Northing	163457	
Policy, Environmental and heritage designations		
Designations:	EA Flood Zone 2-3	
	Settlement Area	
Site History		
Relevant planning history:	No relevant planning history.	
Site suitability		
Suitability information	<p>The site is located within the defined settlement area of Bagshot and is PDL. It is within close proximity of Bagshot District Centre and is in a sustainable location. There are mixed surrounding uses including commercial uses and food and drink. Approximately half of the site is at low risk of fluvial flooding, with the remainder of the site at medium to high risk of fluvial flooding. Approximately half of the site is at low risk of surface water flooding, with the remainder of the site at medium to high risk of surface water flooding. Appropriate design and incorporation of SUDS is expected to be capable of addressing flood risk taking account of the indicative capacity, however a Flood Risk Assessment and Sequential Test will be required to support any development proposed for the site.</p> <p>The wider site is identified as a Locally Important Employment Site in the Pre-Submission Local Plan.</p>	



	The site falls partly within the River Wey (and tributaries) Biodiversity Opportunity Area designation and this would need to be taken into account as part of any forthcoming proposal.	
Site availability		
Availability information	The site has been reconfirmed as available. It has been indicated that leases on the site will run for a further 5 years, therefore the site is considered to be available in the medium term.	
Site achievability		
Achievability information	The highways authority has advised that the existing access from the A30 London Road is adequate. With Flood Zone 3a/3b being excluded from the developable area, development for housing would be partially sited on areas of Flood Zone 2. Development for housing in this area would therefore need to pass the Sequential Test. The possibility of flatted development could help aid the delivery of flood mitigation measures with less potential impacts to future development.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is currently in employment use. The site is identified as a Locally Important Employment Site in the Pre-Submission Local Plan. Any development proposal to redevelop the site will need to retain employment uses on site.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	9	The site is proposed for allocation as a Locally Important Employment site. Therefore its capacity takes account of the need to retain employment uses and is relatively low despite the site's location in settlement area close to Bagshot District Centre.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		





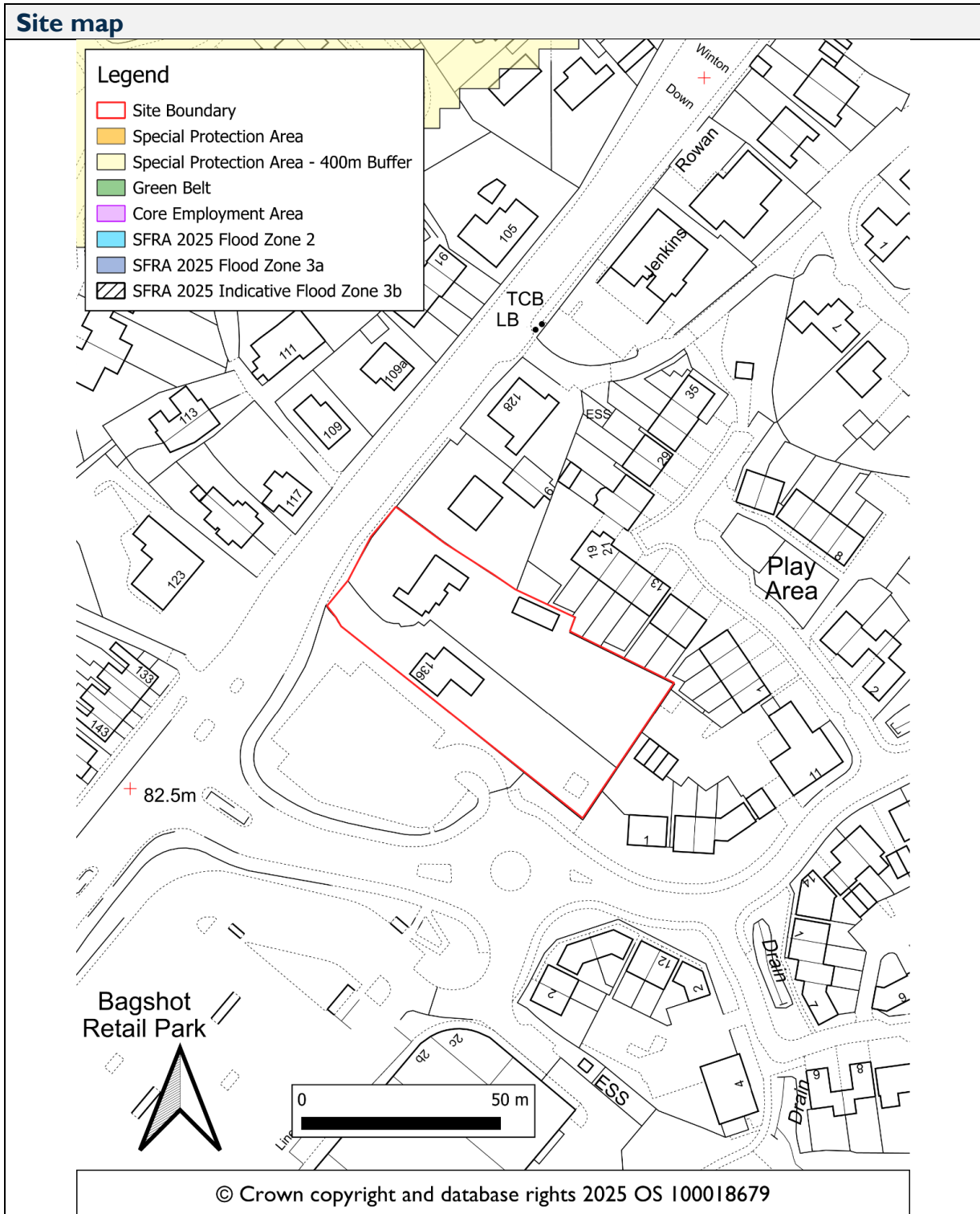
Site Information		
Address	134 And 136 London Road	Site ID
	Bagshot	1026
Postcode	GU19 5BZ	
Ward	Bagshot	
Site Area (ha)	0.31	
How site was identified	Planning application	
Existing use	Residential	
Is the site previously developed land (PDL)?	Yes	
Planning Status	Approved application	
Easting	490724	
Northing	162697	
Policy, Environmental and heritage designations		
Designations:	Settlement Area	
Site History		
Relevant planning history:	21/1333/RRM - Application for the approval of all reserved matters (landscaping) pursuant to outline planning permission 20/0090/OOU (erection of 26 residential units (Class C3) following demolition of both existing dwellings with new vehicular access off London Road. Access, appearance, layout and scale to be considered with landscaping reserved). Outcome: Grant.	
Site suitability		
Suitability information	<p>The site is located in a sustainable location within the defined settlement area of Bagshot and is PDL. The site is located on the eastern side of London Road, within the settlement area of Bagshot. The site includes two detached two-storey dwellings. The adjacent site to the east and south has been recently redeveloped to comprise a housing estate (former Notcutts Nursery) containing a mixture of dwelling types up to three storey in height, along with a large supermarket building that also contains several smaller retail units.</p> <p>There are two TPO trees to the south east of the site, but this is not considered an impediment to the development of the wider site.</p>	



Site availability		
Availability information	The site is available for development, as demonstrated by recent planning history. However, noting the lapsed planning application, the site promoter has confirmed that the site is not deliverable in the 1 – 5 years.	
Site achievability		
Achievability information	The planning history shows evidence of interest in developing the site.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Given the recent planning history, there is evidence that the landowner is willing to develop the site. However, insufficient evidence is available to confirm that deliverable in the 1 – 5 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	24	Capacity as approved application.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		



Site map



Bisley

Realistic Candidates for Development - Bisley

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
573	317 to 319 Guildford Road, Bisley, GU24 9AA	17	0	0	17
763	Land at Elder Road, Bisley, GU24 9SA	5	0	0	5
Total		22	0	0	22





Site Information		
Address	317-319 Guildford Road	Site ID
	Bisley	573
Postcode	GU24 9AA	
Ward	Bisley and West End	
Site Area (ha)	0.34	
How site was identified	Submitted in Call for Sites	
Existing use	Class E	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Pre-Application enquiry & housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	495486	
Northing	158988	
Policy, Environmental and heritage designations		
Designations:	Settlement Area	
Site History		
Relevant planning history:	<p>13/0327 - Redevelopment of 317-319 Guildford Road to provide 8 new residential units to comprise four 3 bed and four 4 bed, two storey detached dwellings. Outcome: Grant STC.</p> <p>17/1179 - Erection of three storey building (containing six 3 bedroom terraced dwellings) and two 1 bedroom flats and 2 two storey buildings with front and rear dormers (containing 18 two bedroom flats and one 1 bedroom flat). Outcome: refused.</p>	
Site suitability		
Suitability information	<p>The site is located within the defined settlement area of Bisley and is previously developed, currently consisting of light industrial buildings. The site is not subject to any major constraints. Similar brownfield sites have recently been delivered in nearby locations on Guildford Road in Bisley.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with a small percentage of</p>	



	the site at medium to high risk of surface water flooding now and in the future.	
Site availability		
Availability information	<p>The site was originally submitted as part of the 2021 Call for Sites exercise. The site was subject to a planning permission for 8 units which has not been built out and now expired.</p> <p>An application for 18 units was refused due to the layout, design and scale would result in an overall quantum of development that would be cramped, over-dominant and incongruous forming poor relationships with neighbouring buildings.</p> <p>However, the application was not refused on the basis of the principle of development, which is considered acceptable for the site. A preapplication for a scheme of 25 units has since been submitted, but a planning application is yet to be submitted.</p>	
Site achievability		
Achievability information	<p>The site would be accessed from the A332 Guildford Road. Similar accesses to that which would be required have been achieved at nearby developments. The site is on PDL in a settlement area with no major impediments to development.</p>	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>The site is in a sustainable location and no major constraints have been identified. The site promoter was previously engaged in pre-application discussions with the Council, with a view to submit a planning application to develop the site for approximately 25 units. Due to uncertainty as to when an application will be submitted, the site is phased in the 6-10 year period.</p>	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	17	The site submission indicates a capacity of 25 units on site. Reflective of nearby densities, a capacity of 17 units could be accommodated.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		





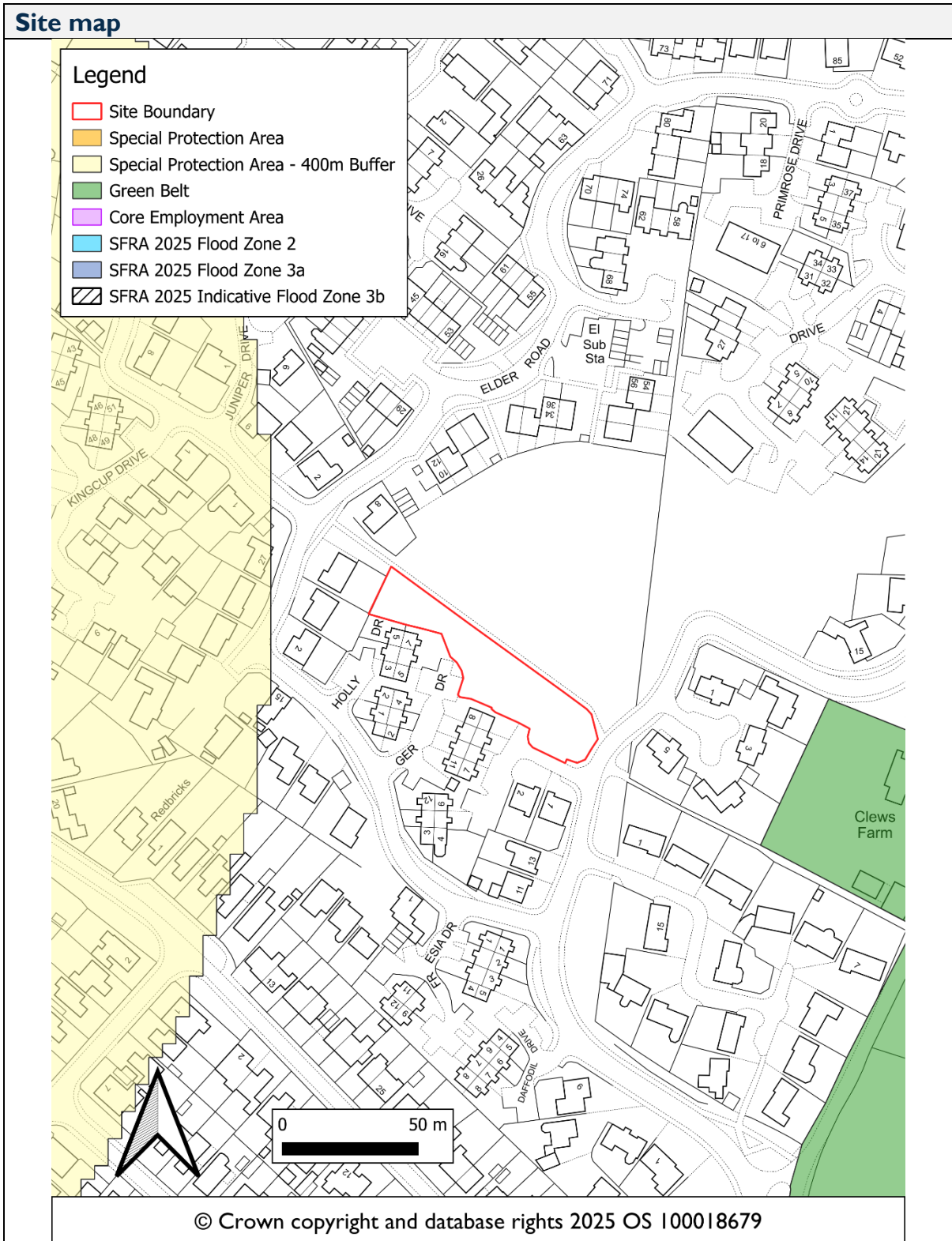
Site Information		
Address	Land at Elder Road	Site ID
	Bisley	763
	Surrey	
Postcode	GU24 9SA	
Ward	Bisley and West End	
Site Area (ha)	0.17	
How site was identified	Submitted in Call for Sites	
Existing use	Greenfield	
Is the site previously developed land (PDL)?	Greenfield	
Planning Status	Not in planning system.	
Easting	495372	
Northing	159526	
Policy, Environmental and heritage designations		
Designations:	Settlement Area	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located in the defined settlement area of Bisley, on greenfield land that is undesignated. It is immediately adjacent to a modern residential area of back-to-back homes arranged in cul-de-sacs. The site is not subject to any major constraints. A public Right of Way forms a natural boundary between the site and an adjoining area of protected open space within the settlement area. Mature trees mark the boundary between the site's open space and the dwellings to the south.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The site is currently at low risk of surface water flooding.</p>	
Site availability		
Availability information	The site is within the ownership of Surrey Heath Borough Council. Subject to an internal review of operational assets, the	



	site could become available for development within the plan period.	
Site achievability		
Achievability information	Vehicular access could be achieved from Angelica Road. The site is greenfield and therefore unlikely to encounter unforeseen development costs aside from the need to introduce on-site utilities provision.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The Council is actively pursuing redevelopment opportunities for its own land. Subject to an internal review of operational assets, this land could become available for development within the plan period. There is a realistic prospect that development could be delivered on this site within years 11 – 15 of the SLAA.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	5	The site is linear, irregular shape but could accommodate a replication of the arrangement of adjoining dwellings to the south of the site.
Indicative phasing		
Estimated delivery timescale (years): 11 - 15		
Site SLAA Category		
Developable		



Site map



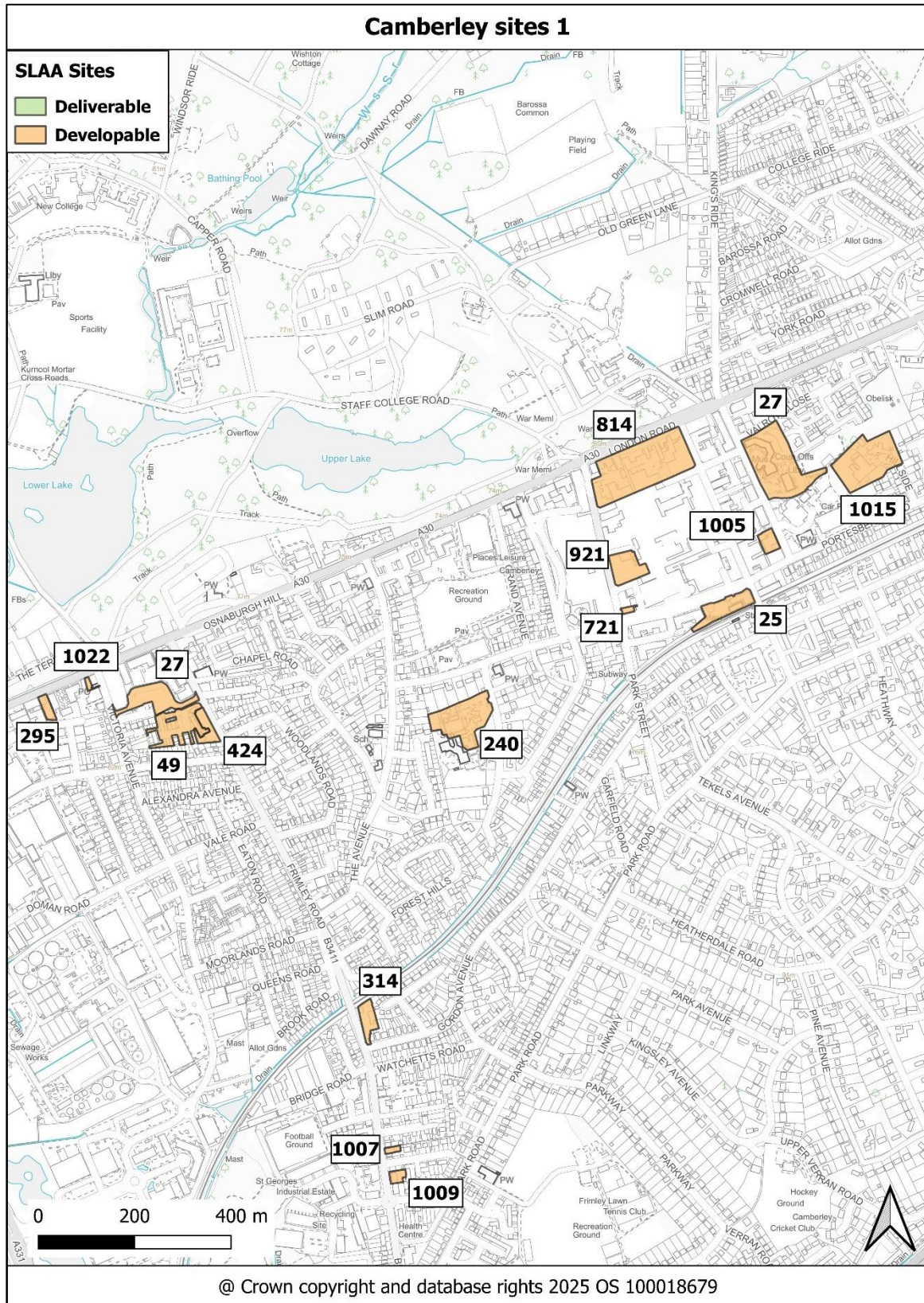
Camberley

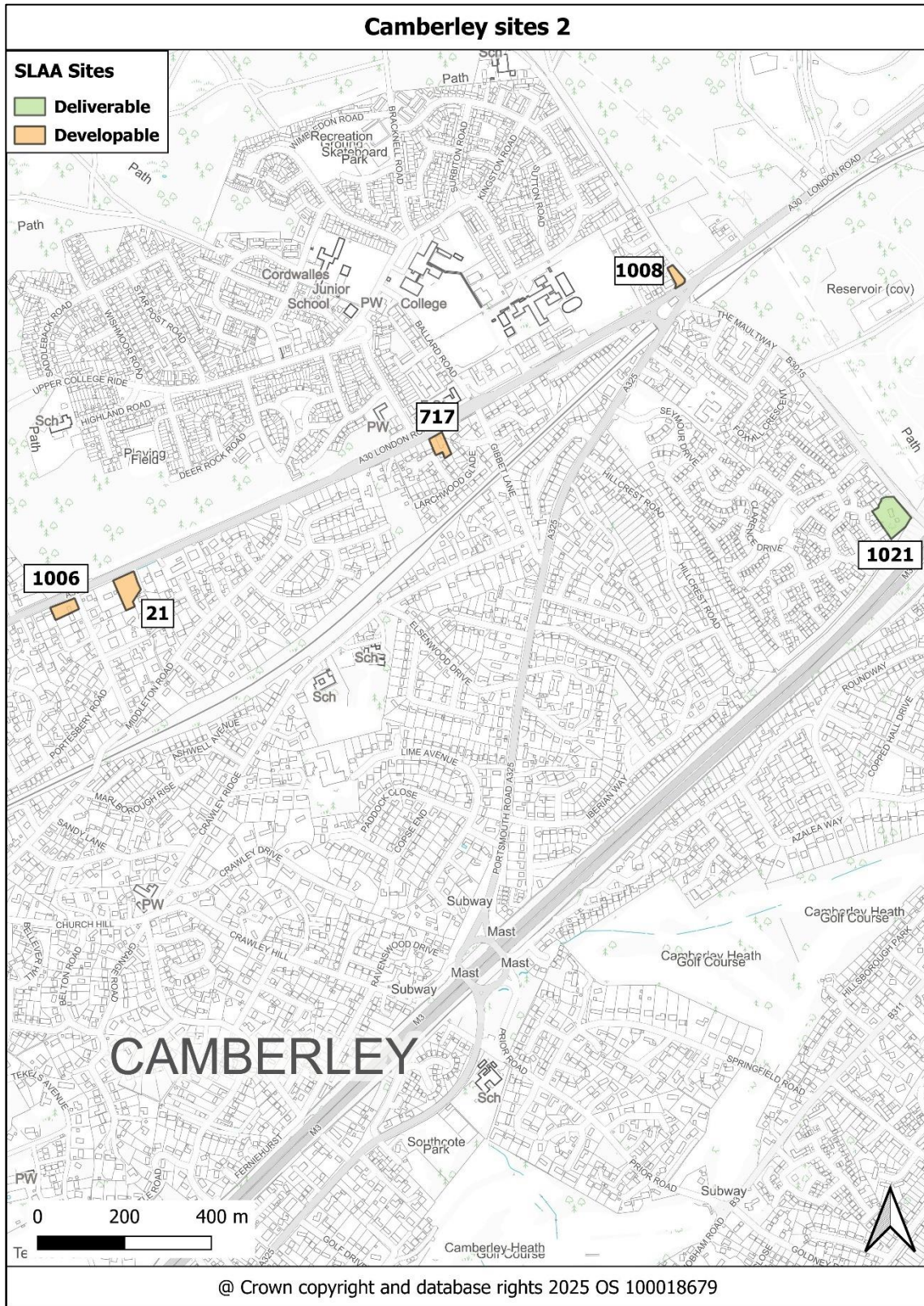
Realistic Candidates for Development - Camberley

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
314	280 Gordon Avenue, Camberley, GU15 2NU	15	0	15	0
717	Burwood House Hotel, 15 London Road, Camberley, GU15 3UQ	10	0	10	0
814	London Road Block, London Road, Camberley, GU15 3JY	524	0	150	374
49	Peerless site North, Sullivan Road, Camberley, GU15 3AZ	8	0	8	0
833	York Town Car Park, Sullivan Road, Camberley, GU15 3BA	27	0	0	27
721	Central House, 75-79 Park Street, Camberley, GU15 3PE	6	0	0	6
295	439 - 445 London Road, Camberley, GU15 3HZ	15	0	0	15
240	Camberley Centre, France Hill Drive, Camberley, GU15 3QG	35	0	35	0
25	Camberley Station, Station House, 1 Pembroke Broadway, Camberley, GU15 3XD	200	66	134	0
27	Land East of Knoll Road, Camberley, GU15 3SY	340	0	340	0
1015	Former Portesbury School, Portesbury Road, GU15 3DE	36	0	36	0
424	Land Rear of 1 - 47 Sullivan Road, Camberley, GU15 3AZ	14	0	0	14
1005	St James House, Knoll Road, Camberley, GU15 3XW	30	0	0	30
1006	Orana Lodge Knightsbridge Road Camberley Surrey GU15 3TS	7	0	7	0
1007	139 Frimley Road, Camberley, GU15 2PS	9	0	9	0
1008	Sparks Garage, 2 London Road, GU15 3UZ	10	0	0	10
1009	145-147 Frimley Road Camberley Surrey GU15 2PS	8	0	0	8
1021	Threapwood, 36 The Maultway	9	9	0	0
1022	415-417 London Road Camberley Surrey GU15 3JY	7	0	0	7
Total		1310	75	744	491

Site ID	Site Address	Proposed Use	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
21	61 - 63 London Road, Camberley, GU19 5DT	C2	0	0	31
921	Land East of Park Street, North of Princess Way, Camberley, GU15 3SP	Mixed Town Centre Uses (Office, retail & leisure)	0	0	0
Total			0	0	31







Site Information		
Address	280 Gordon Avenue	Site ID
	Camberley	314
Postcode	GUI5 2NU	
Ward	St Michaels	
Site Area (ha)	0.22	
How site was identified	Submitted in Call for Sites	
Existing use	Sui Generis	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	486826	
Northing	159597	
Policy, Environmental and heritage designations		
Designations:	Settlement Area	
Site History		
Relevant planning history:	12/0333 - Erection of two warehouses following demolition of the two existing warehouses. Outcome: Grant.	
Site suitability		
Suitability information	<p>The site is located within the defined settlement area of Camberley and Frimley and located on PDL. The site is currently in use as a builders' merchants, supplying trade products. It is within close proximity of Watchetts neighbourhood centre which has a range of shops and services. The site is not subject to any major constraints. A noise impact assessment due to proximity to the railway may be required. It should be possible to mitigate noise through technical standards such as triple glazed windows. The site is considered to be suitable for residential-led regeneration.</p> <p>The site is at low risk of fluvial flooding both now and in the future. Approximately half of the site is currently at low risk of surface water flooding, with the remainder of the site currently at medium to high risk of surface water flooding. Risk of surface water flooding is expected to increase in the future.</p>	



Site availability		
Availability information	The site was originally submitted as part of the 2020/21 Call for Sites exercise and has since been reconfirmed as available. The majority of the site is in single ownership. It has been advised by the site promoter that the site is available for redevelopment within the 6 - 10 year period.	
Site achievability		
Achievability information	The point of access is close to the junction of Gordon Avenue and Frimley Road, and will therefore require careful assessment in consultation with SCC as highways authority. However, it is recognised that the current use of the site requires large HGV access throughout the day and a residential development of the scale that is appropriate for the site would be likely to generate a comparable number of traffic movements with the existing use. SCC has previously been contacted in relation to access at the land and advised they have no initial concerns. Existing buildings associated with the builder's yard uses would require demolition prior to the redevelopment of the site.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is in a suitable location and is available now. However, evidence that progress is being made toward the submission of a planning application has not been provided. Therefore, the site is considered 'developable' within the 6 – 10 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	15	The submission indicates a capacity of 15 - 20 units. Based on surrounding densities and sustainable location, it is considered possible that 15 units could be accommodated at the site.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		





Site Information		
Address	Burwood House Hotel, 15	Site ID
	London Road	717
Postcode	Camberley	
	GU15 3UQ	
Ward	Town	
Site Area (ha)	0.17	
How site was identified	Planning Permission	
Existing use	Vacant CI (Hotels)	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Approved application	
Easting	489158	
Northing	161543	
Policy, Environmental and heritage designations		
Designations:	Settlement Area	
Site History		
Relevant planning history:	14/0799 Erection of side and rear extensions with associated internal alterations following conversion of hotel into 10 residential flats (one 3 bedroom, eight 2 bedroom and one 1 bedroom). Outcome: Granted.	
Site suitability		
Suitability information	<p>Planning permission has been granted at this site. However, the permission has not been implemented and has now expired. The site is located within the defined settlement area of Camberley and Frimley and located on PDL. The site is in a suitable location for residential development, given the surrounding residential uses and its sustainable location within Camberley. The site is at low risk of fluvial flooding and surface water flooding both now and in the future.</p>	



Site availability		
Availability information	The site is currently owned by a single landowner. The planning history shows that there has been previous interest in redeveloping the site. The site promoter has confirmed that the site will be delivered in the next five years, but did not provide evidence to support this.	
Site achievability		
Achievability information	Noting the site planning history and recent engagement with the site promoter in 2024 confirming availability, there is demonstrated interest in developing the site.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Given the previous planning history and evidence that the landowner has confirmed that they willing to develop the site, the site could be considered deliverable. However, due to insufficient evidence that the site will be brought forward in the 1-5 year period, the site is assessed as developable in the 6-10 years.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	10	Capacity as previously approved planning permission.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		





Site Information		
Address	London Road Block	Site ID
	London Road	814
	Camberley	
Postcode	GUI5 3JY	
	Town	
Ward	Town	
Site Area (ha)	1.9	
How site was identified	Council owned priority Town Centre regeneration site	
Existing use	Mixed	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Residential led mixed use housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	487390	
Northing	160724	
Policy, Environmental and heritage designations		
Designations:	Camberley Town Centre	
	Settlement Area	
	Primary Shopping Area	
Site History		
Relevant planning history:	No recent relevant planning history	
Site suitability		
Suitability information	<p>The London Road Block is a key brownfield development site within Camberley Town Centre, which provides an opportunity for a major, residential-led regeneration scheme.</p> <p>Centrally positioned within Camberley Town Centre, south of London Road (A30), between Park Street and the High Street, the site comprises a number of buildings fronting London Road, the High Street, and Park Street. The site has historically accommodated retail and food and drink uses, with some residential accommodation above the ground-floor level but has been underutilised for a number of years. The site also includes the northern part of The Square shopping centre, focused on Obelisk Way, and the associated service and parking areas.</p>	



	<p>Therefore, the site is in a very sustainable location, with the shops and services of Camberley Town Centre within walking distance. The site is previously developed and contains existing buildings that are generally 2 – 4 storeys in height. Some of these buildings are currently vacant. The site is surrounded by a mixture of typical town centre uses, including residential, commercial, retail and leisure. The site is partly within the primary shopping area of Camberley and therefore the provision of an appropriate mix of commercial, retail and other uses should be incorporated into the development.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with a small percentage of the site at medium to high risk of surface water flooding now and in the future.</p>
<p>Site availability</p>	
<p>Availability information</p>	<p>The site is allocated in the Camberley Town Centre Area Action Plan for residential-led mixed use development and is now a housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19).</p> <p>The site is being promoted by Surrey Heath Borough Council for regeneration to revitalise an underutilised area of Camberley Town Centre. The vast majority of the site is within Surrey Heath ownership and a strategy in place for acquisition of the remaining units not yet in Council ownership. The majority of units not in Council ownership in the area are identified as phase 2 of the London Road Block development. There is one remaining unit in phase 1 not yet in Council ownership, but is in the final stages of acquisition. The Council’s Executive has stated that it is prepared to use compulsory purchase powers although it is considered that this is unlikely to be necessary. All the leases on the properties owned by the Borough Council on the site expire or have break options before the end of 2025.</p> <p>The Council is actively pursuing redevelopment opportunities for the site and there is a reasonable prospect of redevelopment entirely in the plan period. The Council has undertaken concept masterplanning work, supported by viability assessments, which will inform development proposals. Demolition of some of the existing buildings on the site is due to commence in summer 2025.</p>
<p>Site achievability</p>	



<p>Achievability information</p>	<p>The site is located within the most sustainable location in the Borough in accordance with the settlement hierarchy. No major constraints have been identified that would impede the development proposal. SANG mitigation has been identified and will be provided off-site. Access could be achieved from the High Street, Park Street or London Road and further consultation will be required with the highways authority in order to determine the appropriate access arrangement. Parking could be incorporated as part of the scheme, with access to be determined as above. The Council has been awarded the funds from the Brownfield Land Release Fund to support the delivery of the site. A requirement of the funding is to release the site for housing in 2027. The Council has confirmed that it is expected the first homes will be delivered in 2029/30.</p>	
<p>Site deliverability</p>		
<p>Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?</p>	<p>The majority of the site is owned by a single landowner, Surrey Heath Borough Council. The site is available for development. The landowner has undertaken detailed work to bring the site forward for development. It is expected that the site will come forward in two phase. Phase 1 would include approximately 150 units being delivered in the 6-10 year period. Phase 2 is anticipated to come forward in the 11-15 year period, however there is potential for this to come forward earlier subject to the acquisition of the remaining units not yet in Council ownership.</p>	
<p>Potential site use</p>		
<p>Use type</p>	<p>Indicative no. residential units (net)</p>	<p>Supporting comments</p>
<p>Housing (market, affordable, starter homes, self-build)</p>	<p>524</p>	<p>Total of approximately 550 new residential units to be delivered (26 existing units on site). Capacity is based on flatted development and concept masterplanning work undertaken to support the Local Plan.</p>
<p>Economic, SANG or uses other than housing</p>	<p>Potential for a mix of retail, commercial and other uses to be included as part of the scheme, predominantly at ground floor level.</p>	
<p>Indicative phasing</p>		

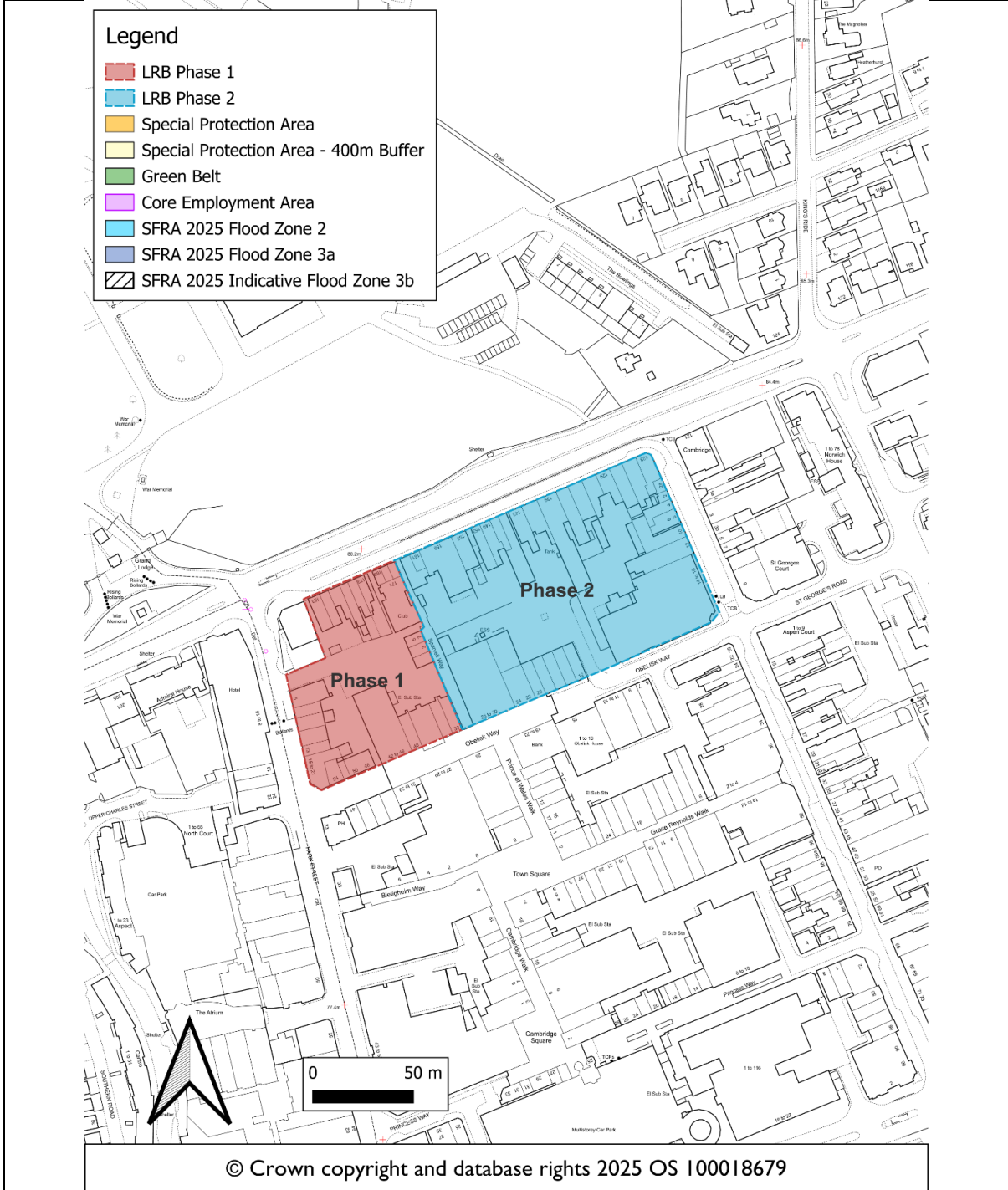


Estimated delivery timescale (years): Phase 1 6-10 years, Phase 2 11 – 15 years

Site SLAA Category

Developable

Site map



Site Information		
Address	Peerless Site North,	Site ID
	Sullivan Road	49
Postcode	Camberley	
	GU15 3AZ	
Ward	St Michaels	
Site Area (ha)	0.56	
How site was identified	Submitted in Call for Sites	
Existing use	Sui Generis	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	486432	
Northing	160206	
Policy, Environmental and heritage designations		
Designations:	Settlement Area	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located within the defined settlement area of Camberley and Frimley, in a sustainable location and is PDL. The site is not subject to any major constraints. The area of land submitted adjoins a larger SLAA site (ID 833) at York Town Car Park, Sullivan Road. Together, the two sites could form part of a comprehensive redevelopment scheme. The original submission for this site advised that the intention for the land is to obtain grant funding from Homes England to provide affordable rented housing on the site of the existing garages. The assessment of the land therefore considers that area of the site that currently contains garages, and not a comprehensive redevelopment scheme, at this time.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with some of the site at</p>	



	medium to high risk of surface water flooding now and in the future.	
Site availability		
Availability information	The site was originally submitted through the 2020/21 Call for Sites exercise. The site is in the sole ownership of a registered housing provider and is available for residential development. Car parking could be retained on a smaller area of the site.	
Site achievability		
Achievability information	The site is currently accessed from Sullivan Road. There are no known significant or unusual development costs associated with the site that could impact its viability. Notwithstanding the shape of the site there are no significant constraints in respect of achievability. The site is situated in a sustainable location near shops, services and transport links. It is available in the short-term. Taking account of the information submitted and the assessment of the existing garages that are advised to be the developable area of the site, it is considered the site could provide 8 residential units.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is in a sustainable location, on PDL. The site is in single landownership and the site promoter has advised that the site is available for development. However, evidence has not been provided that progress is being made toward the submission of a planning application. Therefore, the site is considered 'developable' within the 6 – 10 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	8	The site is PDL in settlement area with no major constraints. Surrounding densities approximate 70dph. A lower density is applied due to the linear size and shape of the site, based on the area of existing garages.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		



Site map



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Site Information		
Address	61-63	Site ID
	London Road	21
	Camberley	
Postcode	GUI9 5DT	
	Old Dean	
Ward	Old Dean	
Site Area (ha)	0.33	
How site was identified	Planning Permission	
Existing use	C3 (Dwelling houses)	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Approved application	
Easting	488439	
Northing	161211	
Policy, Environmental and heritage designations		
Designations:	Settlement Area	
Site History		
Relevant planning history:	<p>08/0912: Reserved Matters Consent to Outline Planning Permission SU/07/0988 for the erection of a part single/part two storey building with accommodation in the roof and basement, comprising of a 58 unit residential care home (Class C2).</p> <p>22/0958: Erection of a three storey building with basement to provide a 61 bedroom care home and associated accommodation, parking, landscaping and access. Outcome: withdrawn.</p>	
Site suitability		
Suitability information	<p>The site is PDL and lies within the defined settlement area of Camberley and Frimley, close to Camberley Town Centre. The site benefits from good access to services, facilities and schools nearby, and good access to main roads. The northern boundary of the site adjoins London Road and the remaining boundaries of the site are surrounded by residential uses that typically comprise large houses. No major constraints have been identified for this site although there is some tree coverage. The site is at low risk of fluvial flooding (flood zone 1). Access could be achieved from London Road.</p>	



	<p>Opportunities to improve the biodiversity value of the land should be taken through redevelopment, particularly where greenfield land is to be developed. The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with a small percentage of the site at medium to high risk of surface water flooding now and in the future.</p>	
Site availability		
Availability information	<p>The site is within sole ownership. Previous attempts have been made to gain planning permission for development of this site, including an expired planning application.</p>	
Site achievability		
Achievability information	<p>There is a realistic prospect that the approved Care Home will be delivered within the plan period. There is also a realistic prospect that new homes could be delivered on this site within the plan period, though the derived capacity reflects the proposed development within the approved planning application.</p>	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>The site has planning permission for 58 bed care home following demolition of no 61 and 63. A reserved matters application was approved on 30/01/09. Technical commencement has been made on this site, though the approved development has not yet been built out and more recently a revised scheme was submitted (although subsequently withdrawn). Due to the uncertainty surrounding the delivery of these units, the capacity has been attributed to years 11-15 of the SLAA.</p>	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	31	<p>Planning permission has been granted for a 58 bed care home. The proposed internal bedrooms do not meet the definition of a dwelling as set out in the Housing Delivery Test. Therefore, the equivalent C3 capacity is assessed at 1 dwelling for every 1.9 bedrooms.</p>
Indicative phasing		
Estimated delivery timescale (years): 11 - 15		
Site SLAA Category		





Site Information		
Address	York Town Car Park	Site ID
	Sullivan Road	833
Postcode	Camberley	
	GU15 3BA	
Ward	St Michaels	
Site Area (ha)	0.32	
How site was identified	Submitted in Call for Sites	
Existing use	Car Park	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	486383	
Northing	160263	
Policy, Environmental and heritage designations		
Designations:	Settlement Area	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located within the settlement area of Camberley and Frimley, south of Sullivan Road, east of Victoria Avenue, and west of Frimley Road. The site is a pay and display car park, currently owned by Surrey Heath Borough Council. It is adjoined by 5-storey, flatted development to the east, dwelling houses to the south, and additional car parking and 4-5 storey office buildings to the north. The site is previously developed and in a sustainable location, close to shops and services on Frimley Road / London Road, and local transport connections. It is not subject to any major constraints. Paragraph 125 d) of the NPPF (2024) encourages the use of underutilised land such as car parks for meeting development needs.</p>	
Site availability		



<p>Availability information</p>	<p>The site was originally submitted through the 2020/21 Call for Sites exercise and has been reconfirmed as available in the 11-15 year period. The site is owned by Surrey Heath Borough Council and is available for residential development. The existing car park use could be retained on a smaller area of the site. The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with a small percentage of the site at medium/high risk of surface water flooding now and in the future. Flood implications were considered in the Interim Sequential and Exception Tests for Site Allocations and will be considered further in an updated Sequential and Exception Test based on the SFRA 2025.</p>	
<p>Site achievability</p>		
<p>Achievability information</p>	<p>The site is currently accessible from Sullivan Road, with access from both the east and west of the site. There are no known significant or unusual development costs associated with the site that could impact its viability. The site is situated in a sustainable location near shops, services and transport links. The site consists of vacant underutilised land that is publicly owned, the development of which is promoted in the NPPF (2024). Taking account of the information submitted and the assessment of the site as a whole, it is considered the site could provide 27 residential units as indicated in the Call for Sites submission.</p>	
<p>Site deliverability</p>		
<p>Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?</p>	<p>The site promoter has advised that the site is available for development in the 11 – 15 year period. The site is within a single landownership. Therefore, the site is considered ‘developable’ in the 11 – 15 year period.</p>	
<p>Potential site use</p>		
<p>Use type</p>	<p>Indicative no. residential units (net)</p>	<p>Supporting comments</p>
<p>Housing (market, affordable, starter homes, self-build)</p>	<p>27</p>	<p>The site is adjoined by high density 5 storey flatted developments to the east. It is considered 27 units could be accommodated, based on flatted development.</p>
<p>Indicative phasing</p>		

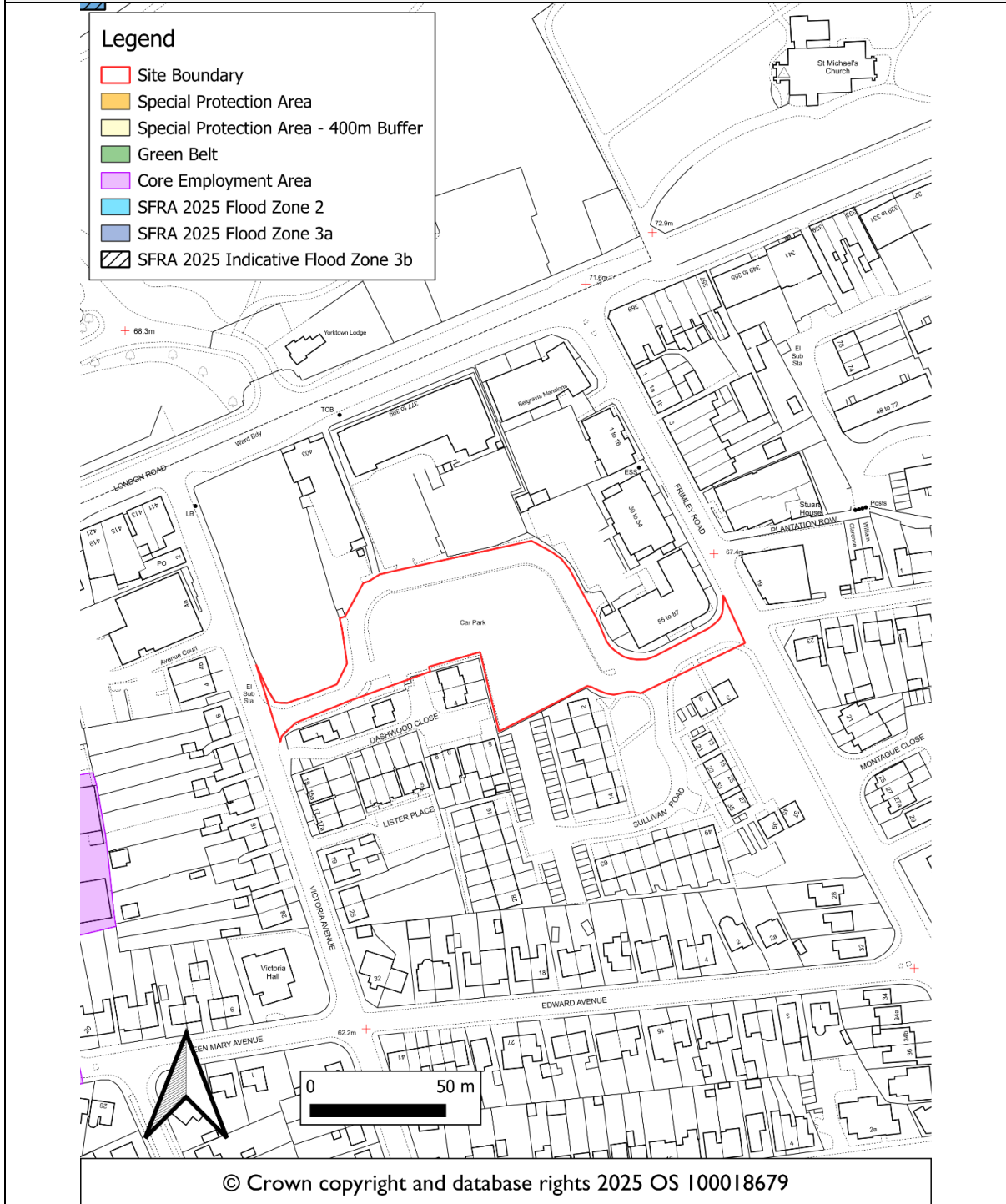


Estimated delivery timescale (years): 11 - 15

Site SLAA Category

Developable

Site map



Site Information		
Address	Central House, 75-79	Site ID
	Park Street	721
Postcode	Camberley	
	GU15 3PE	
Ward	Town	
Site Area (ha)	0.1	
How site was identified	Planning Permission	
Existing use	C1 (Hotels)	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Approved application	
Easting	487366	
Northing	160447	
Policy, Environmental and heritage designations		
Designations:	Camberley Town Centre	
	Settlement Area	
Site History		
Relevant planning history:	17/0136: Application for a change of use of second floor of site, from 6 no. hotel apartment suites (use class C1) to 6 no. residential properties (use class C3).	
Site suitability		
Suitability information	<p>Planning permission has been granted at this site. However, the permission has not been implemented and has now expired.</p> <p>The site is located within the defined settlement area of Camberley and located on PDL. The site is in a suitable location for residential development, given the surrounding residential uses and its sustainable location within Camberley. The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with some of the site at medium risk of surface water flooding now and in the future.</p>	
Site availability		



Availability information	The site is currently owned by a single landowner. The planning history shows evidence of interest in developing the site.	
Site achievability		
Achievability information	The planning history shows evidence of interest in developing the site.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Given the previous planning history, there is evidence of interest in developing the site. However, given the planning permission has now expired, the site is therefore considered developable rather than deliverable.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	6	Capacity as approved (expired) planning permission.
Indicative phasing		
Estimated delivery timescale (years): 11 - 15		
Site SLAA Category		
Developable		



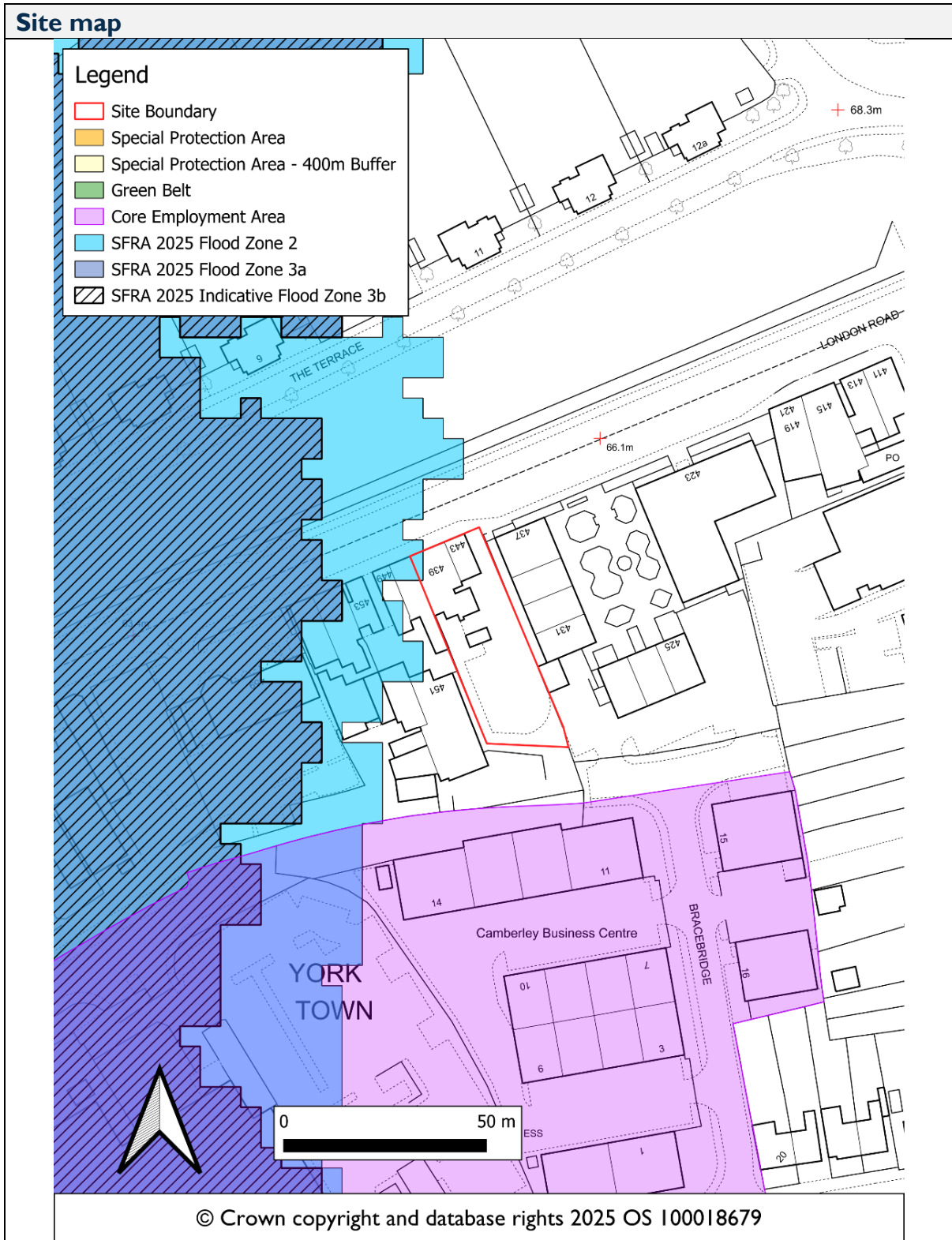


Site Information		
Address	439 - 445 London Road	Site ID
	Camberley	295
Postcode	GUI5 3HZ	
Ward	St Michaels	
Site Area (ha)	0.1	
How site was identified	Submitted in Call for Sites	
Existing use	Mixed	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	486161	
Northing	160244	
Policy, Environmental and heritage designations		
Designations:	Settlement Area	
Site History		
Relevant planning history:	08/0071 - Outline application for the erection of 4 four storey buildings, comprising 50 one and two bed apartments with retail accommodation (A2) on ground floor (covers larger site area). Outcome: Withdrawn.	
Site suitability		
Suitability information	<p>The site is located within the defined settlement area of Camberley and Frimley and is on previously developed land. Surrounding uses are a mix of residential, commercial and retail. The site is considered suitable for either residential or mixed use development. The site is in a sustainable location within 400m of bus stops, local shops and services. It is located less than 1km to nearest rail station at Blackwater.</p> <p>The majority of the site is at low risk of fluvial flooding with a small percentage of the site at medium risk of fluvial flooding both now and in the future. The site is at low risk of surface water flooding both now and in the future.</p>	
Site availability		



Availability information	It has been indicated that part of the site is available for housing development, but the site agent is unable to give an indication on the timing of a forthcoming development proposals.	
Site achievability		
Achievability information	Access onto the A30 will need to be given consideration in any proposal submitted and consultation will need to take place with the highways authority. It is possible that access from the rear of the site could be attained. There are no major constraints affecting the site. An indication of when development could come forward has not been provided and it is considered that the prospect of development towards the end of the plan period is reasonable.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is in a sustainable location without major constraints. Due to uncertainty on when the development would come forward, the site is considered Developable and phased within the 11 -15 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	15	Surrounding densities are over 200dph, with 3 storey flatted development directly adjoining the site. A proposal at 150dph would not be out of character with surroundings and could enable provision of on-site parking.
Economic, SANG or uses other than housing	Retail, commercial and leisure uses could also be included as part of the scheme at ground floor level.	
Indicative phasing		
Estimated delivery timescale (years): 11 - 15		
Site SLAA Category		
Developable		





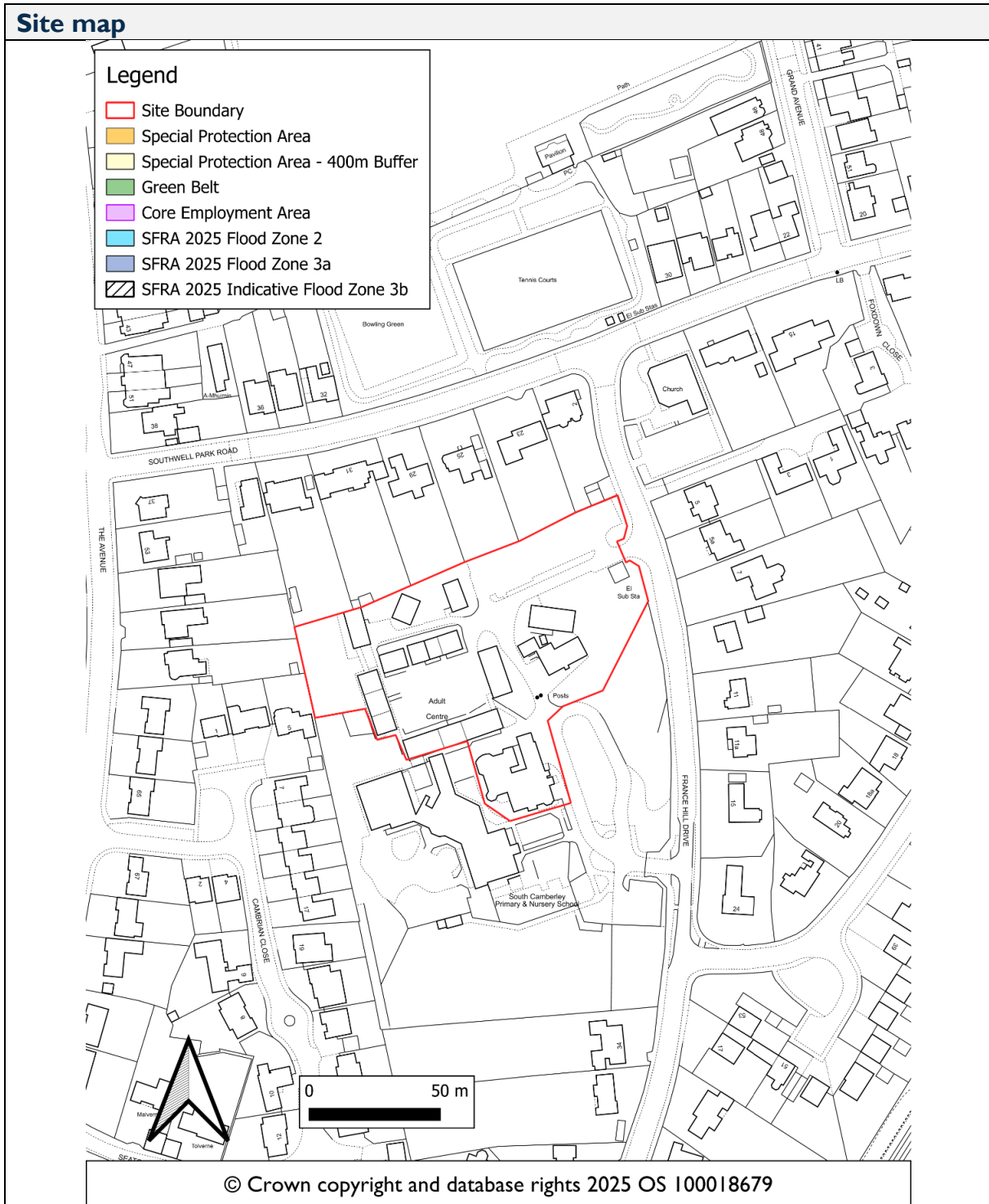
Site Information		
Address	Camberley Centre	Site ID
	France Hill Drive	240
Postcode	Camberley	
	GU15 3QG	
Ward	St Michaels	
Site Area (ha)	0.8	
How site was identified	Submitted in Call for Sites	
Existing use	DI Adult education centre	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	487024	
Northing	160220	
Policy, Environmental and heritage designations		
Designations:	Settlement Area	
	Non-designated Heritage Asset (Locally Listed Building)	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is within the defined settlement area of Camberley and Frimley. It is previously developed and is within close proximity of Camberley Town Centre. The site currently houses an adult education centre. The original 2020/21 Call for Sites submission excludes a locally listed building that was included in a previous submission to the south of the site. The retention or relocation of the existing use would also need to be taken account of. The site is surrounded by residential uses to the north, west and east. To the south, the site adjoins South Camberley Primary School and Nursery.</p> <p>As part of the assessment of the site, the Council's urban design officer was consulted. It was noted as part of this that the site benefits from the Camberley County First School building, a local heritage asset, which strongly contributes to the ambience and</p>	



	<p>attraction of the place. The building and its setting should be retained and form the focal core of the site in a heritage-led regeneration scheme, making sustainable use of the historic building.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with a small percentage of the site at medium to high risk of surface water flooding now and in the future.</p>	
Site availability		
Availability information	The site is owned by Surrey County Council who is the sole landowner. The site has been originally submitted as part of the 2020/21 Call for Sites and the availability of the site for future development has been reconfirmed.	
Site achievability		
Achievability information	The site is in a sustainable location and has existing access from France Hill Drive.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is not immediately available and requires further assessment on behalf of the landowner, but the landowner has indicated that it could come forward in the 6 - 10 year period. There are no major constraints on site and access from France Hill Drive is already in place for its current use. The existing use of an adult education centre would either need to be retained and incorporated as part of any future development, or relocated in an equally accessible location, and this is accounted for in the phasing of the site.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	35	The site is previously developed and within a settlement area, close to Camberley Town Centre.
Indicative phasing		
Estimated delivery timescale (years): 6 – 10		
Site SLAA Category		
Developable		



Site map



Site Information		
Address	Camberley Station, Station House, 1	Site ID
	Pembroke Broadway	25
Postcode	Camberley	
	GU15 3XD	
Ward	Town	
Site Area (ha)	0.45	
How site was identified	Residential led mixed use housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Existing use	Sui Generis	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	487567	
Northing	160451	
Policy, Environmental and heritage designations		
Designations:	Camberley Town Centre	
	Settlement Area	
Site History		
Relevant planning history:	20/0469: Application to determine if prior approval is required (under Class B, Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) for the demolition of the existing office building and site restoration. Prior approval required and given.	
Site suitability		
Suitability information	The site is allocated in the Camberley Town centre AAP. It is suitable for mixed use development including residential. Overall, taking account of the sustainable town centre location at Camberley train station and nearby buildings that are in excess of 4 storeys, a high density development would be suitable for the site. Recent pre-application discussions indicate that the site could be brought forward for approximately. A development of this size would likely require building heights of up to 10 storeys, which would require detailed design assessments to consider suitability of development at this height.	



	<p>Camberley Station is located in the town centre of Camberley, just around the corner from the High Street. Due to the strategic importance of the site, being used by rail passengers, its central location and the potential for redevelopment of the larger area, including major regeneration sites on the other side of Pembroke Broadway, the station site is considered to be a key regeneration site in the Borough, with potential positive effects on the larger town centre area as a whole. The site is considered suitable for mixed use residential and commercial uses.</p> <p>A Housing Associations offices are currently located at the site, above ground floor level. This use would either need to be retained as part of the redevelopment scheme, or suitable alternative accommodation would need to be located.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with a small percentage of the site at medium to high risk of surface water flooding now and in the future.</p>
Site availability	
Availability information	The site was submitted in the 2020/21 Call for Sites exercise and has been confirmed as available in the first five years. Pre-application discussions for the site are ongoing, and the Council has been advised that a planning application will likely be submitted in the near future. However, due to the complex considerations for the site, it is not considered that the entire site would be delivered in the 1 – 5 year period.
Site achievability	
Achievability information	The site is allocated and there are no foreseeable barriers to its achievability.
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is allocated in the Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19). It is a suitable site for mixed use flatted development. The site is considered to be deliverable in the short to medium term, as the existing office use would need to be relocated and the train station would need to be redeveloped. Noting that the site has been confirmed as available in the 1 – 5 years and progress is being made towards submitting a planning application, notwithstanding the need to relocate existing uses, it is reasonable to include 66

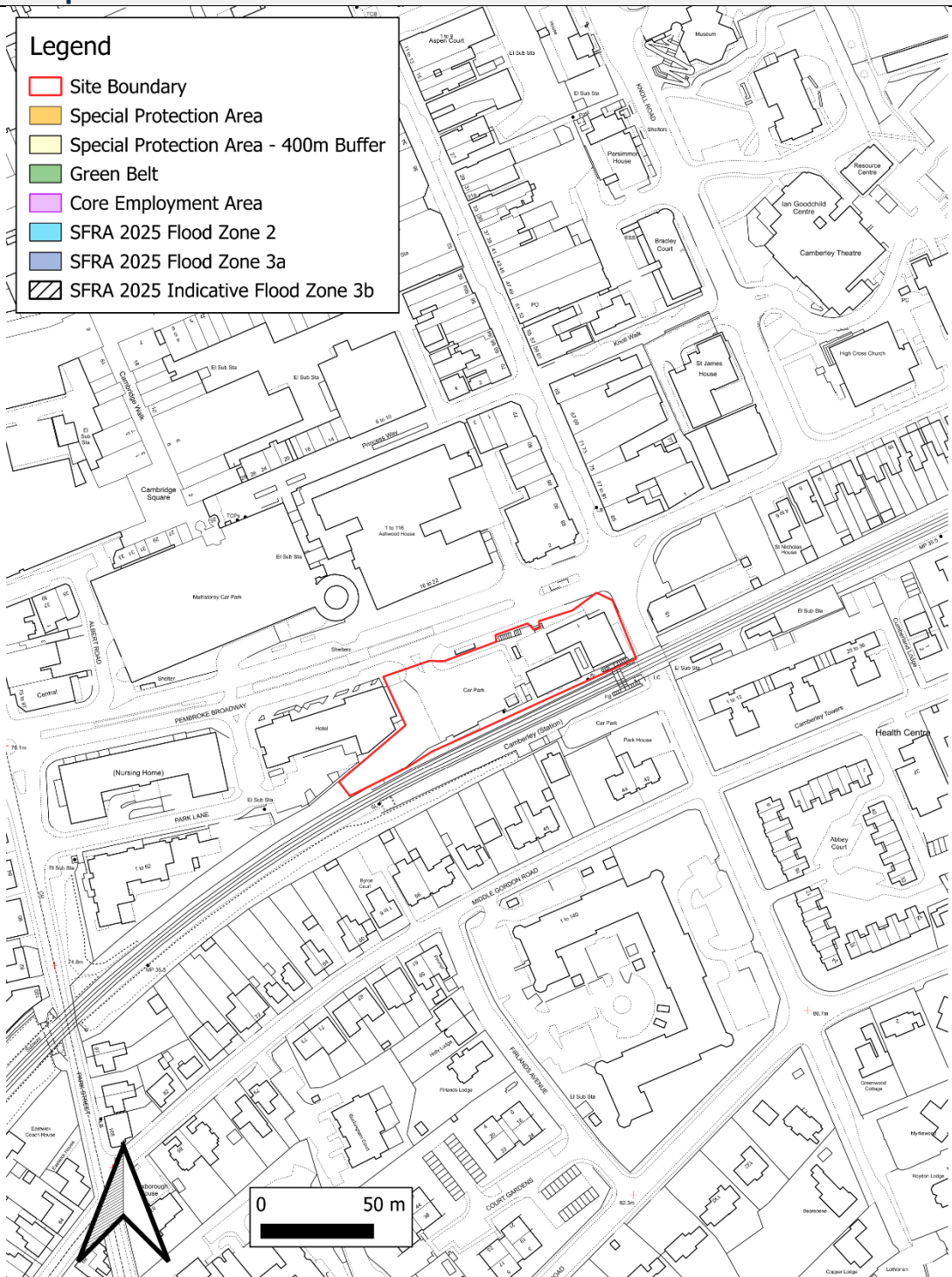


	units in the 1 – 5 year period, and the remaining 134 dwellings in the 6 – 10 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	200	The site is being promoted for approximately 240 units. However, due to the need for detailed design work to confirm suitability of building heights, the site is assessed at a lower capacity of a minimum of 200 units at this stage.
Economic, SANG or uses other than housing	Reprovision of Camberley Station and potential to provide some commercial uses.	
Indicative phasing		
Estimated delivery timescale (years): 66 dwellings in 1-5 years, 134 dwellings in 6 – 10 years		
Site SLAA Category		
Developable		



Site map

- Legend**
- Site Boundary
 - Special Protection Area
 - Special Protection Area - 400m Buffer
 - Green Belt
 - Core Employment Area
 - SFRA 2025 Flood Zone 2
 - SFRA 2025 Flood Zone 3a
 - SFRA 2025 Indicative Flood Zone 3b



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Site Information		
Address	Land east of Knoll Road	Site ID
	Knoll Road	27
Postcode	Camberley	
	GU15 3SY	
Ward	Town	
Site Area (ha)	1.3	
How site was identified	Council owned priority Town Centre regeneration site	
Existing use	Mixed	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	487749	
Northing	160751	
Policy, Environmental and heritage designations		
Designations:	Camberley Town Centre	
	Green Space within Settlement Areas	
	Settlement Area	
Site History		
Relevant planning history:	No recent planning history.	
Site suitability		
Suitability information	<p>The site is located within the Eastern edge of Camberley Town Centre. The site comprises previously developed land that includes the Surrey Heath Borough Council offices, the Library and Hope Hub. The site includes a small area of designated greenspace, which must be enhanced and preserved, and is therefore excluded from capacity calculations.</p> <p>The site is surrounded by residential areas to the north, south and east, and some commercial uses to the west of Knoll Road. The site is in a very sustainable location with the shops and services of Camberley Town Centre within walking distance.</p>	
Site availability		



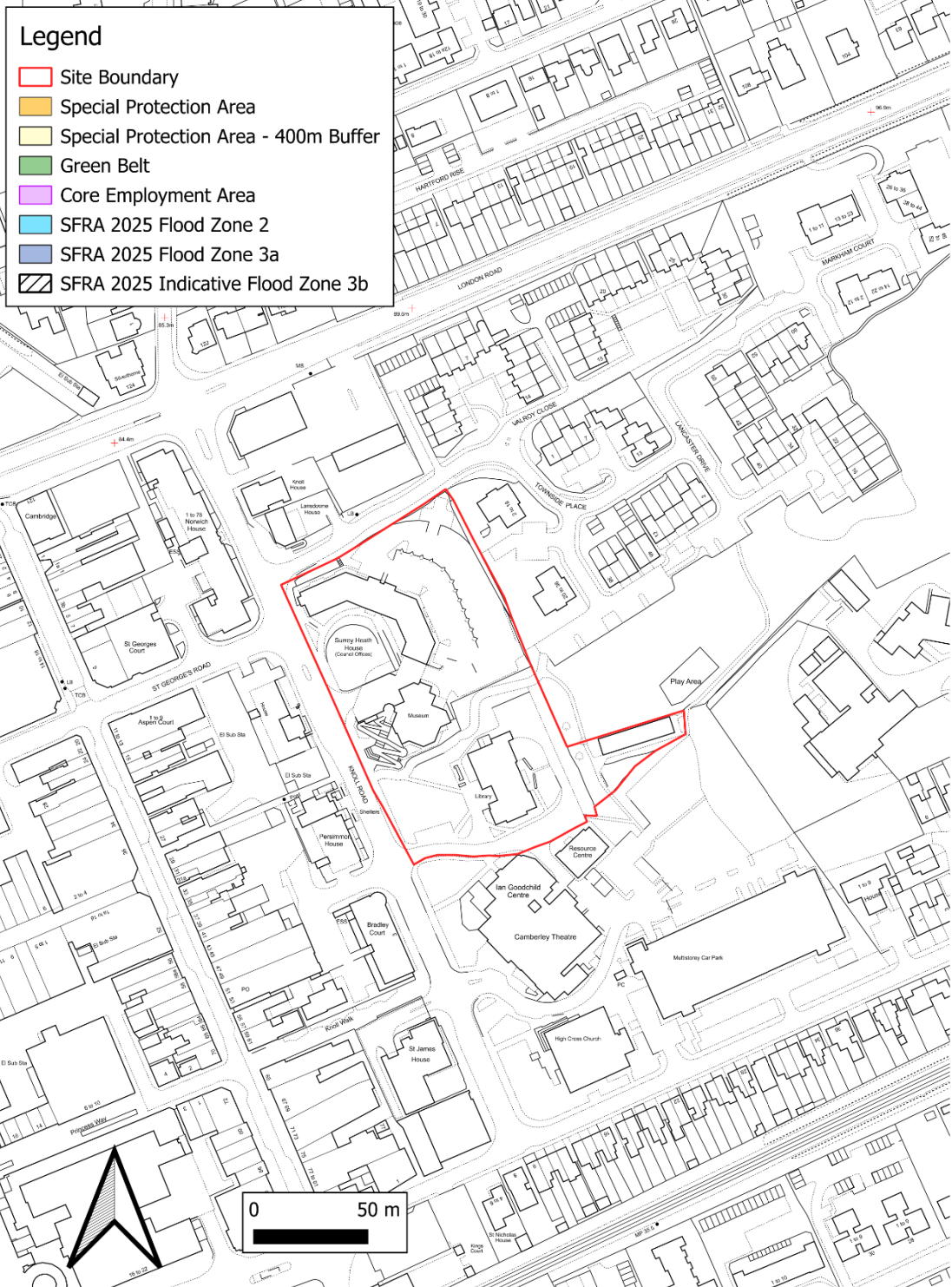
<p>Availability information</p>	<p>The landowners of the site are Surrey Heath Borough Council and Surrey County Council. Approximately 70% of the site is owned by the Borough Council and 30% by Surrey County Council. Whilst Surrey Heath House has a number of subtenants, all are on flexible leases.</p> <p>The identified extent of the site is expected to be delivered within the 6 -10 year plan period, given the need to relocate some existing uses. The Council has produced a Town Centre Strategy and has identified relocation opportunities for the civic functions currently operating within Surrey Heath House and the Library. The landowners have committed to joint working to identify proposals for the relocation of the library in a suitable location.</p> <p>It is likely that further areas of land south-east of the site could also be delivered beyond the plan period (2038). In particular, the areas of the site covered by the existing Camberley Theatre and the Disability Initiative, and Knoll Road Car Park.</p> <p>The site is at low risk of fluvial flooding both now and in the future. Most of the site is at low risk of surface water flooding both now and in the future, with the remainder of the site currently at medium to high risk of surface water flooding. Risk of surface water flooding is expected to increase in the future.</p>
<p>Site achievability</p>	
<p>Achievability information</p>	<p>The site formed part of a wider allocation in the Camberley Town Centre Area Action Plan for residential-led development and is now a housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19). To support delivery of the site and inform the Pre-Submission Local Plan and future tenders the Council has undertaken additional viability and concept masterplanning work.</p> <p>The allocation of the site reflects the Council’s ambition to bring forward a more comprehensive residential-led redevelopment of this site, to provide a new community and residential quarter to Camberley Town Centre.</p> <p>Work on relocation of existing uses has begun, including a detailed assessment of the Councils future accommodation needs. Initial groundwork and topographical assessments have been carried out to prepare the site for disposal, and the landowners of the site have committed to joint working to bring the site forward.</p>



	<p>Vehicular access could be provided from Knoll Road, with existing accesses already in place that could be improved and extended, subject to detailed assessment by the highways authority. Parking is to be incorporated as part of the overall scheme. SANG mitigation has been identified and will be provided off-site.</p> <p>Existing uses at the site will need to be relocated elsewhere in Camberley town centre.</p>	
Site deliverability		
<p>Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?</p>	<p>Surrey Heath Borough Council and Surrey County Council have commenced joint-working to provide a comprehensive residential-led redevelopment of the strategic site, with significantly greater residential density, comprising predominantly flatted development.</p> <p>The site is expected to be delivered within the 6 - 10 year period. These areas are currently occupied by the Surrey Heath Borough Council offices and the library. Notwithstanding the adjoining protected area of greenspace, there are no major constraints that would be considered to impede the development proposal.</p>	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	340	Approximately 340 new homes are expected to be delivered. The indicative residential capacity has been identified through detailed master planning and viability work.
Economic, SANG or uses other than housing		The site is residential-led and the existing library and Council offices will need to be relocated elsewhere in Camberley Town Centre.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		



Site map



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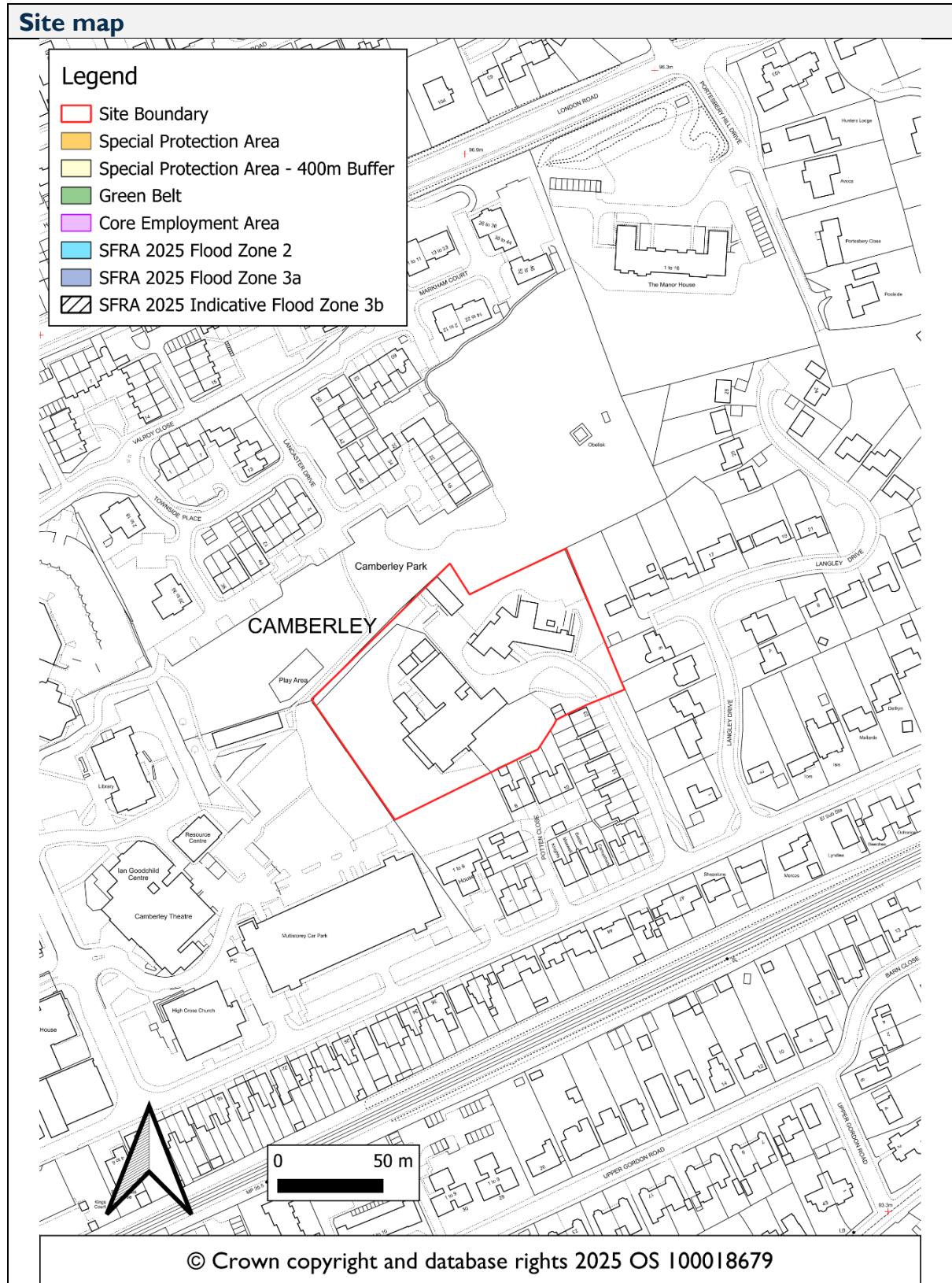


Site Information		
Address	Former Portesbery School	Site ID
	Portesbery Road	1015
Postcode	Camberley	
	GU15 3SY	
Ward	Town	
Site Area (ha)	1.1	
How site was identified	Residential led mixed use housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Existing use	Mixed	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	487891	
Northing	160755	
Policy, Environmental and heritage designations		
Designations:	Camberley Town Centre	
	Settlement Area	
Site History		
Relevant planning history:	No recent planning history.	
Site suitability		
Suitability information	The site is located within the Eastern fringe of Camberley Town Centre and is located on PDL. It is surrounded by residential areas and civic offices.	
Site availability		
Availability information	The site is allocated in the Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19) and in the Camberley Town Centre Area Action Plan for residential-led development. Residential development has already been delivered at the former Camberley Police Station adjacent to the site, and the Portesbery School site has already been relocated. The site has the potential to deliver 36 town houses, but could also be considered for an alternative form of residential development.	



	The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with a small percentage of the site at medium risk of surface water flooding now and in the future.	
Site achievability		
Achievability information	The site benefits from existing access from Hillside. The site is allocated and there are no foreseeable barriers to its achievability.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Following allocation of the site in the Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19) and Camberley Town Centre Area Action Plan, Surrey County Council have been considering options for residential-led redevelopment of the site, at approximately 36 units, and it is understood that the site has recently marketed for residential development. The site is expected to be delivered within the 6 - 10 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	36	On the basis of housing focused development and surrounding densities, a minimum of 36 units is considered achievable.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		



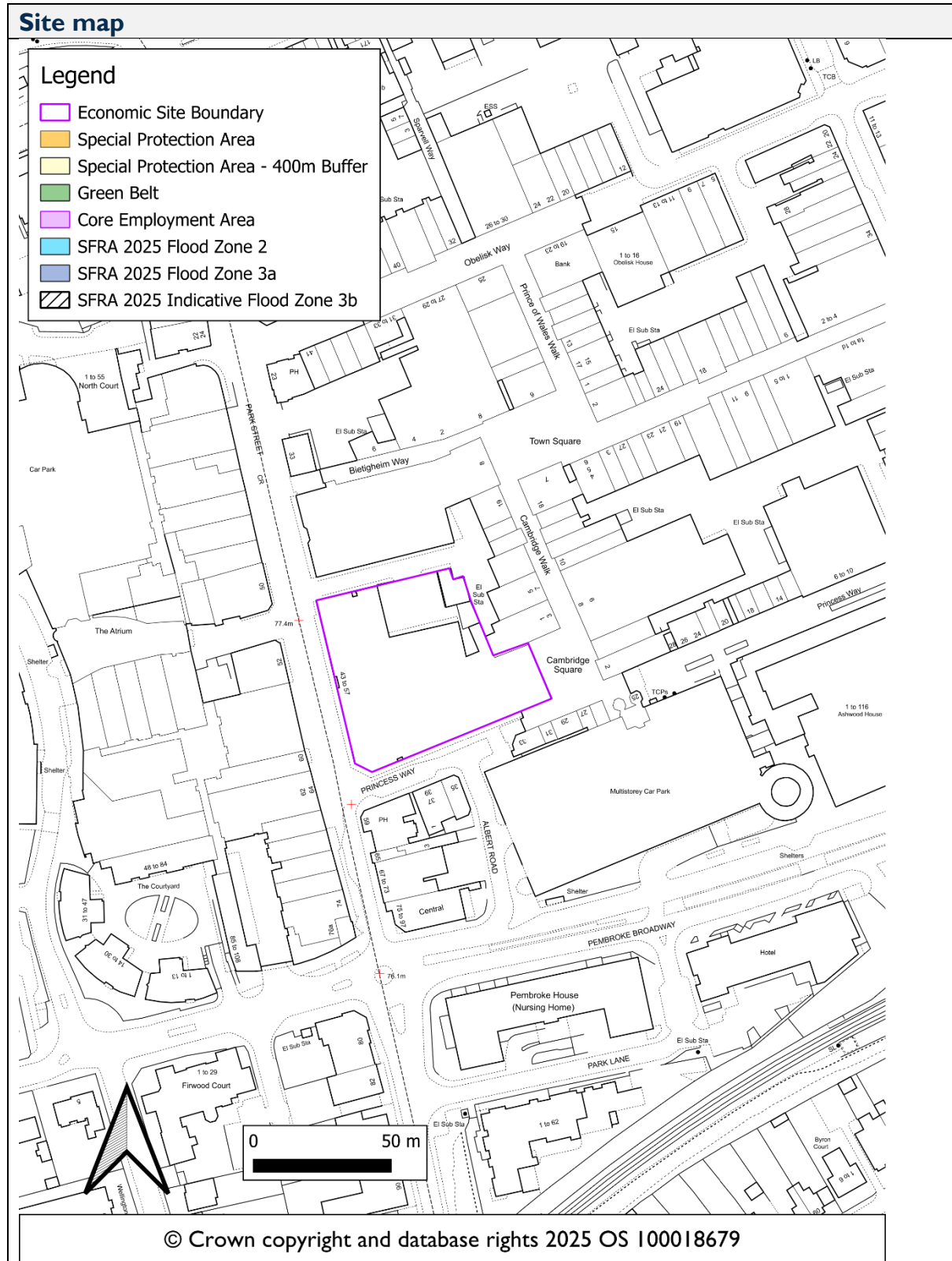


Site Information		
Address	Land east of Park Street,	Site ID
	North of Princess Way	921
Postcode	Camberley	
	GU15 3SP	
Ward	Town	
Site Area (ha)	0.39	
How site was identified	Public Sector Land	
Existing use	Mixed	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system	
Easting	487362	
Northing	160538	
Policy, Environmental and heritage designations		
Designations:	Camberley Town Centre	
	Settlement Area	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located in a sustainable location in Camberley Town Centre. The existing building has access onto Park Street, into The Square Shopping Centre, and to a service area to the rear. As part of the SLAA assessment, SCC were consulted as the highways authority and identified that the site is in a highly sustainable location in terms of sustainable transport. Given the town centre location this may be a suitable site for a car-free office development.</p> <p>The site is at low risk of fluvial flooding both now and in the future. Approximately half of the site is at low risk of surface water flooding both now and in the future, with some of the site at medium to high risk of surface water flooding now and in the future.</p>	
Site availability		



Availability information	The site is in sole ownership of the Borough Council and available for development in the short term.	
Site achievability		
Achievability information	There are no major constraints identified that would impact on the delivery of the development.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The landowner (Surrey Heath Borough Council) has confirmed that the site is available for development in the short to medium term and is in a sustainable location. The site is assessed as having capacity for a mix of town centre appropriate uses, including offices, civic uses, retail, arts/cultural, leisure and residential, which could be delivered within the existing footprint of the building.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)		No capacity for housing development has been indicated, but could incorporate an element of residential development.
Economic, SANG or uses other than housing	Office floorspace E(g), and other mixed town centre uses including retail and leisure.	The site is located in a sustainable location, which would be appropriate for a range of town centre uses.
Indicative phasing		
Estimated delivery timescale (years): 6 – 10 years		
Site SLAA Category		
Developable		





Site Information		
Address	Land rear of I-47 Sullivan Road	Site ID
	Camberley	424
Postcode	GUI5 3AZ	
Ward	St Michaels	
Site Area (ha)	0.2	
How site was identified	Public Sector Land	
Existing use	Greenfield	
Is the site previously developed land (PDL)?	Greenfield	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	486489	
Northing	160201	
Policy, Environmental and heritage designations		
Designations:	Settlement Area	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located within the defined settlement area of Camberley and Frimley. It is a greenfield site and is considered to be a suitable and sustainable location.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with a small percentage of the site at medium to high risk of surface water flooding now and in the future.</p>	
Site availability		
Availability information	<p>The site is owned by the Borough Council. The Council is actively pursuing redevelopment opportunities for its own land. Subject to an internal review of operational assets, this land could become available for development within the plan period.</p>	



		There is a realistic prospect that development could be delivered on this site within years 11 – 15 of the SLAA.
Site achievability		
Achievability information	The site is available in the 11 – 15 year period. There are no major physical constraints and the site is therefore considered to be achievable. The development of the site would require the removal of some existing trees and vegetation.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 – 15 years) or deliverable (1 – 5)?	The site is in a sustainable–location and available in 11-15 year period. Notwithstanding the removal of some existing trees and vegetation, there are no significant constraints in respect of the site’s achievability.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	14	Capacity is based on flatted development, replicating the adjoining existing residential development which is at approximately 150dph. A reduction is applied to account for the retention of some tree coverage, although these are not subject to a TPO.
Indicative phasing		
Estimated delivery timescale (years): 11 - 15		
Site SLAA Category		
Developable		





Site Information		
Address	St James House, Knoll Road	Site ID
	Camberley	1005
Postcode	GUI5 3XW	
Ward	Town	
Site Area (ha)	0.1	
How site was identified	Pre-application enquiry	
Existing use	Offices	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	487666	
Northing	160589	
Policy, Environmental and heritage designations		
Designations:	Camberley Town Centre	
	Settlement Area	
Site History		
Relevant planning history:	No recent planning history.	
Site suitability		
Suitability information	The site is located in a sustainable location in Camberley Town Centre and currently occupied by BAM Nuttall. The site benefits from good access to services, facilities and schools nearby, and good access to main roads.	
Site availability		
Availability information	The site promoter has previously advised that the site is available for development in the 11 – 15 year period. Pre-application discussions have taken place for the site, but development proposals are still at an early stage. The site is currently in employment use.	
Site achievability		



Achievability information	<p>The site benefits from an existing access onto Knoll Road. No information has been submitted to suggest the site would not be viable.</p> <p>The site is at low risk of fluvial flooding both now and in the future. Approximately two thirds Most of the site is at low risk of surface water flooding both now and in the future, with the remainder of the site currently at medium to high risk of surface water flooding. Risk of surface water flooding is expected to increase in the future</p>	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 – 15 years) or deliverable (1 – 5)?	The site is within single landownership and in a sustainable location. Based on the availability information provided, the site is considered developable in the 11 – 15 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	30	In a sustainable location. Surrounding densities 200ph.
Indicative phasing		
Estimated delivery timescale (years): 11 – 15		
Site SLAA Category		
Developable		



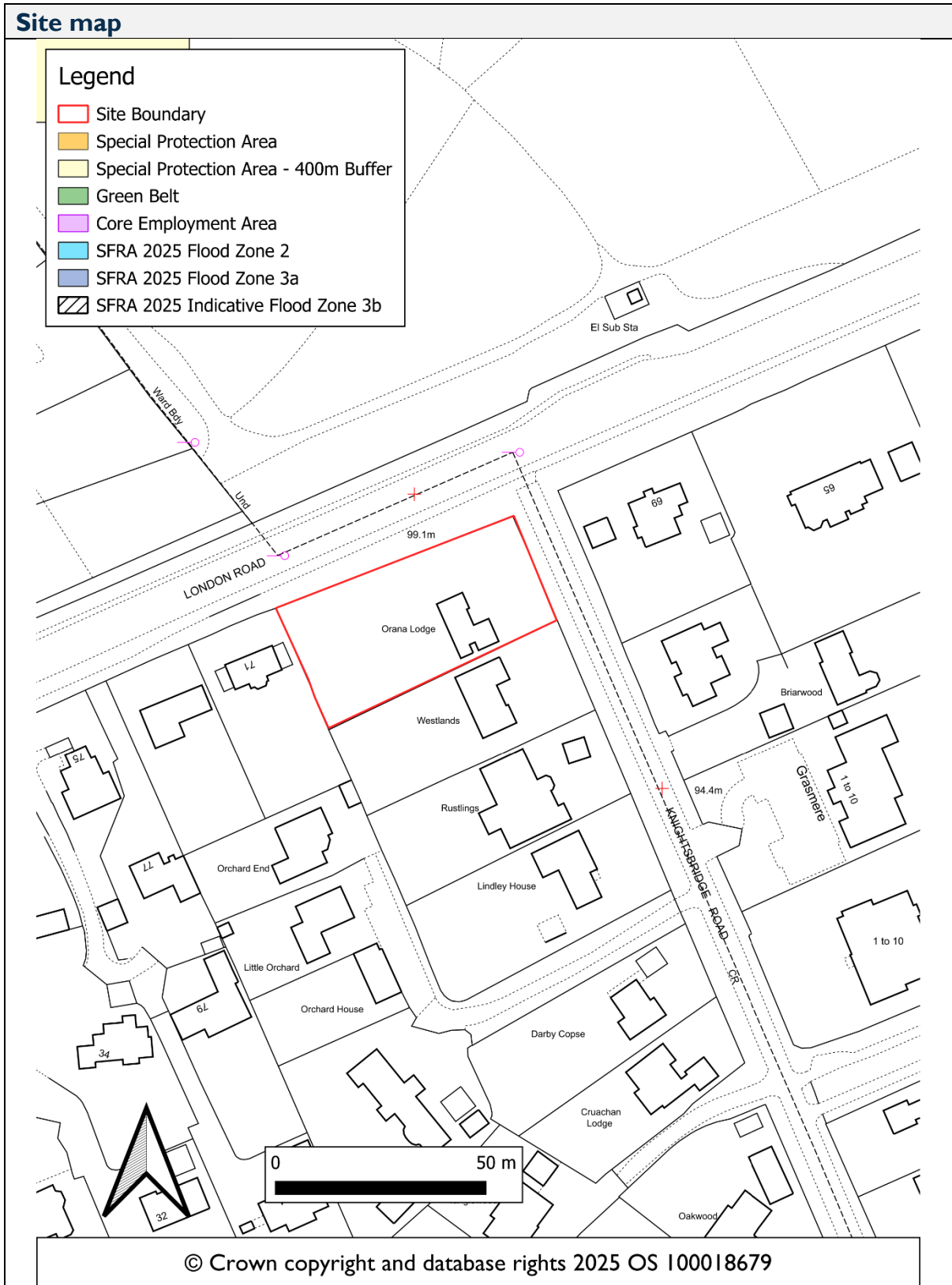


Site Information		
Address	Orana Lodge	Site ID
	Knightsbridge Road	1006
Postcode	Camberley, Surrey	
	GU15 3TS	
Ward	Town	
Site Area (ha)	0.17	
How site was identified	Planning application	
Existing use	Residential	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Approved application	
Easting	488309	
Northing	161175	
Policy, Environmental and heritage designations		
Designations:	Settlement area	
	TPOs	
Site History		
Relevant planning history:	<p>19/0758: Erection of a two storey building with accommodation in the roof to provide 8 flats (6 x one bed and 2 x three bed) with associated car parking, access, refuse storage and amenity space following demolition of existing. Outcome: Granted.</p> <p>23/0072/FFU: Demolition of existing dwelling and attached garage to facilitate the construction of a two storey building with accommodation in the roof to provide 8 flats (6 x 1bed and 2 x 3bed) with associated car parking, access, refuse storage and landscaping. Outcome: withdrawn.</p>	
Site suitability		
Suitability information	<p>Planning permission has been granted at this site. However, the permission has not been implemented and has now expired.</p> <p>The site is located within the defined settlement area of Camberley and located on PDL. The site is in a suitable location for residential development, given the surrounding residential uses and its sustainable location within Camberley. There are a</p>	



	<p>number of TPO designations in the site, that need to be considered as part of any redevelopment of the site.</p> <p>The site is at low risk of fluvial flooding both now and in the future. Approximately half of the site is at low risk of surface water flooding both now and in the future, with some of the site at medium to high risk of surface water flooding now and in the future. Risk of surface water flooding is expected to worsen in the future.</p>	
Site availability		
Availability information	<p>The site is currently owned by a single landowner. The planning history shows that the developer has been willing to redevelop the site recently. It has recently been confirmed that a legal agreement is being progressed for the site, but specific details of site delivery have not been provided.</p>	
Site achievability		
Achievability information	<p>The planning history shows that the developer has been willing to redevelop the site recently.</p>	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>Given the recent planning history, there is evidence that the landowner is willing to develop the site. Given the planning permission has now expired, the site is therefore considered developable rather than deliverable.</p>	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	7	Capacity as previously approved planning permission.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		





Site Information		
Address	139 Frimley Road	Site ID
	Camberley	1007
Postcode	GUI5 2PS	
Ward	Watchetts	
Site Area (ha)	0.1	
How site was identified	Planning application	
Existing use	Sui Generis	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Approved application	
Easting	486881	
Northing	159328	
Policy, Environmental and heritage designations		
Designations:	Settlement area	
Site History		
Relevant planning history:	19/2028/FFU: Erection of two storey block with accommodation in the roof to provide 5 No. one bedroom and 4 No. two bedroom flats with landscaping, access and parking, following demolition the existing car showroom (no. 139) and two storey dwellinghouse (no. 141). Outcome: Granted	
Site suitability		
Suitability information	<p>Planning permission has been granted at this site. However, the permission has not been implemented and has now expired. The site is located within the defined settlement area of Camberley and Frimley and located on PDL. The site is in a suitable location for residential development, given the surrounding residential uses and its sustainable location within Camberley.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The site is at low risk of surface water flooding both now and in the future.</p>	
Site availability		



Availability information	The site is currently owned by a single landowner. The planning history shows that the developer has previously been willing to redevelop the site.	
Site achievability		
Achievability information	The site is currently owned by a single landowner. The planning history shows that the developer has previously been willing to redevelop the site.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Given the previous planning history, there is evidence that the landowner is willing to develop the site. Given the planning permission has now expired, the site is considered developable rather than deliverable.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	9	Capacity as previously approved planning permission.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		





Site Information		
Address	Sparks Garage, 2	Site ID
	London Road	1008
	Camberley	
Postcode	GUI5 3UZ	
	Old Dean	
Ward	Old Dean	
Site Area (ha)	0.1	
How site was identified	Planning application	
Existing use	Mixed	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Approved application	
Easting	489703	
Northing	161932	
Policy, Environmental and heritage designations		
Designations:	Settlement area	
Site History		
Relevant planning history:	15/0385: Outline application for the demolition of existing buildings and erection of up to 10 residential apartments, access, parking provision and associated landscaping with access to be considered only. Outcome: Granted.	
Site suitability		
Suitability information	<p>Planning permission has been granted at this site. Site works commenced a number of years ago but have since stalled. The site is located within the defined settlement area of Camberley and Frimley and located on PDL. The site is in a suitable location for residential development, given the surrounding residential uses and its sustainable location within Camberley.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with a small area of the site at medium risk of surface water flooding now and in the future.</p>	
Site availability		
Availability information	The site is currently owned by a single landowner. The planning history shows that the developer has been willing to redevelop the site.	



Site achievability		
Achievability information	The planning history shows that the developer has been willing to redevelop the site.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Given the recent planning history, there is evidence that the landowner is willing to develop the site. Given that the implementation of the planning permission has now stalled, the site is therefore considered developable rather than deliverable.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	10	Capacity as previously approved planning permission.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		





Site Information		
Address	145-147	Site ID
	Frimley Road	1009
Postcode	Camberley	
	GU15 2PS	
Ward	Watchetts	
Site Area (ha)	0.1	
How site was identified	Planning application	
Existing use	Offices	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Approved application	
Easting	486883	
Northing	159271	
Policy, Environmental and heritage constraints		
Designations:	Settlement area	
Site History		
Relevant planning history:	21/0116/FFU: Change of use from offices (Class B1a) to residential (Class C3) to form 8 one bedroom flats with associated alterations. Outcome: Granted.	
Site suitability		
Suitability information	<p>Planning permission has been granted at this site. However, the permission has not been implemented and has now expired.</p> <p>The site is located within the defined settlement area of Camberley and located on PDL. The site is in a suitable location for residential development, given the surrounding residential uses and its sustainable location within Camberley. The site is at low risk of fluvial flooding both now and in the future.</p> <p>Approximately half of the site is at low to medium risk of surface water flooding both now and in the future, with the remainder of the site at high risk of surface water flooding now and in the future. Risk of surface water flooding is expected to worsen in the future.</p>	
Site availability		



Availability information	The site is currently owned by a single landowner. The planning history shows that the developer has been willing to redevelop the site recently.	
Site achievability		
Achievability information	The planning history shows that the developer has been willing to redevelop the site recently.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Given the recent planning history, there is evidence that the landowner is willing to develop the site. Given the planning permission has now expired, the site is therefore considered developable rather than deliverable. It is understood that there may be some legal issues that need to be overcome for the site to be developed and the site is therefore attributed to the 11-15 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	8	Capacity as previously approved planning permission.
Indicative phasing		
Estimated delivery timescale (years): 11 - 15		
Site SLAA Category		
Developable		



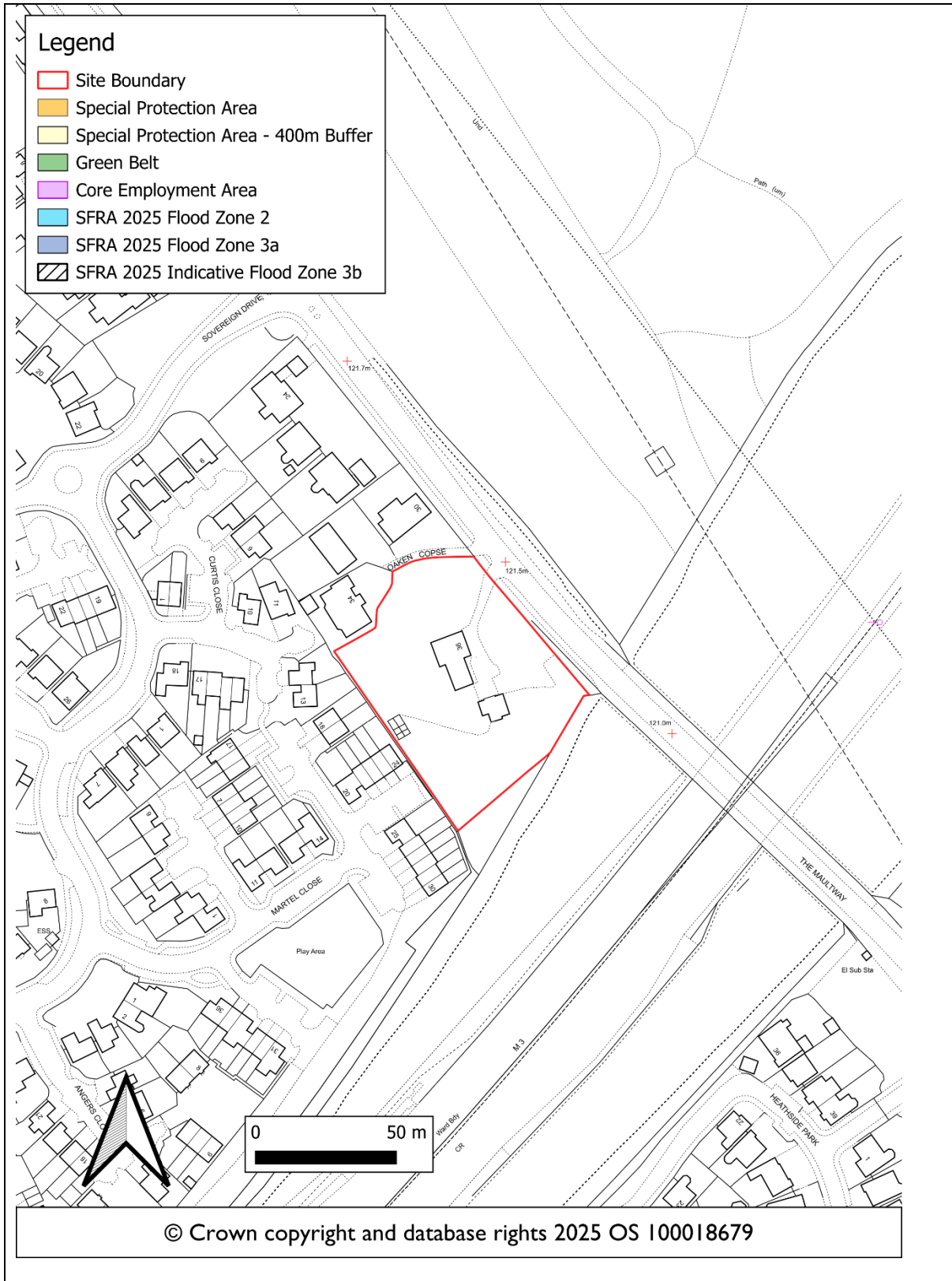


Site Information		
Address	Threapwood, 36	Site ID
	The Maultway	1021
Postcode	GUI5 IPS	
Ward	St Pauls	
Site Area (ha)	0.38	
How site was identified	Planning application	
Existing use	Residential	
Is the site previously developed land (PDL)?	Yes	
Planning Status	Appeal pending	
Easting	490195	
Northing	161376	
Policy, Environmental and heritage designations		
Designations:	Settlement Area	
Site History		
Relevant planning history:	23/1224/FFU - Redevelopment of site to provide a housing development (Class C3) comprising a mix of houses and flats (24 residential units), with associated landscaping, car & cycle parking. Outcome: refuse. Appeal Outcome: pending.	
Site suitability		
Suitability information	<p>The site is located on the eastern edge of the Camberley settlement area, adjoining the Maultway approximately 50m north of the M3. The eastern edge of the site is adjacent to the Countryside beyond the Green Belt.</p> <p>The site is currently accessed from the Maultway, which would likely require improvement as part of forthcoming development proposals.</p>	
Site availability		
Availability information	The site is available immediately and with no major constraints. Access could be achieved from the Maultway, which would require consultation with the highways authority, SCC. The site is currently subject to an appeal and the site promoter has	



	recently engaged with the Council on a pre-application for 14 net units.	
Site achievability		
Achievability information	The site is being promoted for 14 to 23 net units, however at this stage there is insufficient evidence to demonstrate this quantum of development in achievable due to site size and location.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site promoter is currently progressing two options for the site. The site is in a sustainable location and no major constraints have been identified. The site promoter is engaged in pre-application discussions with the Council, with a view to submitting a planning application in the near future. Due to the small nature of the site and recent planning activity, the site is assessed as deliverable in the 1-5 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	9	The site is being promoted for between 14 and 23 net units, however at this stage there is insufficient evidence to demonstrate this quantum of development in achievable due to site size and location. 9 dwellings at 30dph is considered achievable at the site.
Indicative phasing		
Estimated delivery timescale (years): 1 - 5		
Site SLAA Category		
Deliverable		
Site map		





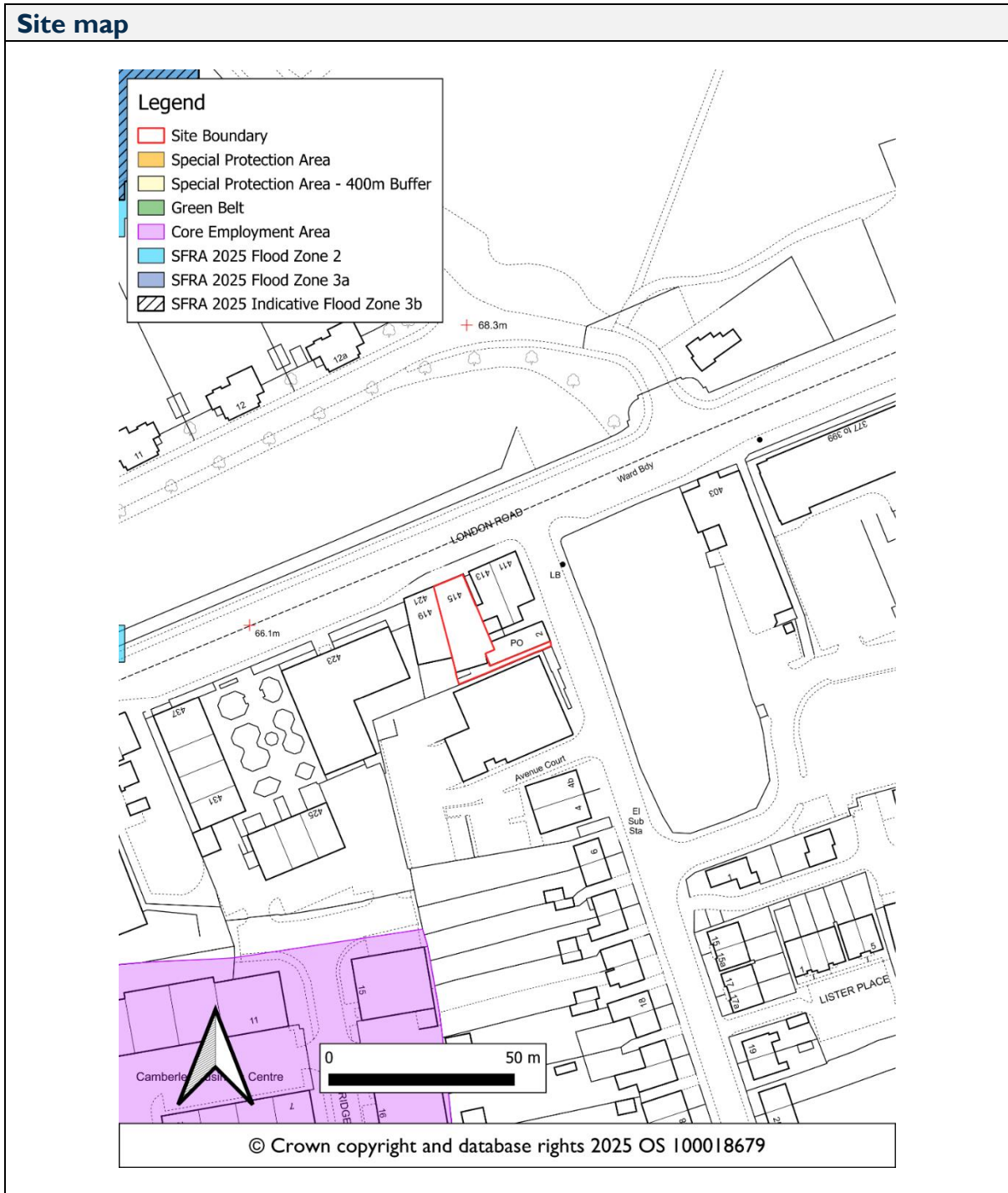
Site Information		
Address	415-417 London Road	Site ID
	Camberley	1022
Postcode	GUI5 3HZ	
Ward	St Michaels	
Site Area (ha)	0.04	
How site was identified	Planning application	
Existing use	Mixed	
Is the site previously developed land (PDL)?	Yes	
Planning Status	Refused application	
Easting	486247	
Northing	160298	
Policy, Environmental and heritage designations		
Designations:	Settlement Area	
	Employment Revitalisation Areas	
Site History		
Relevant planning history:	24/0675/FFU - Construction of three-storey building comprising 2 retail units (Use Class E) and 1x2 bedroom flat at ground floor level, 4x2 bedroom and 4x1 bedroom flats to the upper floors together with associated landscaping, cycle parking and refuse storage following the demolition of the existing building. Outcome: refused.	
Site suitability		
Suitability information	The site relates to a building on the south side of London Road, close to the junction with Victoria Avenue within the settlement of Camberley. The site comprises of a ground floor commercial uses with a mix of commercial use on upper levels.	
Site availability		
Availability information	The site is available for development, as demonstrated by recent planning history.	
Site achievability		



Achievability information	The officer report on the refused application accepted the principle of development, but refused the application on the grounds of impact on character and inadequate information on mitigation for the Thames Basin Heaths Special protection area. With an appropriate design and mitigation, the site is considered achievable for 7 net units.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Given the recent planning history, there is evidence that the landowner is willing to develop the site. However, insufficient evidence is available to confirm that a new application with appropriate design is being progressed in the short to medium term. Therefore, the site is considered developable in the 11 – 15 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	7	Noting design concerns raised as part of the planning application, 7 net units is considered deliverable on the site.
Indicative phasing		
Estimated delivery timescale (years): 11 – 15		
Site SLAA Category		
Developable		



Site map



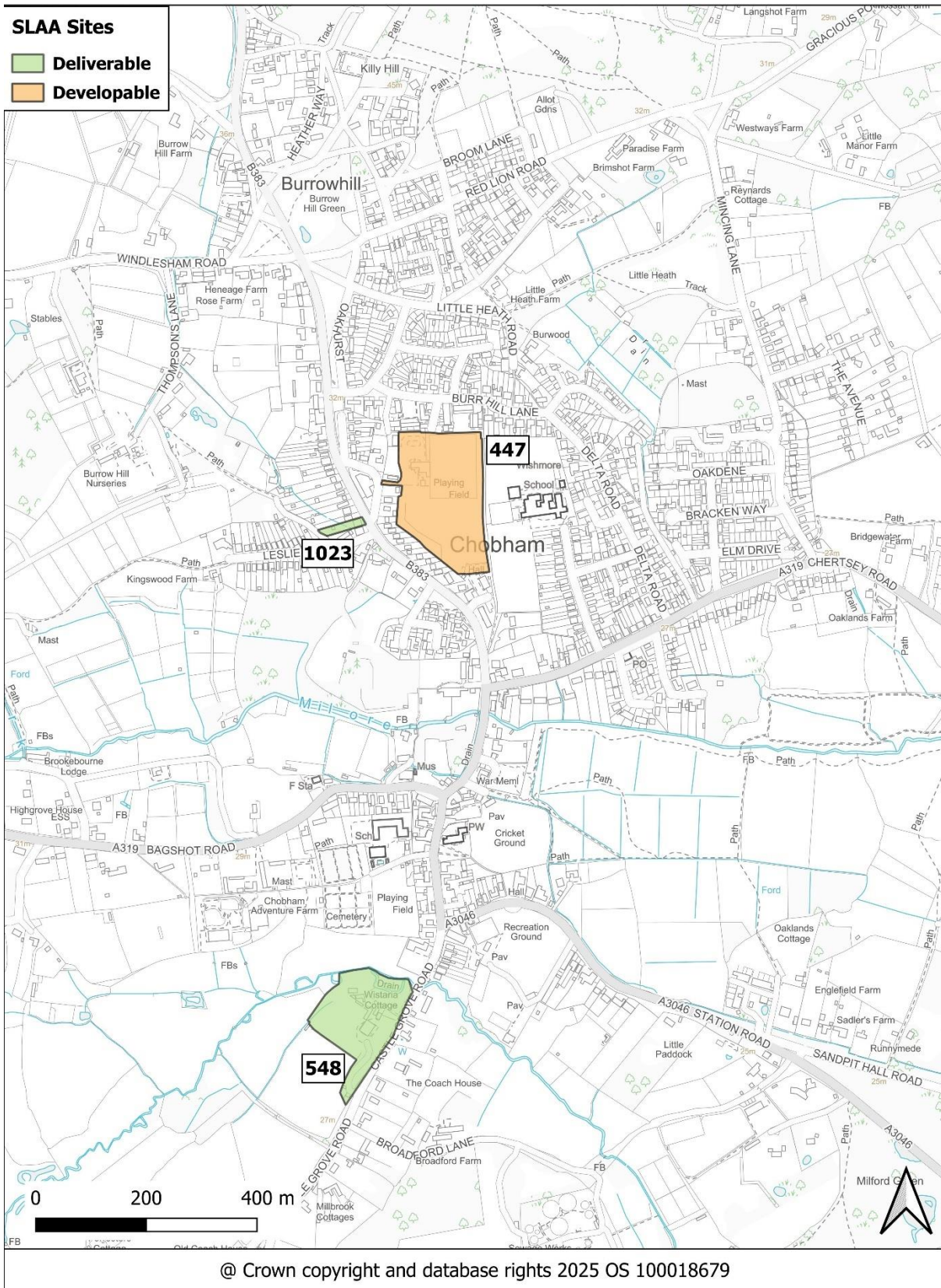
Chobham

Realistic Candidates for Development - Chobham

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
548	Broadford, Castle Grove Road, Chobham, GU24 8EF	15	15	0	0
447	Chobham Rugby Club, Windsor Road, Chobham, GU24 8LD	91	0	91	0
1023	41-43 Windsor Road, Chobham, Woking, GU24 8LD	8	8	0	0
Total		114	23	91	0



Chobham sites



Site Information		
Address	Broadford	Site ID
	Castle Grove Road	548
Postcode	Chobham	
	GU24 8EF	
Ward	Windlesham and Chobham	
Site Area (ha)	4.4	
How site was identified	Submitted in Call for Sites	
Existing use	Mixed	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	497212	
Northing	161473	
Policy, Environmental and heritage designations		
Designations:	Green Belt	
	EA Flood Zone 2-3	
	Area of High Archaeological Potential	
Site History		
Relevant planning history:	No recent planning history.	
Site suitability		
Suitability information	<p>The site is located south of the defined settlement area of Chobham and is located in the Green Belt where there continues to be a presumption against inappropriate development. The site is previously developed, containing four existing dwellings and associated structures within its curtilage. Case law has determined that private residential gardens outside of built up areas are previously developed land (PDL) as defined under Annex 2 of the NPPF. Therefore, some development could take place, however the NPPF 2023 confirms it should not be assumed that the whole of the curtilage should be developed and impact upon the openness of the Green Belt will need to be considered.</p>	

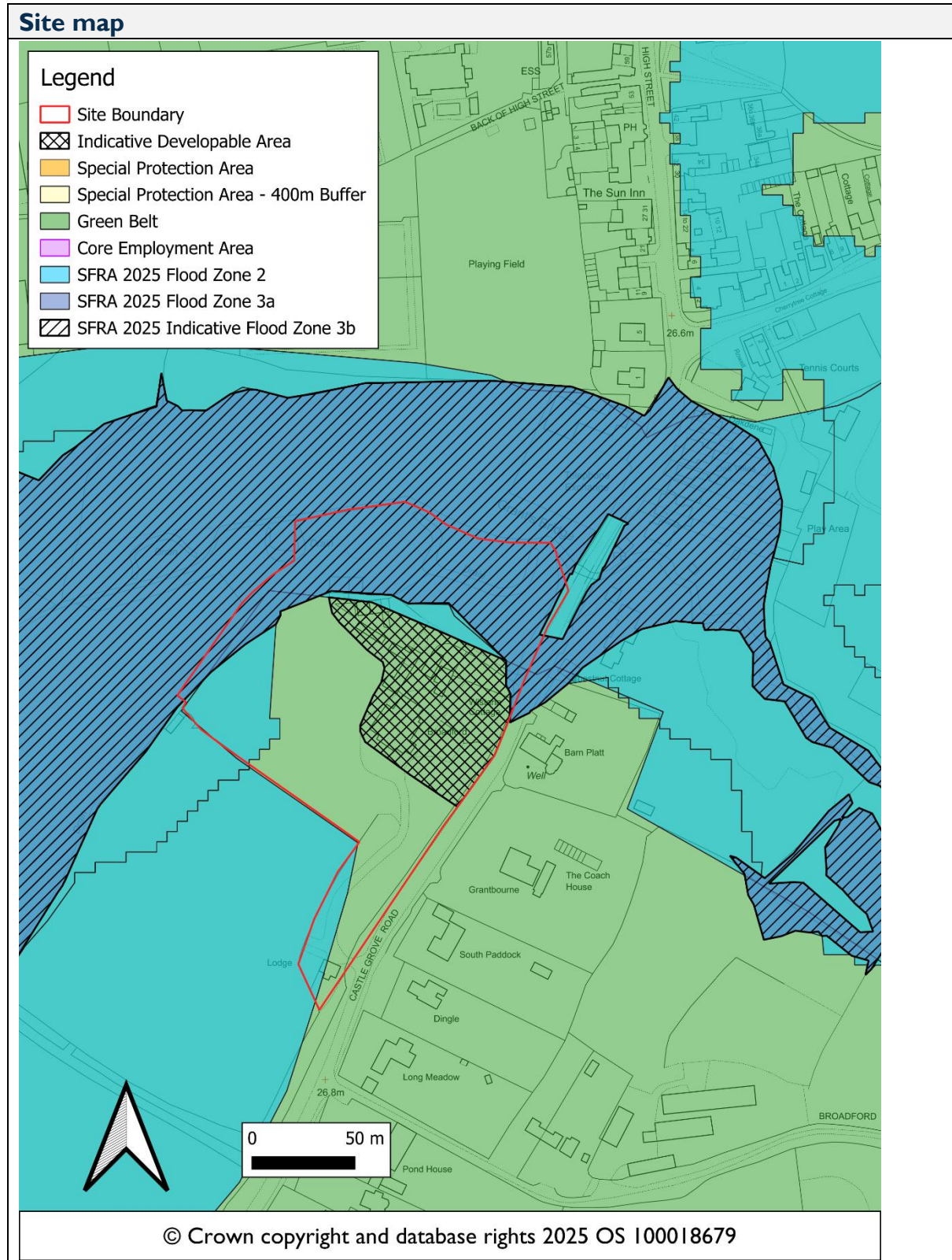


	<p>Approximately half of the site is at medium to high risk of fluvial flooding and surface water flooding both now and in the future. The low level of development indicated as developable on the site falls outside this area, as indicated in the indicative developable area in the site map.</p> <p>The indicated SANG use suggests a minimum of 1.1ha land take would be required to provide a SANG. However, it is a requirement that SANGs must provide a minimum 2.3km circular walk. In reality, this would dictate a much larger size threshold for a SANG.</p>	
Site availability		
Availability information	<p>The site was submitted as part of the 2021 call for sites exercise and has been reconfirmed as available. The submission advises that the site is in sole ownership and the site is available for development. The site is indicated to be available in the 1 - 5 year period.</p>	
Site achievability		
Achievability information	<p>There is existing driveway access from Castle Grove Road. This would need to be improved if the site were to come forward for development and its acceptability would be subject to consultation with SCC Highways Authority. If the part of the site located within an area of flood risk were to come forward through the planning system, a Flood Risk Assessment would be required as part of any such application. The site is available for development and considered deliverable in the 1 – 5 year period.</p>	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>The site is previously developed and contains some existing structures. Some development would be suitable subject to consideration of the impact of any scheme upon the openness of the Green Belt and flood risk. The low level of development indicated could be accommodated in areas of low risk of flooding from fluvial and surface water flooding, as indicated in the indicative developable area in the site map.</p> <p>The potential SANG would need to provide a minimum 2.3km walk in order to be considered suitable. This would also be subject to consultation with Natural England and from a comprehensive assessment undertaken on site visits.</p>	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments



Housing (market, affordable, starter homes, self-build)	15	The call for sites forms indicates that the site could deliver 10 market housing, 1 self-build and 4 affordable housing. Based on the existing built form within the land submitted, it is considered the site could accommodate 15 net residential units.
Economic, SANG or uses other than housing	1.1 ha of SANG	Unlikely to be acceptable due to the requirement for a 2.3km circular walk.
Indicative phasing		
Estimated delivery timescale (years): 1 - 5		
Site SLAA Category		
Developable		





Site Information		
Address	Chobham Rugby Club	Site ID
	Windsor Road	447
	Chobham	
Postcode	GU24 8LD	
Ward	Windlesham and Chobham	
Site Area (ha)	3.57	
How site was identified	Submitted in Call for Sites	
Existing use	D2 Assembly and leisure	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	497362	
Northing	162417	
Policy, Environmental and heritage designations		
Designations:	Green Belt	
	Green Space within Settlement Areas	
	Settlement Area	
Site History		
Relevant planning history:	No recent relevant planning history	
Site suitability		
Suitability information	The site is located in Chobham, which is washed over by the Green Belt. However, the site is within the defined settlement area boundary and the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19) proposes to remove the Green Belt designation from the settlement. The site is sustainably located, within walking distance of the shops and services at Chobham Local Centre and neighbourhood parade at Chertsey Road. An area of the site is previously developed. There is also a car park consisting of a tarmacked area. The remainder of the site comprises large recreational playing pitches.	



	<p>The site is surrounded by residential areas to the north, west and south. To the east are playing fields associated with an adjoining school. The site is covered by a Green Space designation. Therefore, the loss of green space would need to be accounted for in the design of a proposal.</p> <p>Due to the potential loss of a recreational facility, a site for the relocation of the existing use would need to be secured before the existing site can be considered for housing the in short term. A new site would need to be located within the Borough, in order to avoid the loss of recreational use in Surrey Heath. The Surrey Heath Playing Pitch Assessment, Strategy and Action Plan (2023) identified a shortfall in respect of rugby facilities, in the borough. An outcome of the study was therefore to protect the existing quantity of rugby pitches, as well as a requirement to replace any lost provision to an equal or better quantity and quality. Chobham Rugby Club would have to be relocated to a new ground and it is advised that a potential new ground has now been located.</p> <p>The site itself is at low risk of fluvial flooding both now and in the future, allowing for future climate change. Development would be required to assess and mitigate against flood risk impacts, particularly in relation to flood zone areas south of the site. The majority of the site is at low risk of surface water flooding both now and in the future, with a small percentage of the site at medium to high risk of surface water flooding now and in the future.</p>
<p>Site availability</p>	
<p>Availability information</p>	<p>The site was submitted as part of the 2021 call for sites exercise and has since been re-confirmed as available in the short-term. It is advised that the site is in sole ownership and is available for development. The redevelopment of the site is predicated on the relocation of Chobham Rugby Club to an alternative site within the Borough.</p>
<p>Site achievability</p>	
<p>Achievability information</p>	<p>The site is currently accessed from Windsor Road. It is likely that the access would need to be subject to improvements to bring it up to highways standard, and this, as well as its overall acceptability, would be subject to consultation with the highways authority, SCC. A barrier to the site’s achievability is the need to find a suitable location for the site’s current recreational use,</p>



	however, the search for a suitable alternative is ongoing in conjunction with the Parish Council.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is indicated to be available. Overall, it is considered to be a suitable location for development, subject to retention of some green space on site and a design that accounts for the greenspace designation. However, its development is dependent on the relocation of the existing recreational use. It has been advised that a new location has been sought, but until this can be fully established, the site is phased in the medium term to take account of the need to relocate the existing use. The capacity indicated in the submission is relatively low in density and therefore it is considered that there is scope for the retention of green space and possible incorporation of additional green infrastructure on site.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	91	A capacity of 91 units is indicated in the submission. This equates to 25dph; lower than surrounding residential densities. This accounts for the green space designation whose character can be retained at this capacity, with green infrastructure incorporated.
Indicative phasing		
Estimated delivery timescale (years): 6 – 10		
Site SLAA Category		
Developable		



Site map



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Site Information		
Address	41-43 Windsor Road,	Site ID
	Chobham, Woking	1023
Postcode	GU24 8LD	
Ward	Windlesham and Chobham	
Site Area (ha)	0.12	
How site was identified	Pre application enquiry	
Existing use	Mixed	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Pre application enquiry	
Easting	497206	
Northing	162369	
Policy, Environmental and heritage designations		
Designations:	Green Belt	
	Settlement Area	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located in Chobham, which is currently washed over by the Green Belt. However, the site is within the defined settlement area boundary and the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19) proposes to remove the Green Belt designation from the settlement. The site is sustainably located, within walking distance of the shops and services at Chobham Local Centre and neighbourhood parade at Chertsey Road. The site is relatively narrow and is currently occupied by two businesses and is PDL and residential above.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at high risk of surface water flooding now and in the future. Risk of surface water flooding is expected to worsen in the future.</p>	
Site availability		



Availability information	The site is single ownership and currently subject to a pre application enquiry for up to 9 units. It is understood that following the pre application enquiry, the site promoter intends to submit a planning application.	
Site achievability		
Achievability information	The site has existing access from Windsor Road. The site is PDL in a settlement area with no major impediments to development	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is in a sustainable location and no major constraints have been identified. The site promoter is engaged in pre-application discussions with the Council, with a view to submit a planning application in the near future. Due to the small scale of development proposed, it is considered that 8 dwellings are deliverable in the 1 – 5 period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	8	Proposed for up to 9 dwellings, but flatted development comprising 8 units considered achievable.
Indicative phasing		
Estimated delivery timescale (years): 1 - 5		
Site SLAA Category		
Deliverable		



Site map



Deepcut

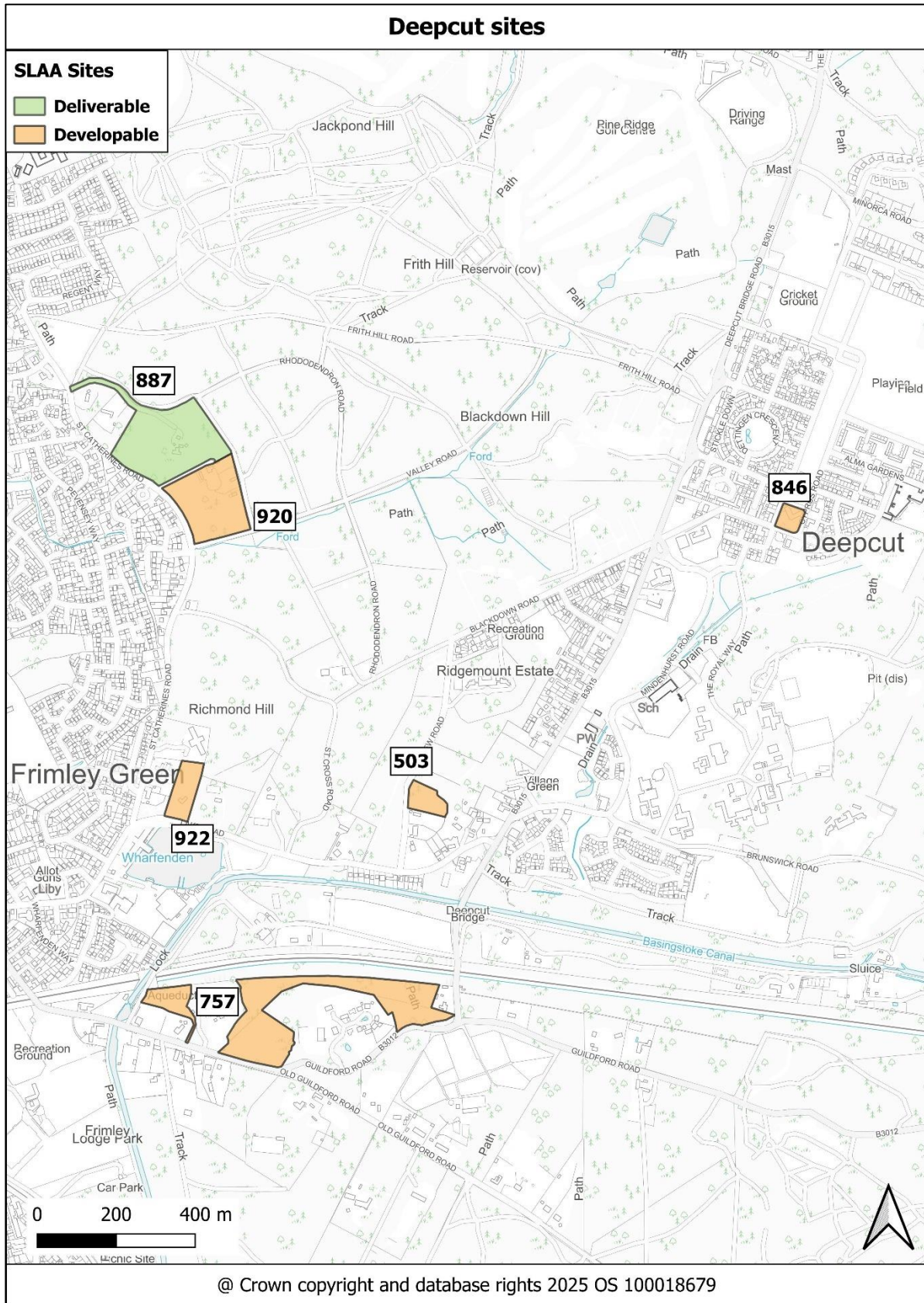
Realistic Candidates for Development - Deepcut

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
757	Land North of Guildford Road, Deepcut, GU16 6NT	21	0	21	0
846	Former Premier Site, Newfoundland Road, Deepcut, GU16 6TH	24	0	24	0
922	Ballydown, Lake Road, Deepcut, GU16 6AQ	5	0	0	5
920	The Grange, St Catherines Road, Deepcut, GU16 9NN	17	0	0	17
503	Land to the East of Bellow Road, Deepcut	5	0	5	0
Total		72	0	50	22

Other Uses

Site ID	Site Address	Proposed Use	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
887	Land at Loen, St Catherines Road, Deepcut, GU16 7NJ	C2	48	0	0
Total					





Site Information		
Address	Land north of Guildford Road	Site ID
	Deepcut	757
Postcode	GUI6 6NT	
Ward	Mytchett and Deepcut	
Site Area (ha)	5.56	
How site was identified	Submitted in Call for Sites	
Existing use	Unknown	
Is the site previously developed land (PDL)?	Greenfield	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	489684	
Northing	156428	
Policy, Environmental and heritage designations		
Designations:	Within 400m of SPA	
	Countryside beyond the Green Belt	
	EA Flood Zone 2-3	
Site History		
Relevant planning history:	No relevant planning history	
Site suitability		
Suitability information	<p>The site is located in the Countryside beyond the Green Belt some 650m south of the Deepcut settlement area boundary and east of Frimley Green. A small area to the south of the site is also located in the 400m buffer zone of the TBH Special Protection Area. The site comprises the plots that were the former grounds of Corry Hill House, with one area detached from the main site. The areas of the site that are not within 400m of the Thames Basin Heaths forms an irregular shape that surrounds 'The Brackens' to the south. Much of the site consists of relatively dense, mature woodland. The site is entirely within the Countryside beyond the Green Belt. Taking account of the characteristics of the site and its surroundings, it is considered important that development should not result in</p>	

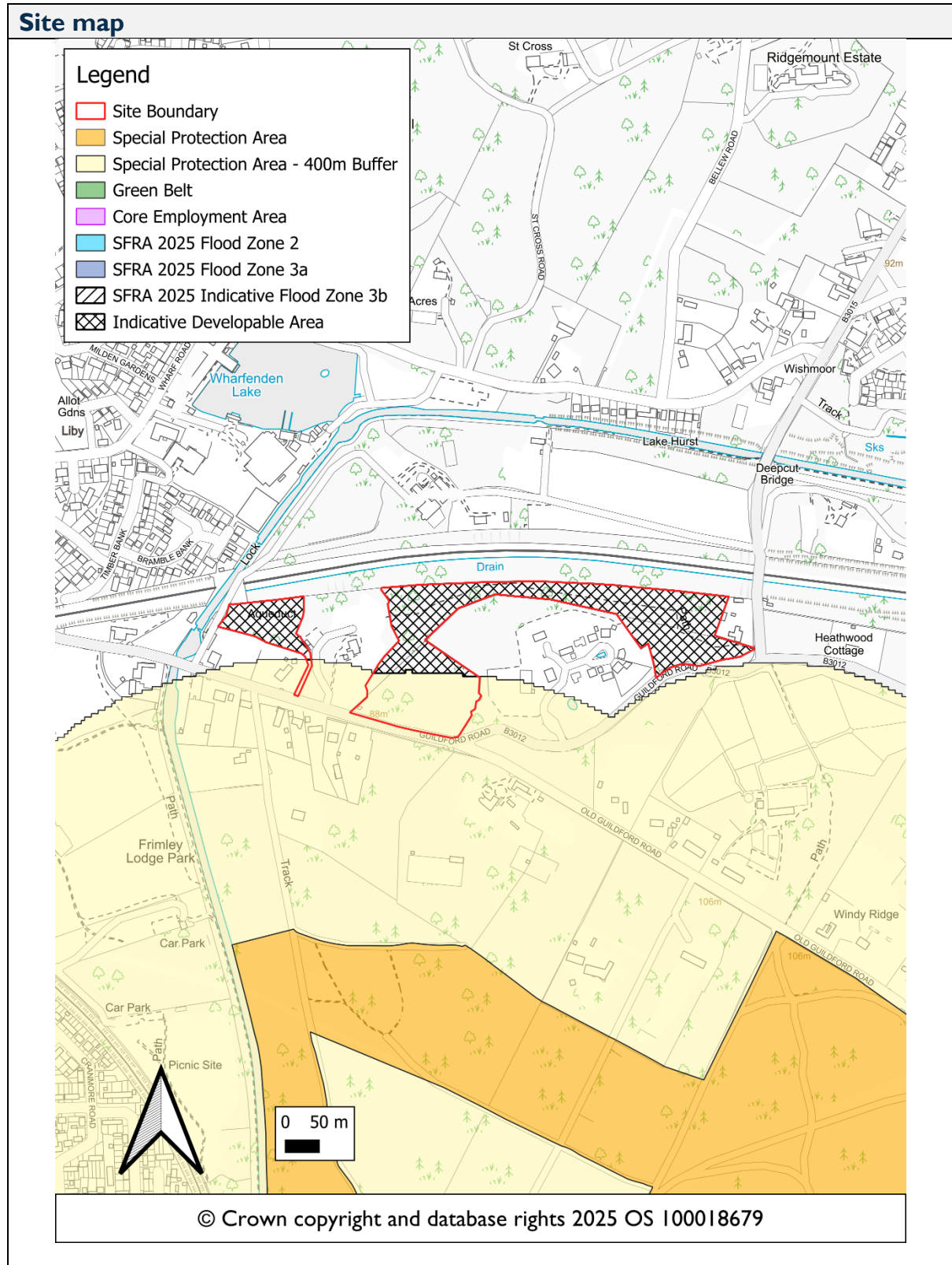


	<p>overdevelopment in the rural area. This is taken into account when calculating the site’s potential capacity.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with a small percentage of the site at medium to high risk of surface water flooding now and in the future.</p>
Site availability	
Availability information	<p>The site was originally submitted in the 2020/21 Call for Sites exercise and has been reconfirmed as available. Sole ownership is advised but owner type not specified. The site agent has indicated that pre-application for an outline permission will begin in 2025 for up to 29 dwellings, noting that 14 of these unit will be delivered in the 1-5 year period.</p>
Site achievability	
Achievability information	<p>Large-scale felling of trees would be required to clear the site for development. The irregular shape of the site and detachment of ‘plot 6’ could limit development potential. It is advised that, aside from a substation on plot 1, there is not currently any infrastructure / utilities provision. Highways access would need to be achieved from Guildford Road. Based on the site submitted as part of the Call for Sites exercise, SCC Highways Authority have advised that for one of the possible accesses, visibility is likely to be achievable in both directions on Guildford Road which would probably require the removal of trees and vegetation along the frontage of the site. There are other opportunities for access, but at this time they were considered less favourable by the Highways Authority.</p>
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>The area of the site within the 400m buffer zone would need to be excluded from residential development, as indicated in the indicative developable area map. Due to the countryside designation, need for large-scale felling of woodland, irregular shape of the site and taking account of the lack of utilities and infrastructure provision, it is considered that the site would not feasibly be achievable in the 0-5 year period at this time. With a pre-application expected to be submitted in 2025, there is a realistic prospect that development would come forward on this site within the 6 – 10 year period.</p>
Potential site use	



Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	21	The latest submission advised the site could accommodate 29 units. Due to irregular shape, excluded 400m TBH SPA buffer area, areas of detachment, countryside location and group TPO on site, a low dph is applied. It is not possible to consider surrounding densities due to countryside location.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		



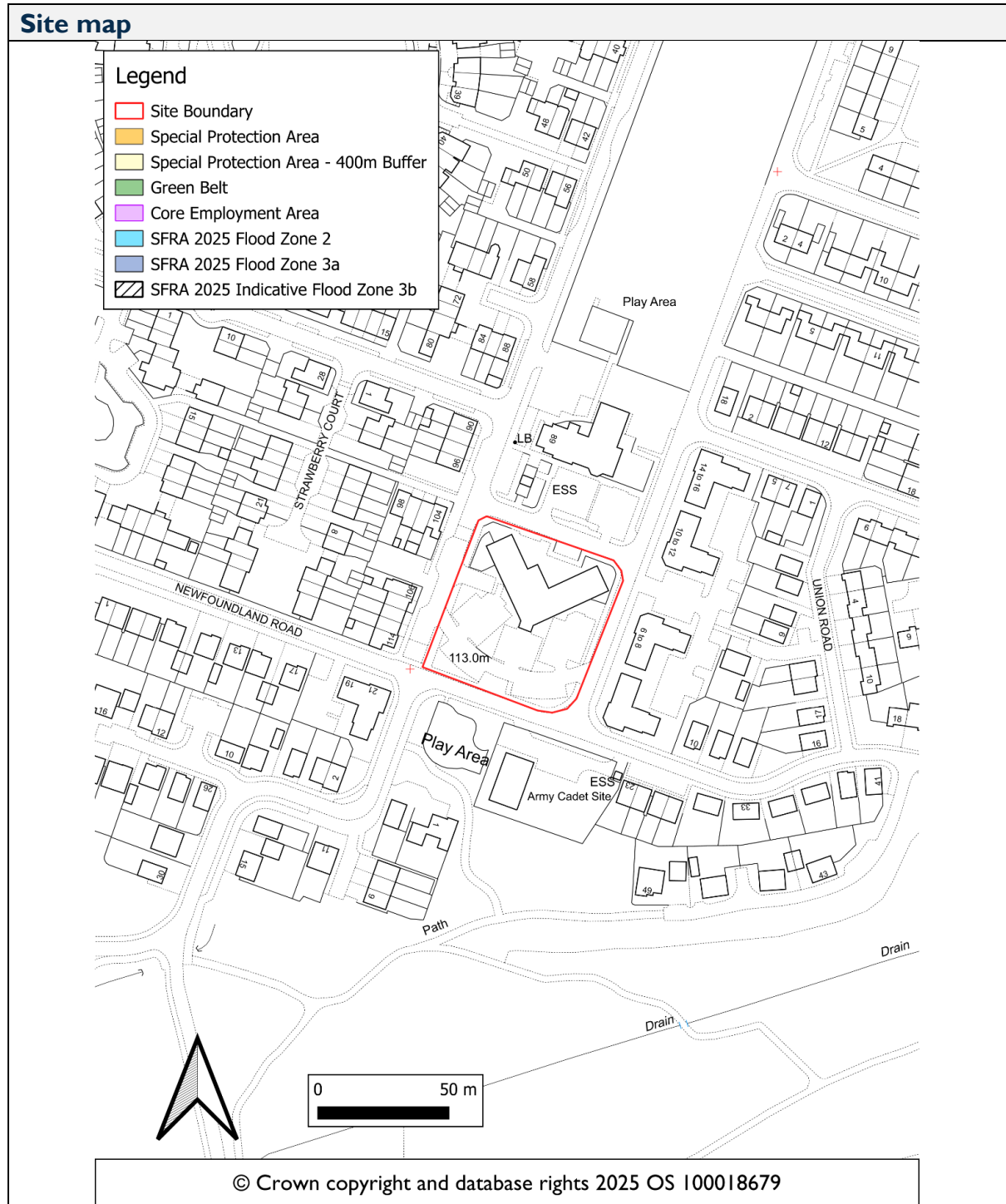


Site Information		
Address	Former Premier Site,	Site ID
	Newfoundland Road	846
Postcode	Deepcut	
	GU16 6TH	
Ward	Mytchett and Deepcut	
Site Area (ha)	0.32	
How site was identified	Submitted in Call for Sites	
Existing use	Class E	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	490876	
Northing	157679	
Policy, Environmental and heritage designations		
Designations:	Settlement Area	
Site History		
Relevant planning history:	No relevant planning history	
Site suitability		
Suitability information	<p>The site is located in the settlement of Deepcut. The site is in a sustainable location and considered suitable for development. Flatted development has recently been delivered to the east and south west of the site as part of the Mindenhurst development.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with a small percentage of the site at medium to high risk of surface water flooding now and in the future.</p>	
Site availability		
Availability information	<p>The site was originally submitted in the 2021 Call for Sites exercise. The site is in sole ownership and identified as available for development in the 6 – 10 year period. The site is currently</p>	



	being used as the Skansa offices for the Mindenhurst development, which will become vacant in the coming years.	
Site achievability		
Achievability information	The site has existing access from Swordmans Road, Crimea Road and Cyprus Road. It was indicated that the timing of the development may be influenced by other triggers within the adjacent hybrid application for the PRB site. It is understood that the offices currently occupied by Skansa will become surplus to requirement in the coming years.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is located in a sustainable location in the defined settlement area of Deepcut. The site is confirmed as available in the 6 – 10 year period and there is a reasonable prospect the site will come forward in this time.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	24	Flatted development has recently been delivered to the east and south west of the site. Similar density considered deliverable on the site, at approximately 75dph.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		





Site Information		
Address	Land at Loen	Site ID
	St Catherines Road	887
	Frimley Green	
Postcode	GUI6 7NJ	
Ward	Mytchett and Deepcut	
Site Area (ha)	4.32	
How site was identified	Submitted in Call for Sites Exercise	
Existing use	Dwellinghouses and Woodland	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Pre-application engagement & housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	489299	
Northing	157879	
Policy, Environmental and heritage designations		
Designations:	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	24/0922/FFU - Redevelopment of the site to provide 49 extra care units (Use Class C2) as part of an Integrated Retirement Community, with extensions to Loen house to facilitate a change of use of the building from a dwelling to a communal facility together with associated landscaping, parking and access. Outcome: pending.	
Site suitability		
Suitability information	<p>The site is located within the Countryside beyond the Green Belt. The site abuts the western edge of the settlement area of Frimley Green to the east, separated by St Catherines Road. To the north and east of the site is undeveloped woodland. To the south is another property on a large, wooded plot.</p> <p>The site is located between the western urban area and the strategic development site at the former Princess Royal Barracks. The site currently comprises two dwellings surrounded by significant woodland. The site is 4.32 ha in total. However, an</p>	



	<p>area covering 2ha of the site is indicated as the part of the site that is suitable for development.</p> <p>The woodland strongly contributes to the character and local distinctiveness of the area and is an important part of the Borough’s green infrastructure. Any new development would need to contribute to and enhance the natural and local environment, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services, in accordance with the NPPF. The deep woodland belt is characterised by only a few individual residential properties with large plot sizes, all surrounded by woodland.</p> <p>The site is currently accessed via St Catherines Road. However, the existing access is via a narrow track/driveway, which does not allow two vehicles to pass each other simultaneously. Therefore, substantial improvement would be required to make this access safe and suitable to serve the proposed development. The existing access could be utilised and improved to accommodate the proposed development, subject to consultation with SCC Highways Authority.</p> <p>The developable area of this site is limited due to the need to retain the valuable green character and strategic functions the site provides in terms of spatial separation between the Western Urban Area and the strategic development at the former Princess Royal Barracks. In order to retain the wooded rural character of the site, significant tree retention would be required.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with a small percentage of the site at medium to high risk of surface water flooding now and in the future.</p>
<p>Site availability</p>	
<p>Availability information</p>	<p>The site is subject to a single landowner. The landowner is a development company, which has engaged planning agents to promote the site. The site has been confirmed as available for development within the 1 – 5 year of the SLAA. A revised pre-application has since been submitted to the Council and a planning application submitted after the base date of the SLAA.</p>
<p>Site achievability</p>	



Achievability information	The site is owned by a developer, which has recently been engaged in pre-application discussions with the Council for the redevelopment of this site and subsequently submitted a planning application for 48 extra care units (net), which would help to meet the borough's need for this type of accommodation. Any development proposal should be sensitive to the character of the area, given the contribution of the site to the local distinctiveness of this countryside area. However, there is no known reason that a well-designed redevelopment proposal for this site could not overcome constraints associated with the site.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	This site is deliverable within the first five years of SLAA. The site is owned by a developer and a planning application recently submitted. Given the clear progress that is being made and the scale of the proposed development on the site, development could be delivered here within the first five years of the SLAA.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	48 Extra-Care apartments (C2 use)	The current proposal is for 48 (net) extra-care units in C2 use.
Economic, SANG or uses other than housing	2.32ha SANG previously proposed	SANG of this size is unlikely to be deliverable given the minimum standards required for SANG.
Indicative phasing		
Estimated delivery timescale (years): 1 - 5		
Site SLAA Category		
Deliverable		



Site map



Site Information		
Address	Ballydown	Site ID
	Lake Road	922
	Deepcut	
Postcode	GUI6 6AQ	
Ward	Mytchett and Deepcut	
Site Area (ha)	0.75	
How site was identified	Submitted in Call for Sites	
Existing use	Residential	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Not in planning system	
Easting	489342	
Northing	156990	
Policy, Environmental and heritage designations		
Designations:	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	No relevant planning history	
Site suitability		
Suitability information	<p>The site is located within the Countryside beyond the Green Belt, east of but not abutting the settlement of Frimley Green. The site comprises a dwelling centrally positioned within a single plot, with existing access onto Lake Road. Surrounding uses are residential. It is in a relatively sustainable location, within 600m of shops and services at Frimley Green Local Centre. The dwelling at the site is set over 35m back from Lake Road behind a treed frontage, contributing to its rural character, with a large garden to the rear of the property. The site contains areas of woodland, and it would be desirable to retain its wooded character.</p> <p>The site is partially previously developed, containing an existing dwelling and associated outbuilding within its boundary. Case law has determined that private residential gardens outside of built up areas are previously developed land (PDL) as defined under Annex 2 of the NPPF. Although, on this basis, the site may meet</p>	



	<p>the definition of PDL, much of the site is considered to be open in nature, and the NPPF confirms it should not be assumed that the whole of the curtilage should be developed.</p> <p>The site is located between the western urban area and the strategic development site at Deepcut, forming a strategic gap between settlement areas. The site is at low risk of fluvial flooding both now and in the future. The site is at low risk of surface water flooding both now and in the future.</p>	
Site availability		
Availability information	<p>The site was originally submitted as part of the 2020/21 Call for Sites Exercise. The site has been confirmed to be in single landownership and is indicated to be available within the 11 – 15 year period.</p>	
Site achievability		
Achievability information	<p>The site has existing access onto Lake Road. As part of the SLAA 2022 assessment SCC Highways Authority were consulted and identified that this site is considered more sustainable as it is in close proximity to existing properties and the settlement area of Frimley Green. The carriageway of St Catherine’s Road is wider and there is a footway on one side of the road. Any new access onto St Catherine’s Road or Lake Road would need to be designed and constructed with appropriate visibility and geometry. There are no constraints that are considered to impact the achievability of the site.</p>	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>Due to the countryside designation, the limited existing built form and surrounding low densities, the site is assessed as having capacity for 5 net dwellings in the 11 – 15 year period.</p>	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	5	<p>The site was originally submitted for 5 - 15 dwellings. Due to the countryside designation, the limited existing built form and small size and surrounding low densities, the site is assessed as having capacity for 5 net dwellings.</p>



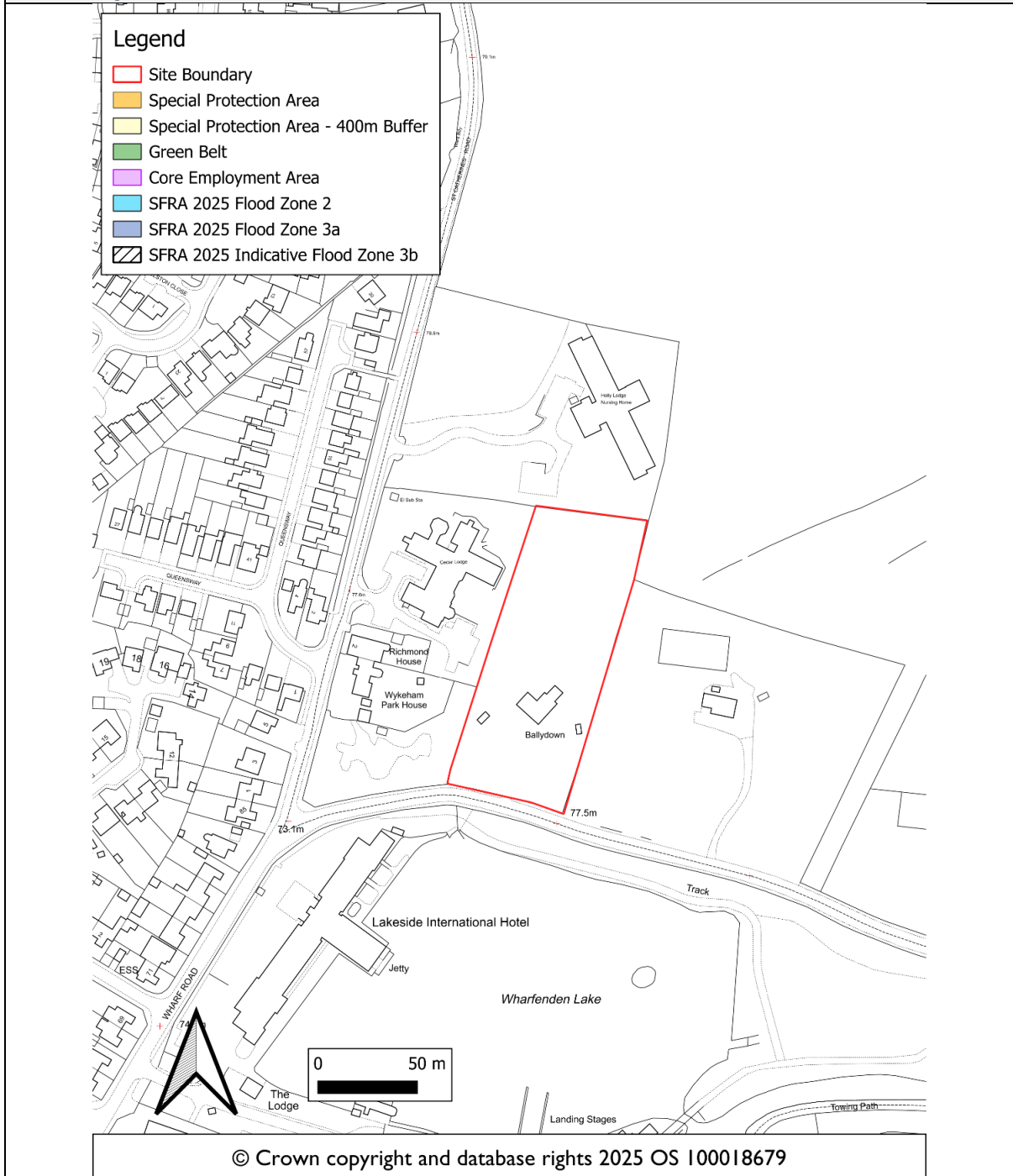
Indicative phasing

Estimated delivery timescale (years): 11 - 15

Site SLAA Category

Developable

Site map



Site Information		
Address	The Grange	Site ID
	St Catherines Road	920
Postcode	Deepcut	
	GU16 9NN	
Ward	Mytchett and Deepcut	
Site Area (ha)	3.15	
How site was identified	Submitted in Call for Sites	
Existing use	Mixed	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	489412	
Northing	157725	
Policy, Environmental and heritage designations		
Designations:	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	No recent relevant planning history	
Site suitability		
Suitability information	<p>The site is located in countryside to the east of St Catherines Road adjoining the settlement area of Frimley Green. The land contains one residential property at the Grange and undeveloped woodland surrounding this. The undeveloped area of the site contains relatively dense woodland. In relation to the curtilage of The Grange, case law has determined that private residential gardens outside of built up areas are previously developed land as defined under Annex 2 of the NPPF. On this basis, this part of the site could be considered previously developed, however it is important to note that the curtilage of The Grange is largely undeveloped woodland. The impact on the countryside and the role it performs in separating the settlements of Frimley/Frimley Green and Deepcut will need to be considered in the overall capacity for the site and in detailed design proposals. No other</p>	

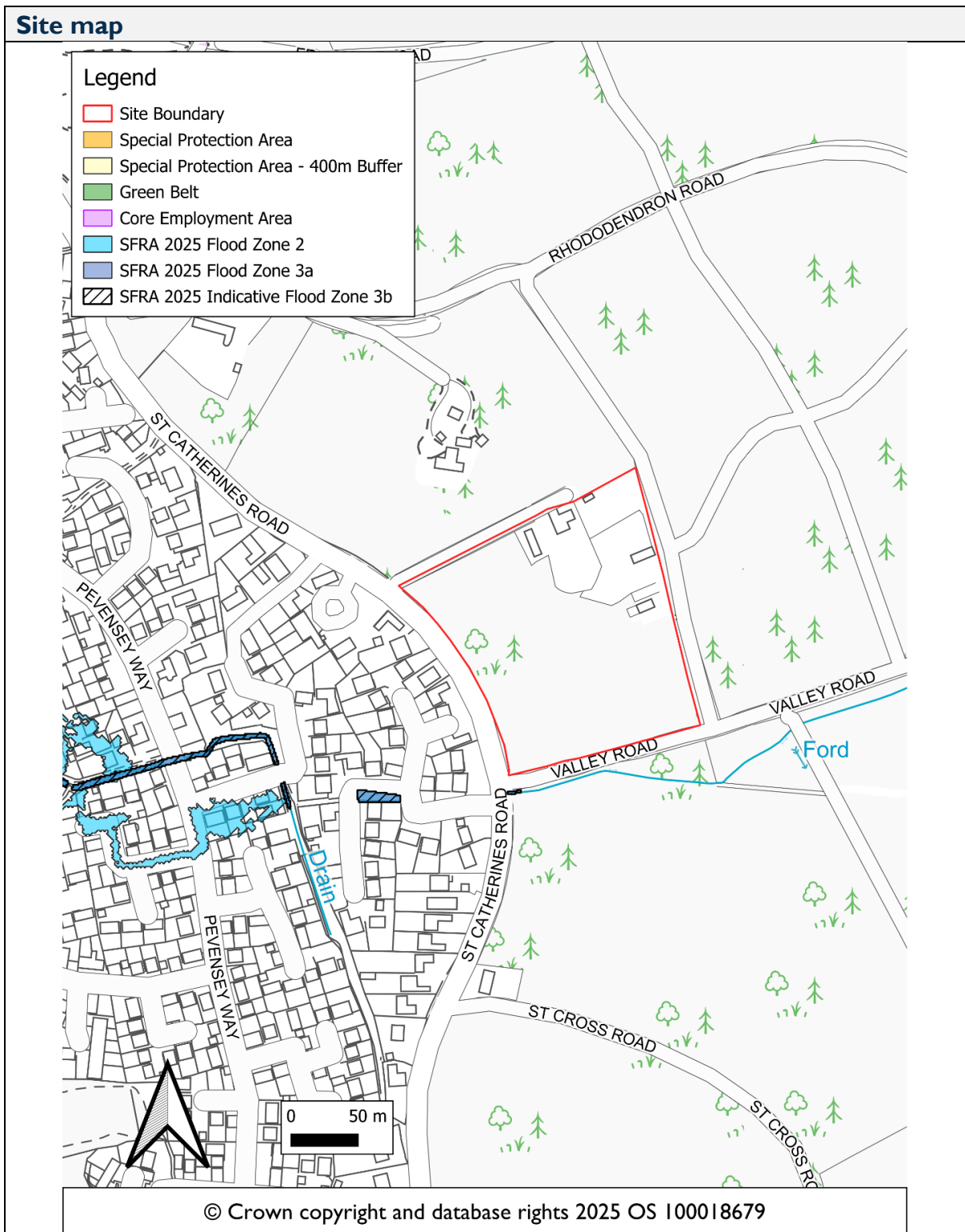


	<p>specific constraints have been identified that would impact the suitability of the site.</p> <p>The site is located between the western urban area and the strategic development site at Deepcut, forming a strategic gap between settlement areas.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with a small percentage of the site at medium to high risk of surface water flooding now and in the future.</p>
Site availability	
Availability information	The site was originally submitted in the 2020/21 Call for Sites Exercise, comprising three titles. The submission indicates that the site is in single ownership and available for development.
Site achievability	
Achievability information	As part of the SLAA assessment 2022, SCC Highways Authority were consulted. This identified that mature trees and dense vegetation would need to be cut back to provide appropriate visibility splays. Whilst adjacent to the settlement of Frimley Green, St Catherine’s Road is, in this location, a narrow country lane with no footways or street lighting and the site is not easily accessible by modes of transport other than the private car. As such, the capacity of the site is expected to be limited in order to account for highway safety and capacity issues, in addition to its wooded, rural character.
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The land sits within a key area of countryside in the borough, which functions well in separating the settlements of Frimley/Frimley Green and Deepcut. Currently, St Catherines Road provides a good, strong edge to the settlement of Frimley Green. Development at the site would result in the expansion of the urban area beyond the strong boundary provided by St Catherines Road, into the countryside to the east of Frimley Green, which would not normally be desirable. However it should also be noted that The Grange is a relatively small site which is not associated with any key routes linking the nearby settlements, and furthermore, topography and tree cover may limit any impact on wider countryside to a degree. These factors can therefore be given consideration as part of any proposed development of the site. A Tree Survey would be required to



		<p>support a planning application, with proposed retention of good quality existing trees and wooded areas integrated into the design of the site. This is likely to reduce the overall capacity of the site, but would help ensure the rural character of the area is reflected in the design and layout of any development proposal. Due to the potential obstacles to development that would need to be overcome, including the potential significant highways and transport issues identified, it is considered the site could come forward for development in the 11-15 year Developable period.</p>
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	17	<p>Development of the site at 30dph would provide 95 dwellings. Due to the site's heavily wooded character and location within an area of countryside that provides a gap between settlements, it is considered that capacity would need to be reduced, to retain woodland areas, and reflect the rural character of the locality.</p> <p>Accordingly, titles comprising wholly undeveloped woodland without residences or other buildings are deducted from the total site area, when taking account of capacity calculations. The remaining area comprises one title at The Grange dwellinghouse. A capacity of 17 dwellings is derived, applying a lower threshold of 10dph to the remaining 1.7ha area, having regard to the rural, densely wooded character of the site.</p>
Economic, SANG or uses other than housing		
Indicative phasing		
Estimated delivery timescale (years): 11 – 15		
Site SLAA Category		
Developable		



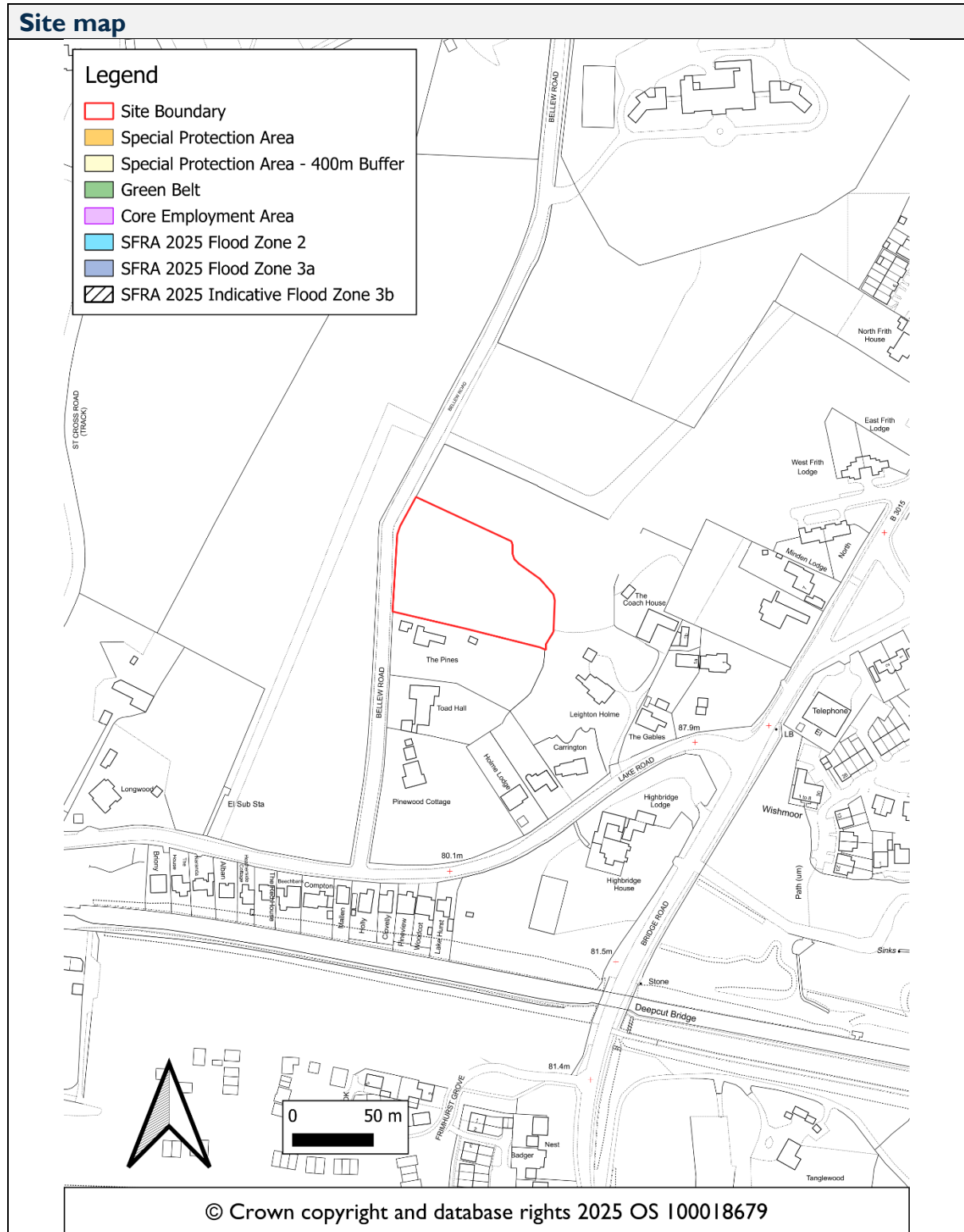


Site Information		
Address	Land to the east of Bellew Road	Site ID
	Deepcut	503
Postcode	GUI6 6QN	
Ward	Mytchett and Deepcut	
Site Area (ha)	1.3	
How site was identified	Submitted in Call for Sites	
Existing use	Mixed	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Not in planning system	
Easting	489931	
Northing	156924	
Policy, Environmental and heritage designations		
Designations:	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	17/0286 - Application for outline planning permission, access to be considered (appearance, landscape, layout and scale reserved) for up to 12 residential dwellings. Outcome: refused.	
Site suitability		
Suitability information	The site lies within the Countryside beyond the Green Belt, southwest of the defined settlement area of Deepcut. It consists predominantly of pine woodland. The site is not subject to significant constraints, although it would be desirable to retain the wooded character and an assessment of protected species is likely to be required.	
Site availability		
Availability information	<p>The site was originally submitted as part of the 2020/21 Call for Sites exercise and has been reconfirmed as available. It is in single ownership and is available now. The site promoter has indicated that work has started on progressing a planning application. The site is not subject to any major constraints and as such site is considered to be achievable.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The site is currently at low risk of surface water flooding.</p>	



Site achievability		
Achievability information	The site is adjacent to a strategic development site and within close proximity of Deepcut Local Centre. The site is predominantly non-PDL in the Countryside beyond the Green Belt and would require felling of some trees. It is considered most appropriate to come forward in the medium term due to its countryside designation.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is available immediately and there are no significant constraints impeding development potential. Whilst the site promoter has indicated that a planning application is being prepared, insufficient evidence has been provided to indicate that the site will be delivered in the 1 – 5 year period. Therefore, the site is assessed as developable in the 6-10 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	5	Submitted for 5 net dwellings. This low density is considered achievable on the site.
Indicative phasing		
Estimated delivery timescale (years): 6 – 10		
Site SLAA Category		
Developable		



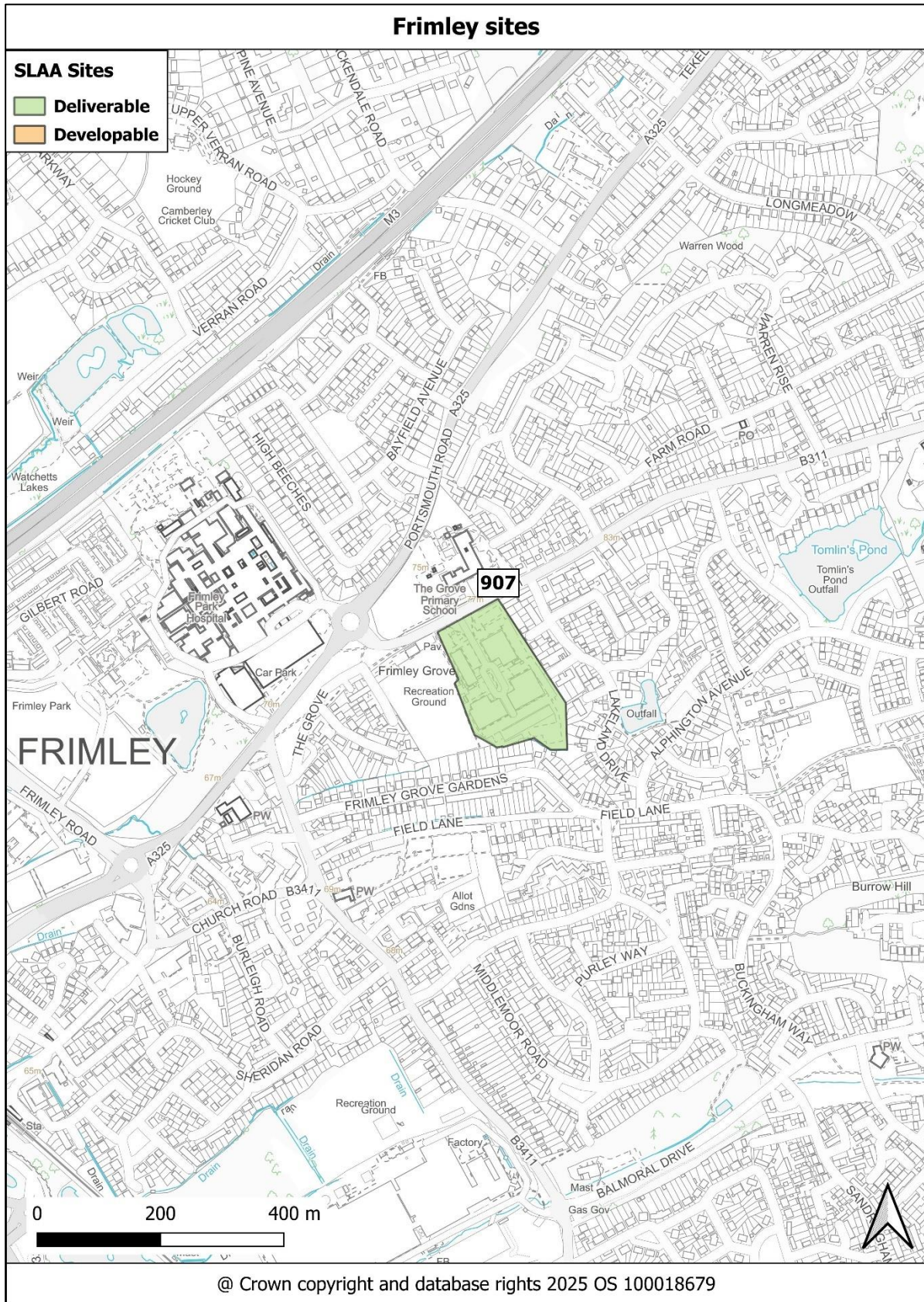


Frimley

Realistic Candidates for Development - Frimley

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
907	Sir William Siemens Square, Chobham Road, Frimley, GU16 8QD	170	170	0	0
Total		170	170	0	0





Site Information		
Address	Sir William Siemens Square	Site ID
	Chobham Road	907
	Frimley	
Postcode	GUI6 8QD	
Ward	Frimley	
Site Area (ha)	2.1	
How site was identified	Submitted in Call for Sites	
Existing use	Employment offices (Class E)	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Planning application granted (after SLAA base date)	
Easting	488222	
Northing	158416	
Policy, Environmental and heritage designations		
Designations:	Settlement Area	
Site History		
Relevant planning history:	24/0116/FFU: Demolition of existing buildings and the erection of 170 residential dwellings with associated car parking, landscaping, drainage infrastructure, vehicular and pedestrian access, and on-site open space. Outcome: approved (after base date of SLAA).	
Site suitability		
Suitability information	<p>The site is sustainably located, within approximately 1km of Frimley High Street and Frimley train station and approximately 2km south of Camberley Town Centre, with good access to local services, schools and recreation space.</p> <p>The site is within the Western Urban Area and is surrounded by predominantly residential uses, with Frimley Hospital nearby.</p> <p>The public recreation ground Chobham Road Recreation Ground lies to the west of the site, with a primary school to the north, and residential development to the east and south.</p> <p>The site is a vacant brownfield site. The site comprises four 3 storey buildings, symmetrically arranged around a landscaped courtyard. Car parking is incorporated within the courtyard layout, with a substantial parking area to the south of the site. The existing buildings are in commercial office use (Class E). however, the entire</p>	



	<p>site is currently vacant. The site benefits from mature, green boundaries, which includes an area TPO. The site is included as a Housing Allocation in the Pre-Submission Local Plan for 170 net units. The site is at low risk of fluvial flooding both now and in the future. The majority of the site is currently at low risk of surface water flooding, with some of the site at medium to high risk of surface water flooding. Surface water flooding is expected to worsen in the future.</p>	
Site availability		
Availability information	<p>The site was originally submitted as part of the 2021 Call for Sites exercise and has been reconfirmed to be available for development. The site is in sole ownership. A planning application has been submitted for 170 units and received approval after the base date of the SLAA.</p>	
Site achievability		
Achievability information	<p>The site is in an established employment use with an existing access. There are no major physical constraints affecting the site. New homes in this urban location, close to Frimley railway station, Frimley Hospital, and Camberley Town Centre, are likely to be attractive to the market. Redevelopment of this site to provide new homes would help towards meeting the borough’s local housing need. The approved scheme would be sensitive to the surrounding residential areas.</p>	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>There are no significant constraints from the site coming forward. However, the site is currently in employment use, albeit the buildings are currently vacant. In accordance with Core Strategy Policy CP8, the loss of employment sites will only be permitted where wider benefits to the community can be shown. This has subsequently been demonstrated through the planning application process. On the basis of an application has been approved for 170 dwellings, the site is identified as deliverable (1-5 years). The site promoter has indicated that the projected site delivery is 70 units in 2024/25, 70 units in 2025/26 and 30 units in 2026/27.</p>	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	170	Capacity reflects approved application

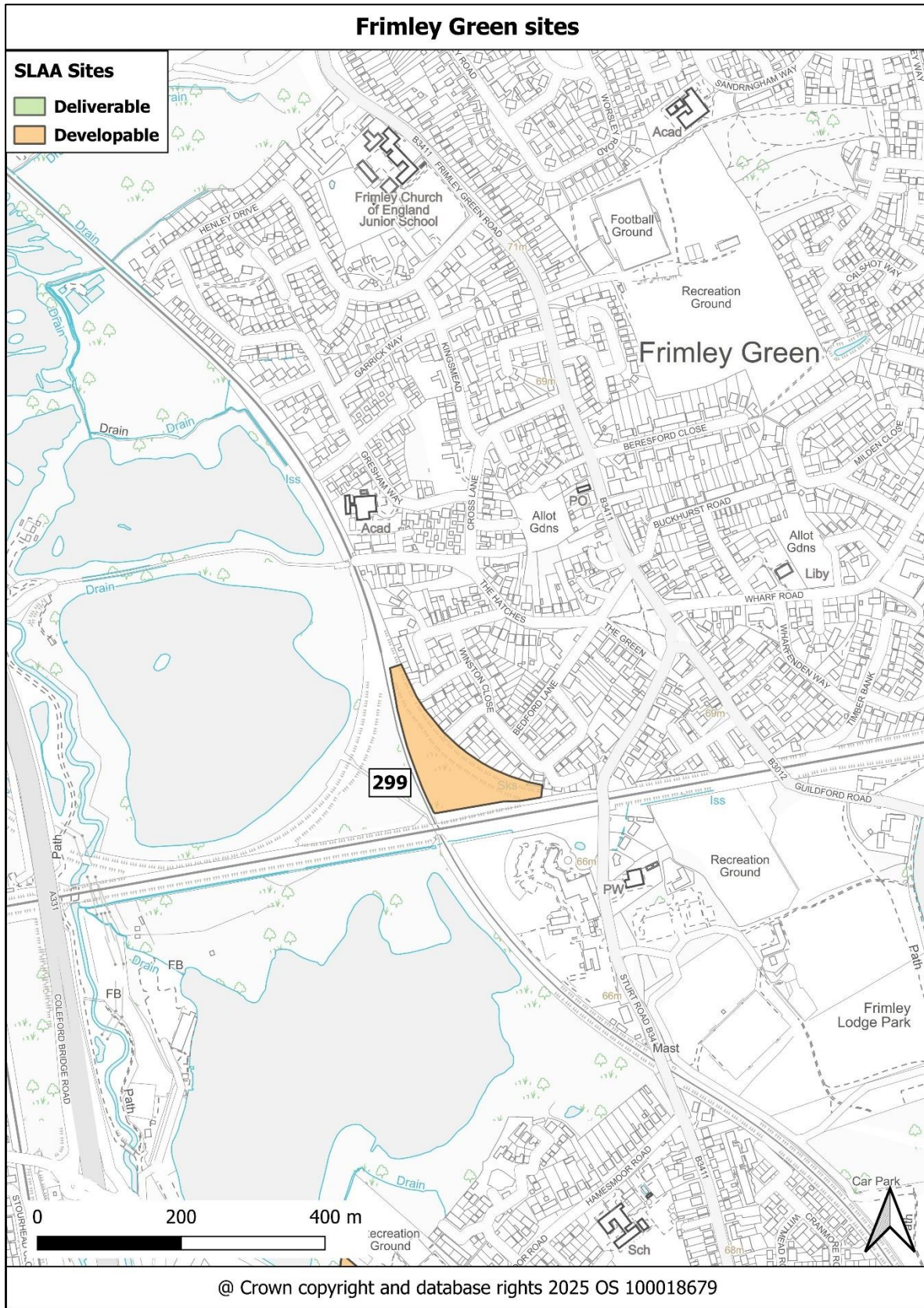


Frimley Green

Realistic Candidates for Development - Frimley Green

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
299	Land off Spencer Close, Sturt Road, Frimley Green, GU16 6HW	60	0	0	60
Total		60	0	0	60





Site Information		
Address	Land off Spencer Close	Site ID
		299
Postcode	Frimley Green	
	GU16 6HW	
Ward	Frimley Green	
Site Area (ha)	1.9	
How site was identified	Public Sector Land	
Existing use	Unknown	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Housing allocation in the Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	488508	
Northing	156421	
Policy, Environmental and heritage designations		
Designations:	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	App no. 96/0328 - Outline application for residential development following removal of disused railway embankment. Outcome: Refuse. Appeal dismissed.	
Site suitability		
Suitability information	<p>The site is located within the Countryside beyond the Green Belt, adjoining the defined settlement area of Frimley Green. The site is previously developed and is situated in a suitable location within walking distance of Frimley Green Local Centre. The Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19), which identifies the site as a housing allocation through Policy HA1, proposes that the site is removed from the Countryside beyond the Green Belt and brought into the settlement area of Frimley Green. The site is bound to the west and south by railway lines and as such a Noise Impact Assessment will be required. Taking account of the historic use of the site, a Contaminated Land Assessment will be required to characterise any contamination and demonstrate how risk can be satisfactorily addressed.</p>	



	The site is at low risk of fluvial flooding both now and in the future. Approximately three quarters of the site is at low risk of surface water flooding both now and in the future, with the remainder of the site currently at medium to high risk of surface water flooding. Risk of surface water flooding is expected to increase in the future.	
Site availability		
Availability information	The land is currently owned by SHBC and is safeguarded for future public transport provision through saved Policy IN8 of the Surrey Heath Local Plan 2000. However, Network Rail has confirmed that it is not feasible to re-instate the 'Sturt Chord' and as such the safeguarding policy is proposed to be deleted through the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19). As such the land is considered available for development.	
Site achievability		
Achievability information	The site is in a suitable location and benefits from an existing access at the end of Spencer Close, but consultation with Surrey County Council Highways Authority would be required to confirm suitable access arrangements.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	The land is currently owned by SHBC and is currently allocated as safeguarded land for future public transport. However, this is not being taken forward into the new Local Plan and the land is considered available for development. Due to the need to work with partners to consider a suitable development proposal for the site, and the need to consider the relationship with the railway lines that bound the site to the west and south, the site is considered developable in the 11-15 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	60	The site is PDL and proposed to form part of the settlement area. The site has no major constraints, but the developable area has been reduced to account for the proximity to the railway lines. The site promoter has put forward the site for 60 units, which is considered achievable for the site.

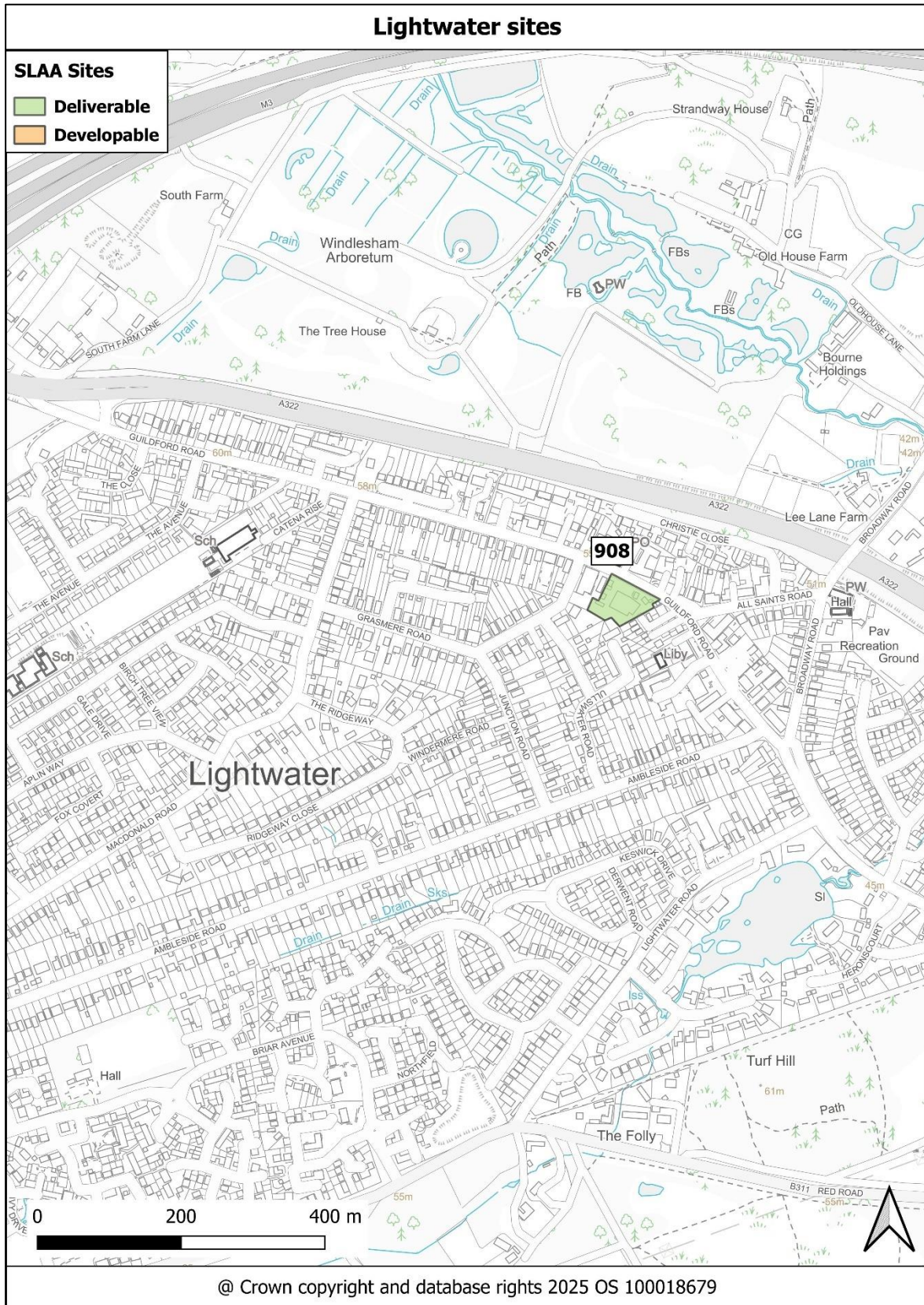


Lightwater

Realistic Candidates for Development - Lightwater Green

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
908	99 - 109 Guildford Road Lightwater Surrey GU18 5SB	21	21	0	0
Total		21	21	0	0





Site Information		
Address	99 - 109	Site ID
	Guildford Road	908
Postcode	Lightwater	
	GU18 5SB	
Ward	Lightwater	
Site Area (ha)	0.38	
How site was identified	Submitted in Call for Sites	
Existing use	Mixed	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Planning application granted (after SLAA base date)	
Easting	492970	
Northing	162254	
Policy, Environmental and heritage designations		
Designations:	Settlement area	
Site History		
Relevant planning history:	24/0136/FFU – Development of site to provide 21 no. Dwellings with associated access, hardstanding, landscaping and parking. Outcome: Grant (after SLAA base date).	
Site suitability		
Suitability information	<p>The site is PDL and situated in a sustainable location in the defined settlement area of Lightwater, approximately 50m north of Lightwater Local Centre, near shops, services and transport links. The site is not subject to any major constraints. The majority of the area of land submitted is currently in commercial use as a car sales outlet (Sui Generis). Any forthcoming development proposal should be guided by the Lightwater Village Design Statement SPD (2007). The Council's urban design consultant has noted that careful consideration will need to be given to the scale, bulk and height of a development proposal, taking account of the relationship with neighbouring properties. The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with a small percentage of</p>	



	the site at medium to high risk of surface water flooding now and in the future.	
Site availability		
Availability information	The site was originally submitted as part of the 2020/21 Call for Sites exercise. It is indicated to be in multiple ownership and available for development in the 1 - 5 year period. A planning application for 21 new homes has since been granted after the base date of the SLAA.	
Site achievability		
Achievability information	The site is in a sustainable location and has existing access from Guildford Road. There are no known significant or unusual development costs associated with the site that could impact its viability.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	The site is in a sustainable location on PDL and is available now. There are no significant constraints in respect of achievability. It is available in the short-term. Given the recent grant of permission for 21 dwellings, there is clear evidence that progress is being made toward the development of this site within the first five years of the SLAA.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	21	The site is PDL in the settlement area with no major constraints. Surrounding densities approximately 30-35dph. Site capacity is assessed to be approximately 21 net new homes, which reflects the planning application on the site.
Indicative phasing		
Estimated delivery timescale (years): 1 - 5		
Site SLAA Category		
Deliverable		



Site map



- Legend**
- Site Boundary
 - Special Protection Area
 - Special Protection Area - 400m Buffer
 - Green Belt
 - Core Employment Area
 - SFRA 2025 Flood Zone 2
 - SFRA 2025 Flood Zone 3a
 - SFRA 2025 Indicative Flood Zone 3b

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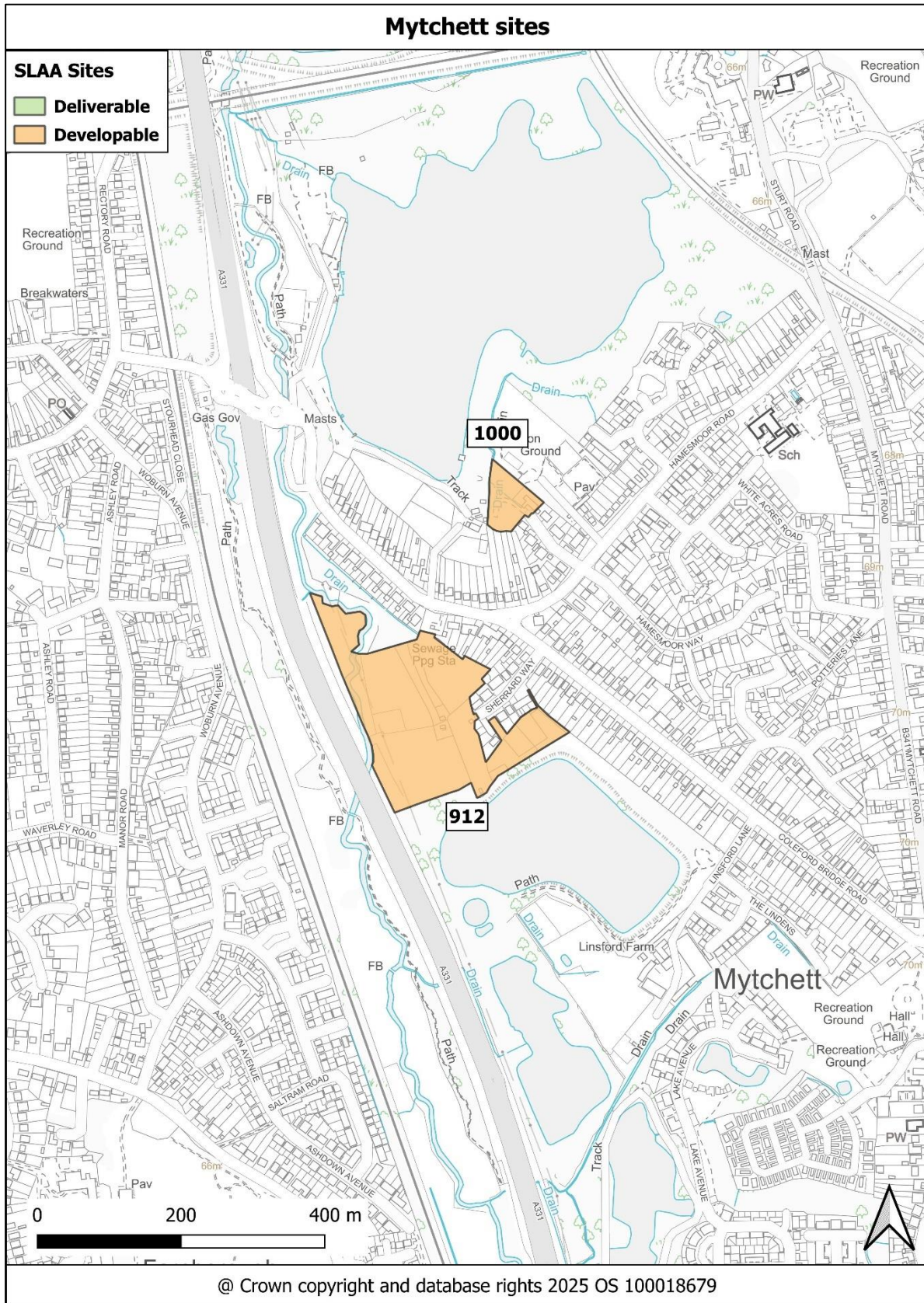


Mytchett

Realistic Candidates for Development - Mytchett

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
912	Land adjacent to Sherrard Way, Mytchett, GU16 6AU	16	0	16	0
1000	10 Willow Close, Mytchett, GU16 6JE	7	0	7	0
Total		23	0	23	0





Site Information		
Address	Land adjacent to	Site ID
	Sherrard Way	912
Postcode	Mytchett	
	GU16 6AU	
Ward	Mytchett and Deepcut	
Site Area (ha)	1.5	
How site was identified	Submitted in Call for Sites	
Existing use	Equestrian	
Is the site previously developed land (PDL)?	Greenfield	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	488235	
Northing	155453	
Policy, Environmental and heritage designations		
Designations:	Countryside beyond the Green Belt	
	EA Flood Zone 2-3	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located within Countryside beyond the Green Belt, partially adjoining the defined settlement area of Mytchett to the east. The site contains undeveloped countryside land consisting of fields. The site itself is relatively open, but there are wooded borders a relatively short distance from the south and western boundaries, which provide some screening from the wider countryside.</p> <p>The majority of the site is at medium to high risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with some of the site at medium to high risk of surface water flooding now and in the future. Areas of medium to high flood</p>	

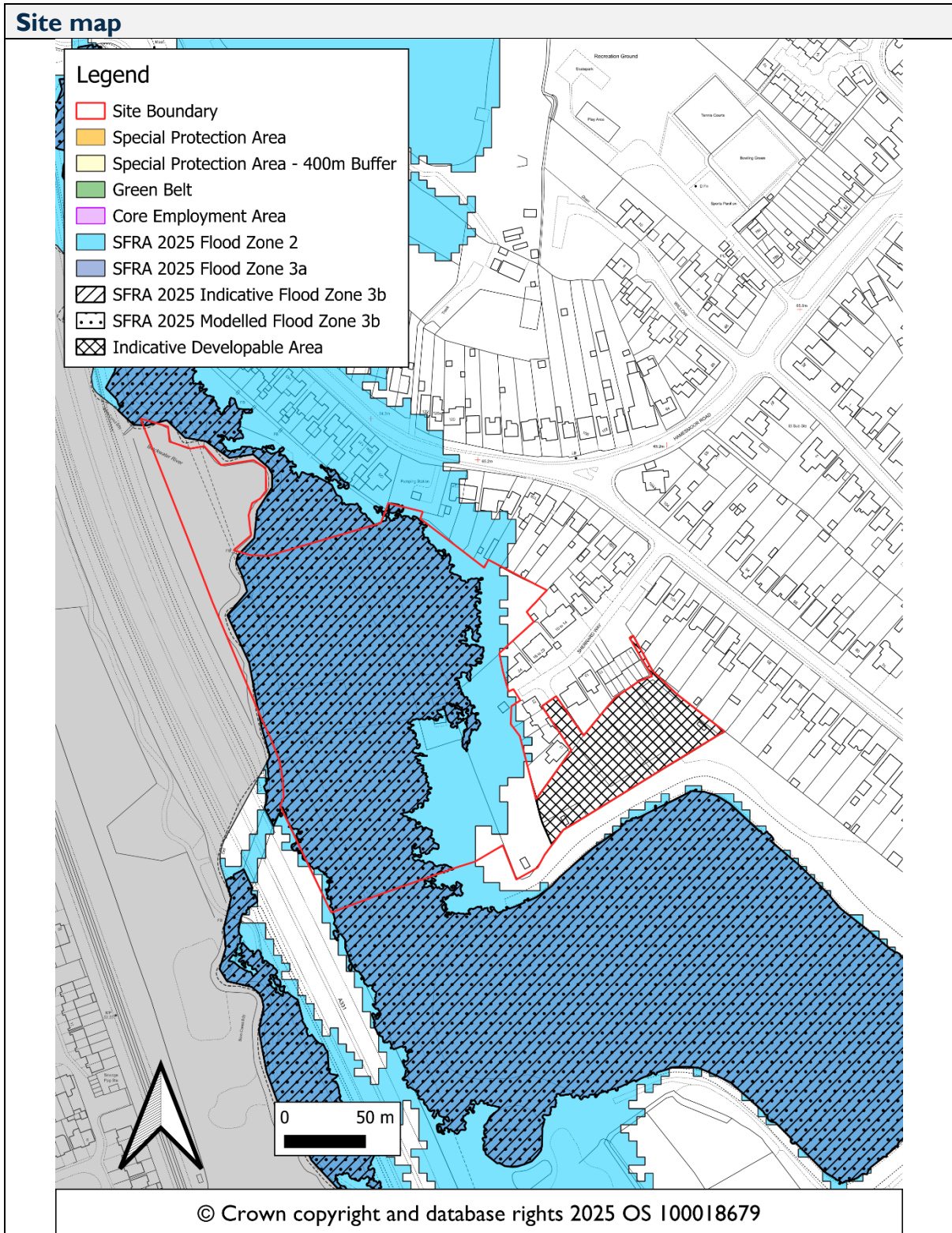


	<p>risk have been excluded from the indicative developable area, as indicated in the site map.</p> <p>A large area of the site is within areas of contaminated land, however only a small area of the indicative developable area to the south falls within this area.</p>
Site availability	
Availability information	<p>The site was originally submitted as part of the 2021 Call for Sites exercise. The site has been confirmed as available, and it is advised that the site is in single ownership and is available for development in the 1 - 5 year period.</p>
Site achievability	
Achievability information	<p>It is advised that access would be available from two points via Sherrard Way. As part of the SLAA 2022 assessment SCC Highways Authority, were consulted and identified that the site is located at the edge of a small existing residential development on the outer fringe of a built-up residential area. Although on the fringes of the residential area there are leisure, education and some shopping facilities within walking distance and bus stops on Coleford Bridge Road, with an hourly bus service. The nearest train station is within cycling distance. The site would therefore be considered acceptable in sustainable transport terms for a small residential development. In principle there would appear to be no highways issues with vehicular access to the site from the two access points indicated off Sherrard Way.</p> <p>Depending on the proposed scale of development consideration would need to be given as to whether a dedicated footway into the site would need to be provided.</p> <p>The site is adjacent to lakes situated between Mytchett and the A331 Blackwater Valley Route and is somewhat removed from the wider countryside. It is also not located on any key routes linking the countryside to the nearest settlement of Mytchett, and therefore, development of the site would have a limited impact on the character of the countryside. The site is however, impacted by various constraints including flooding and a Biodiversity Opportunity Area designation, which are likely to affect the developable area of the site, as well as its overall capacity. In addition, potentially contaminated land is present on part of the site.</p>



	Areas of medium to high flood risk have been excluded from the indicative developable area, as indicated in the site map, and has been reflected in the capacity identified for the site.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	Due to the need to address flood risk concerns for the site, as well as the potentially contaminated area of land, the site is considered developable in the 6 - 10 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	16	The site promoter advised that up to 40 dwellings could be delivered on the site. The submission indicates that a smaller scheme to the south of Sherrard Way would also be possible. Due to the significant flooding constraints and possible contamination, this leaves a reduced developable area. Accordingly, a capacity of 16 dwellings is derived for the indicative developable area.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		



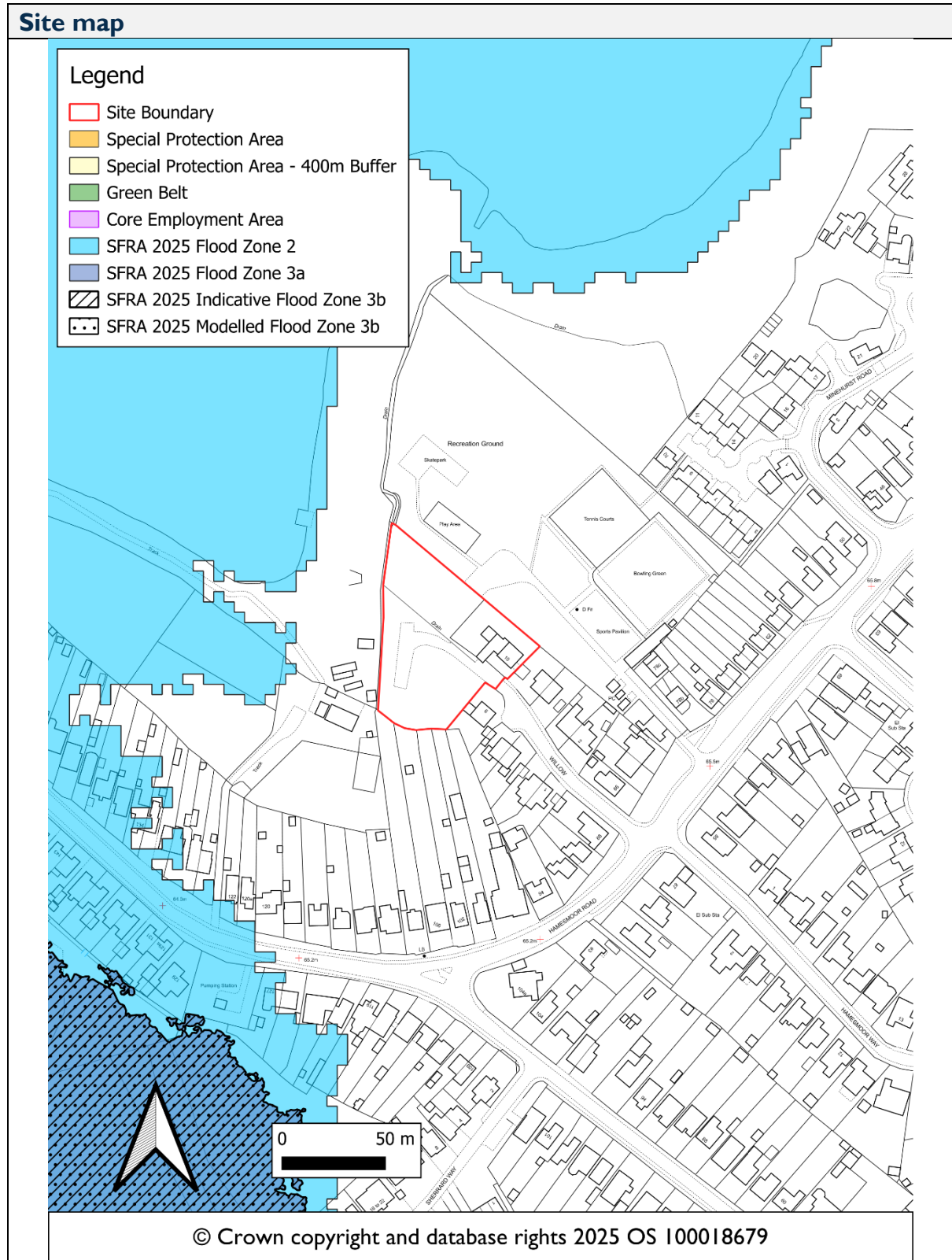


Site Information		
Address	10 Willow Close	Site ID
	Mytchett	1000
Postcode	GUI6 6JE	
Ward	Mytchett and Deepcut	
Site Area (ha)	0.4	
How site was identified	Submitted in Call for Sites	
Existing use	Vacant	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Not in planning system	
Easting	488687	
Northing	154665	
Policy, Environmental and heritage designations		
Designations:	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	No recent planning history	
Site suitability		
Suitability information	<p>The site is located within the Countryside beyond the Green Belt, outside of the defined settlement area of Mytchett. The site is north of Willow Close.</p> <p>Two residential dwellings are adjacent to the southern boundary of the site. To the east, there is a recreation ground. To the west, there are gardens of nearby residential properties, as well as an explore activity and education centre. The boundary abuts a Site of Nature Conservation Importance. There is a drainage ditch running through the middle of the site.</p> <p>The site is at low risk of fluvial flooding both now and in the future. Approximately half of the site is at low risk of surface water flooding, with a small area of the site at medium to high risk of surface water flooding. Risk of surface water flooding is expected to worsen in the future.</p>	
Site availability		



Availability information	The was originally submitted as part of the 2021 Call for Sites exercise. The site is in sole ownership and is reconfirmed as available for development in the 1-5 year period.	
Site achievability		
Achievability information	There is a drainage ditch running through the middle of the site. The submitted pro-forma advised that access would be available from Willow Close, where there is already an established road for the existing properties. Otherwise, there are no significant constraints to impede development. As part of the SLAA 2022 assessment SCC Highways Authority, were consulted and identified that the site is at the edge of an existing residential development and would be considered acceptable in sustainable transport terms. In principle, the site could be accessed from the indicated access point through land adjoining 10 Willow Close. A new access would need to be designed and constructed with appropriate visibility and geometry.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (0 - 5)?	The site is located in a sustainable location, adjoining the settlement area of Mytchett. The site is in sole ownership and has been confirmed as available. However, for the purposes of the SLAA assessment, the site is considered developable within the 6 - 10 year period, given the requirement to develop an appropriate application that could be suitable for development in relation to the climate change flood risk.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	7	The site agent has advised that up to 8 dwelling could be delivered on the site. It also states that No 10 would be demolished as part of the development.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		



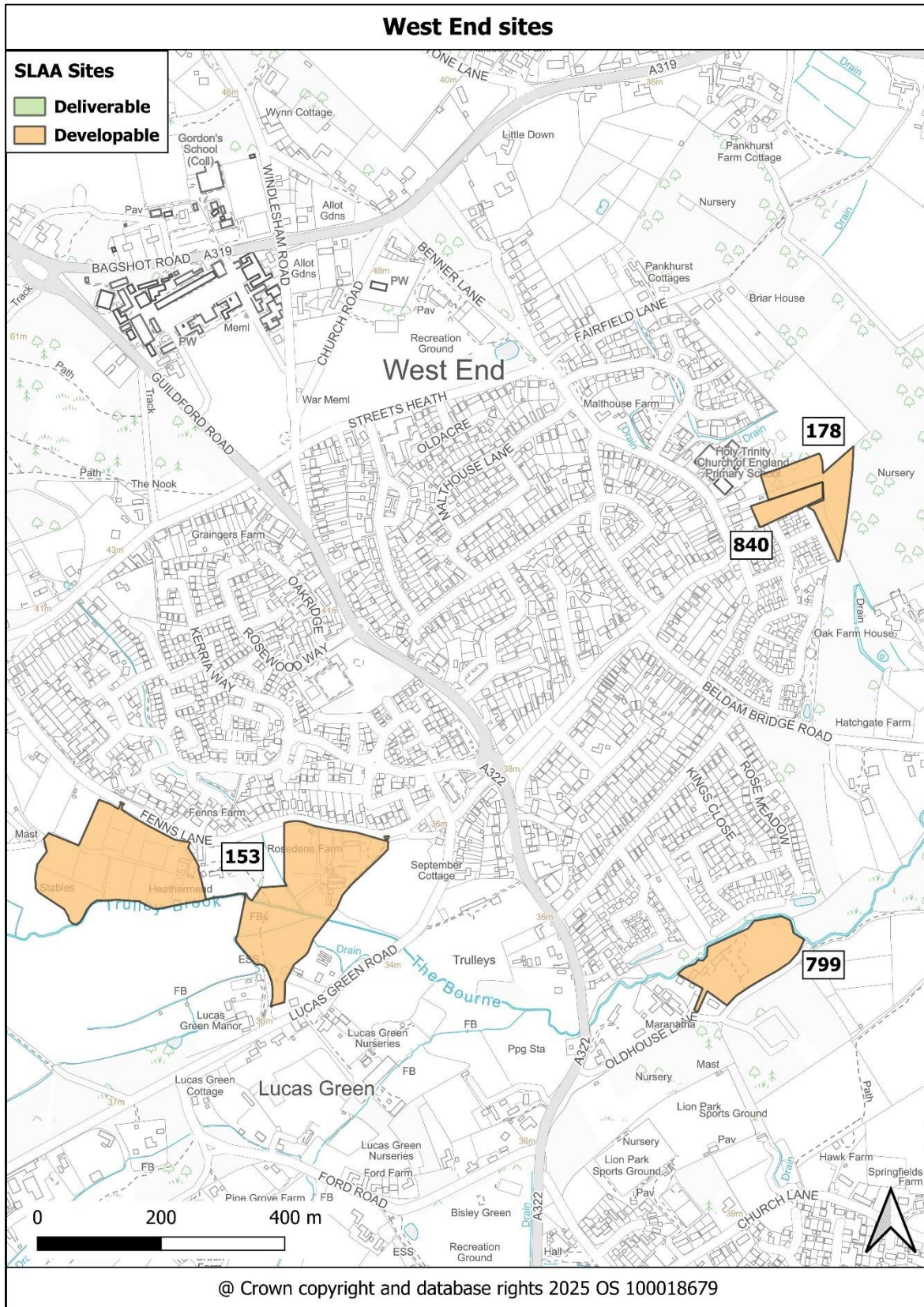


West End

Realistic Candidates for Development - West End

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
840	Land rear of 32-34 Benner Lane, West End, GU24 9LQ	8	0	8	0
153	Land south of Fenns Lane, West End, GU24 9QF	7	0	7	0
799	Land north of Old House Lane, West End, GU24 9DB	6	0	6	0
178	Land east of Benner Lane, West End, GU24 9JQ	16	0	0	16
Total		37	0	21	16





Site Information		
Address	Land rear of 32-34	Site ID
	Benner Lane	840
Postcode	West End	
	GU24 9JQ	
Ward	Bisley and West End	
Site Area (ha)	0.34	
How site was identified	Submitted in Call for Sites	
Existing use	Agricultural	
Is the site previously developed land (PDL)?	Greenfield	
Planning Status	Not in planning system.	
Easting	495329	
Northing	161017	
Policy, Environmental and heritage designations		
Designations:	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	<p>No planning history for site ID 840.</p> <p>Adjoining site of a recently complete planning application: 17/1046 - Residential development of 41 dwellings (comprising 4 x one bedroom, 9 x two bedroom, 13 x three bedroom and 15 x four bedroom units), with garages, parking, open space and access, including a principal access from the adjoining development. Outcome: Granted.</p>	
Site suitability		
Suitability information	<p>The site is located to the rear of 32 – 34 Benner Lane, adjoining the settlement area of West End.</p> <p>The site is located on land that is designated Countryside beyond the Green Belt. The site forms part of the West End housing reserve site south of Kings Road. The area to the south of the site has been developed under (17/1046) for 41 dwellings.</p> <p>Development of the site would be an extension to this development and it is notable that the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19) proposes to remove the countryside designation from this location, bringing the site into the settlement.</p>	



	The site is at low risk of fluvial flooding both now and in the future. The majority of the site is currently at low risk of surface water flooding, with a small area of the site at medium to high risk of surface water flooding. Risk of surface water flooding is expected to worsen in the future.	
Site availability		
Availability information	The site was originally submitted as part of the 2020/21 Call for Sites exercise. The site is in single ownership and has previously been confirmed to be available for development.	
Site achievability		
Achievability information	Access to the proposed development could be achieved from the recently completed access from the neighbouring development (17/1046).	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Given the access to the site has now been completed, and the small scale of the site, there is a realistic prospect that development could be achieved on this site within years 1 - 5 of the SLAA. However, progress has not been made on submitting an application for the site and it is therefore considered that the site is developable in the 6 – 10 year period.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	8	The site was originally submitted for 10 units, although the landowner has advised that the scheme that is being promoted is now for 8 units. Approximately 8 units is considered to be appropriate for the site given the surrounding built form and densities.
Indicative phasing		
Estimated delivery timescale (years): 6 – 10 years		
Site SLAA Category		
Developable		





Site Information		
Address	Land south of Fenns Lane	Site ID
	West End	153
	GU24 9QF	
Postcode		
Ward	Bisley and West End	
Site Area (ha)	2.6	
How site was identified	Submitted in Call for Sites	
Existing use	Mixed	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Recent application refused	
Easting	494396	
Northing	160407	
Policy, Environmental and heritage designations		
Designations:	Green Belt	
	EA Flood Zone 2-3	
	Within 400m of SPA	
Site History		
Relevant planning history:	19/0154 - Outline application for the erection of 74 dwellings (and the retention of Rosedene Farm), provision of accesses, landscaping and play space along with an area of public open space following the demolition of existing buildings. Outcome: Appeal Dismissed.	
Site suitability		
Suitability information	The site adjoins the southern part of the West End settlement area and is located wholly within the Green Belt, where there continues to be a presumption against inappropriate development. Planning history establishes that the site includes some areas of PDL, such as 2 dwellings and some works/storage units. As such, there could be scope for development on these areas of the site, however impact upon openness will need to be considered. A planning history search confirms the fields covering much of the site are not previously developed. The site	

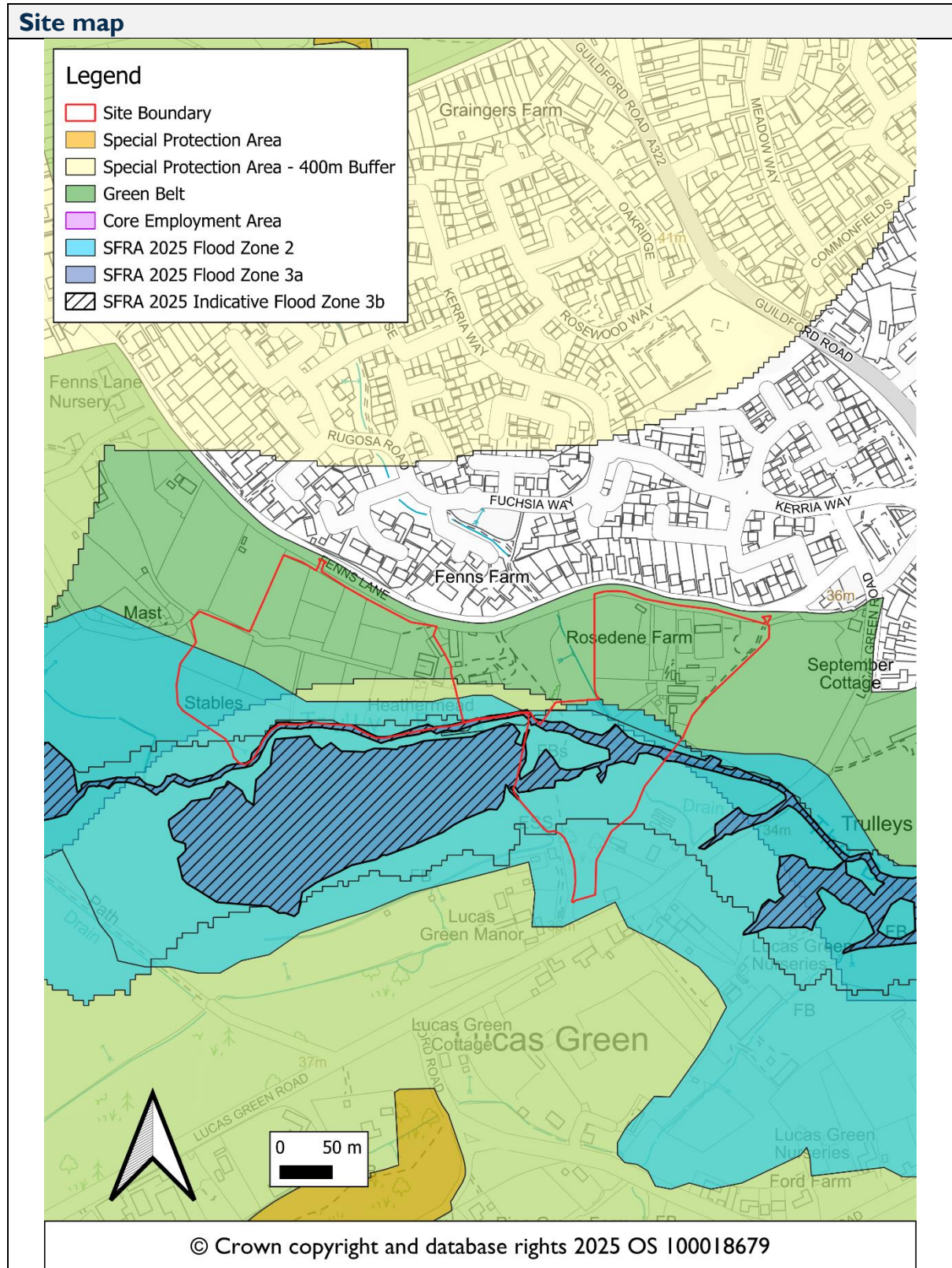


	<p>abuts the settlement area and therefore could possibly form a rural exception site.</p> <p>The Bourne River crosses the site to the south. Most of the site is at low risk of fluvial flooding, with the southernmost part of the site at medium to high risk of fluvial flooding. Most of the site is currently at low risk of surface water flooding, with the southernmost part of the site at medium to high risk of surface water flooding. Risk of surface water flooding is expected to worsen in the future.</p> <p>Although the southern site area is less than 400m from the Thames Basin Heaths SPA boundary, this area is excluded from the site promoters' areas for proposed development.</p> <p>The site falls partly within the 'River Wey plus tributaries' Biodiversity Opportunity Area for its proximity to the Bourne River. This context and the wider landscape character (sandy settled farmland) would need to be taken into account as part of any forthcoming proposal.</p>
Site availability	
Availability information	The site was originally submitted as part of the 2020/21 Call for Sites exercise. The site is in multiple ownership consisting of 4 titles and it is advised the landowners are willing to sell. A pre-application enquiry for part of the site was submitted in early 2024.
Site achievability	
Achievability information	The proposed site accesses are off Fenns Lane. There was no outstanding objection to the refused scheme of 74 units from the highways authority. There are some areas of PDL, but much of the site is undeveloped. Impact upon the openness of the Green Belt would need to be considered as part of any scheme. The site is not considered to have any abnormal development costs that would impede its viability.
Site deliverability	
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	It is expected that development would be focused on the previously developed part of the site, subject to assessment of the impact upon the openness of the Green Belt. Taking account of the planning history, including the refused major scheme and recent pre-application enquiry received in 2024, there is a realistic prospect that a minor development scheme could be achieved on this site within the 6 – 10 year period.
Potential site use	



Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	7	Based on the existing built form within the land submitted, it is considered the site could accommodate 7 net residential units.
Indicative phasing		
Estimated delivery timescale (years): 6 - 10		
Site SLAA Category		
Developable		





Site Information		
Address	Land north of Old House Lane	Site ID
	West End	799
	GU24 9DB	
Postcode		
Ward	Bisley and West End	
Site Area (ha)	1.8	
How site was identified	Submitted in Call for Sites	
Existing use	Mixed	
Is the site previously developed land (PDL)?	PDL	
Planning Status	Not in planning system.	
Easting	495221	
Northing	160257	
Policy, Environmental and heritage designations		
Designations:	Green Belt	
	EA Flood Zone 2-3	
Site History		
Relevant planning history:	<p>08/0111 - Certificate of Lawfulness for the existing use as B2 (Industry). Outcome: Granted.</p> <p>08/0371 - Certificate of Lawfulness for the existing use as B2 storage, sawing and distribution of timber and wooden pallets. Outcome: Split decision (partially approved/ refused).</p> <p>17/0529 - Application for a Certificate of Lawful Development for a proposed building. Outcome: Granted (replacement building).</p> <p>17/0532 - Application for a Certificate of Lawful Use (Existing) for use of land for the burning of timber and pallets ancillary to use of land for manufacture, repair, storage and distribution of pallets. Outcome: Not agreed.</p>	
Site suitability		
Suitability information	The site, which is partially previously developed, lies within the Green Belt to the south of West End and is separated from the revised settlement boundary (as proposed in the Submission Local Plan) by the Bourne stream, which defines the northern	

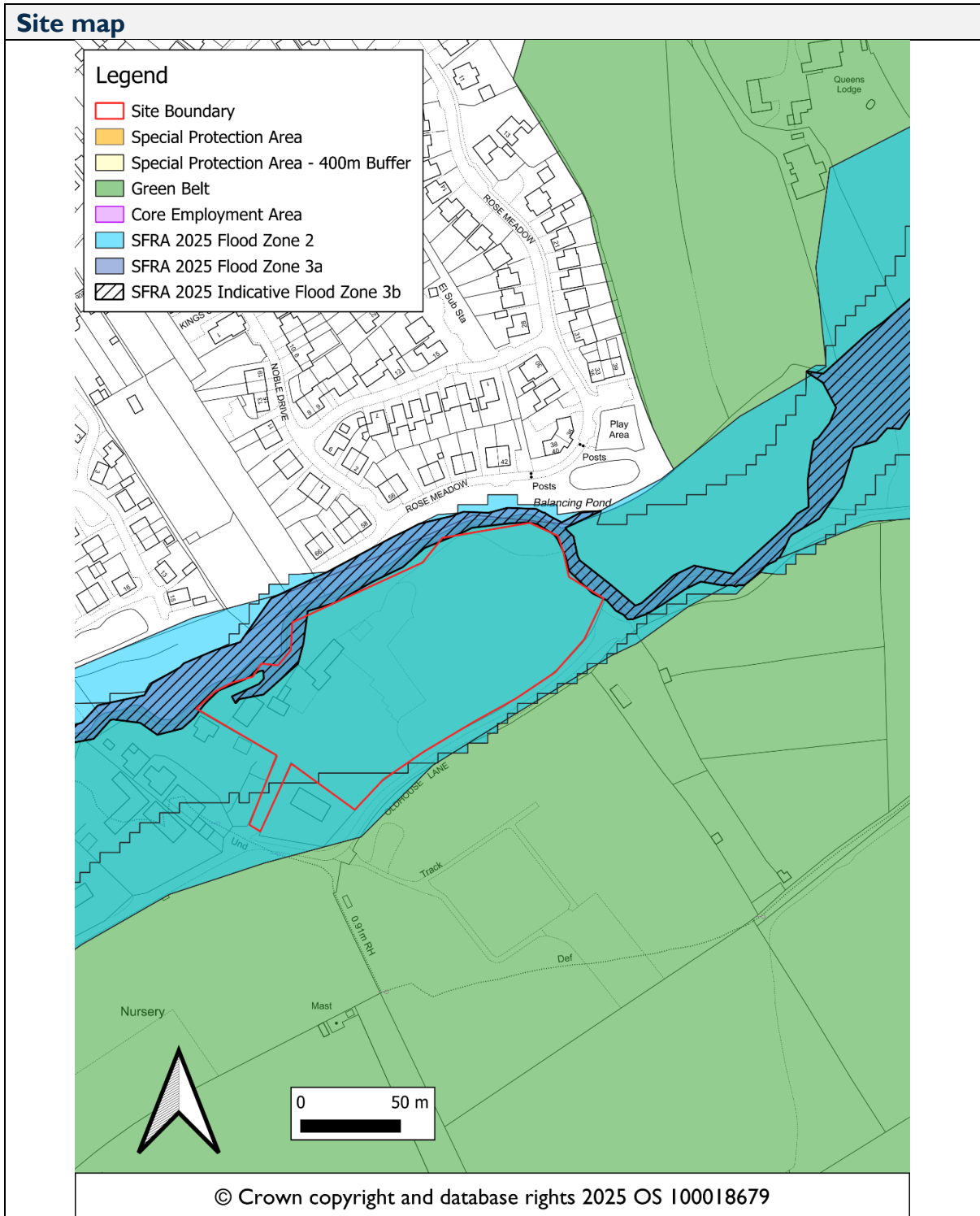


	<p>boundary of the site. The Surrey Heath Green Belt Review 2022 indicated that Parcel WE11 of the Surrey Heath Green Belt in which the site falls was considered to function strongly to prevent neighbouring towns from merging into each other. The site comprises of hardstanding and includes some PDL in the form of existing structures; ss such, there could be scope for limited development on this area of the site subject to assessment of the impact upon the openness of the Green Belt. The majority of the site is at medium risk of fluvial flooding, with areas adjacent the Bourne at high risk of fluvial flooding. Approximately half of the site is at low risk of surface water flooding, with the remainder of the site at medium to high risk of surface water flooding. Risk of surface water flooding is expected to worsen in the future.</p> <p>The site falls partly within a Biodiversity Opportunity Area designation and this would need to be taken into account as part of any forthcoming proposal, along with the retention and/or creation of a suitable watercourse buffer of semi-natural habitat.</p>
Site availability	
Availability information	The site was resubmitted as part of the 2020/21 Call for Sites exercise with a revised boundary. It is advised that the site is in single ownership and is available for development in the 1 - 5 year period, with progress being made to submitting an application in late 2023.
Site achievability	
Achievability information	<p>There are no known viability concerns for the site, notwithstanding the need for the provision of suitable infrastructure. The site comprises some PDL and some fields located wholly within the Green Belt.</p> <p>Access has been suggested from Old House Lane, where existing access already exists. As part of the SLAA 2022 assessment SCC, the highways authority, were consulted and identified that Oldhouse Lane is a private unadopted road, so there are unlikely to be any concerns with direct access onto this lane.</p> <p>However, access onto the wider highway network would need to be considered in terms of highway safety and capacity, particularly where Oldhouse Lane joins A322 Guildford Road.</p>
Site deliverability	
Can identified constraints be	The site comprises some PDL in the Green Belt. Given the existing structures present on-site, a small number of units could



<p>overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?</p>	<p>be delivered, subject to assessment of the impact upon the openness of the Green Belt. Given the recent planning history, there is evidence that the landowner is willing to develop the site. However, the site is currently in employment use. In accordance with Core Strategy (2011-2028) Policy CP8, the loss of employment sites will only be permitted where wider benefits to the community can be shown. This can only be demonstrated through the planning application process. The site is not designated as either a Strategic or Locally Important Employment Site in the submitted Surrey Heath Local Plan (2019-2038). At present, the site is considered developable rather than deliverable.</p>	
<p>Potential site use</p>		
<p>Use type</p>	<p>Indicative no. residential units (net)</p>	<p>Supporting comments</p>
<p>Housing (market, affordable, starter homes, self-build)</p>	<p>6</p>	<p>The most recent submission advised that the site could have a capacity of 99 dwellings in the 1 – 5 year period. However, in line with the NPPF (2023), this assessment is based on the existing permanent buildings and structures on PDL areas of the site. Therefore, the estimated capacity has been reduced to 6.</p>
<p>Indicative phasing</p>		
<p>Estimated delivery timescale (years): 6 - 10</p>		
<p>Site SLAA Category</p>		
<p>Developable</p>		





Site Information		
Address	Land east of Benner Lane (partial Housing Reserve site)	Site ID
	West End	178
Postcode	GU24 9JQ	
Ward	Bisley and West End	
Site Area (ha)	1.28	
How site was identified	Existing Local Plan Allocations	
Existing use	Mixed	
Is the site previously developed land (PDL)?	Greenfield	
Planning Status	Housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	495385	
Northing	161009	
Policy, Environmental and heritage designations		
Designations:	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	No planning history identified.	
Site suitability		
Suitability information	<p>The site is located within the Countryside beyond the Green Belt to the east of the settlement area of West End. The land is allocated as a housing reserve site in the Local Plan (2011-2028) (saved policy H8) and it is notable that the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19) proposes to remove the countryside designation from this location, bringing the site into the settlement. It consists of agricultural land and woodland.</p> <p>The area covering the existing primary school, the properties and land south of along Fairfield Lane, and the curtilage of Malthouse Farm has not been included within the site boundary.</p>	

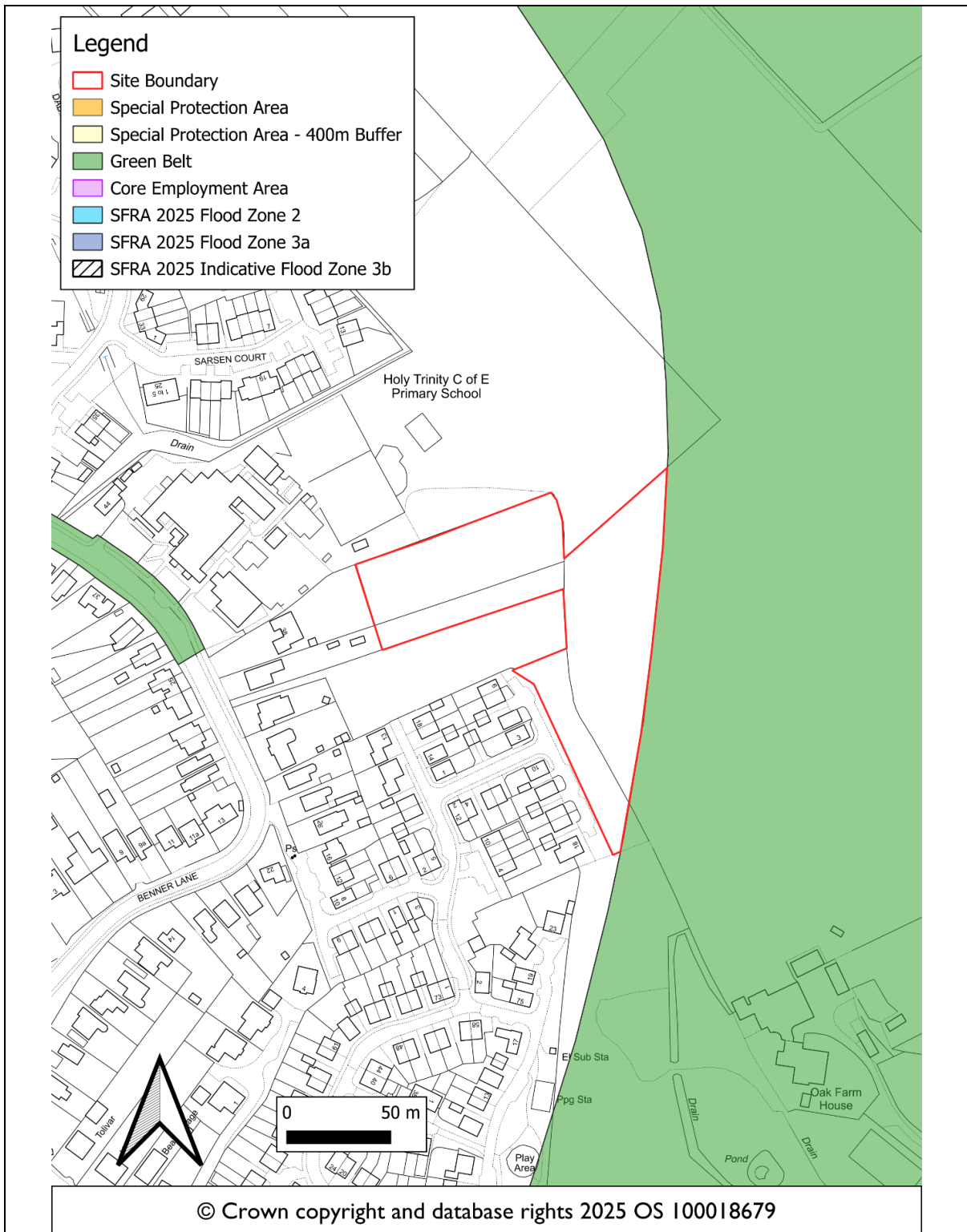


	<p>The site forms part of the remaining area of the reserve site that does not have a granted planning permission.</p> <p>The site is at low risk of fluvial flooding both now and in the future. Most of the site is at low risk of surface water flooding both now and in the future, with the remainder of the site currently at medium to high risk of surface water flooding. Risk of surface water flooding is expected to increase in the future.</p>	
Site availability		
Availability information	<p>Areas of the site that are unavailable have been removed from the original site assessment area. This includes Holy Trinity School and areas north of the school. The north western part of the site is currently subject to pre-application discussion, however it would be preferable for the site to come forward as one development.</p>	
Site achievability		
Achievability information	<p>Access could be through and extension to the existing accesses created at neighbouring development sites.</p>	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	<p>The majority of the reserve sites at West End now have approved planning applications. The site is comprised of multiple titles which may impact the site's lead in and assembly. It is considered that phasing for comprehensive development would be most suitable in the medium term.</p>	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	16	<p>Capacity based on remaining site area at West End housing reserve site (excludes school, listed building, the curtilages of existing residences on Fairfield Lane and land south of Fairfield Lane, and application sites 17/1046, 16/0323 and 15/0445).</p> <p>Given the irregular shape of the remaining land, the capacity is assessed to be at a lower density than Policy DH2 sets out.</p>
Indicative phasing		



Estimated delivery timescale (years): 11 – 15
Site SLAA Category
Developable
Site map



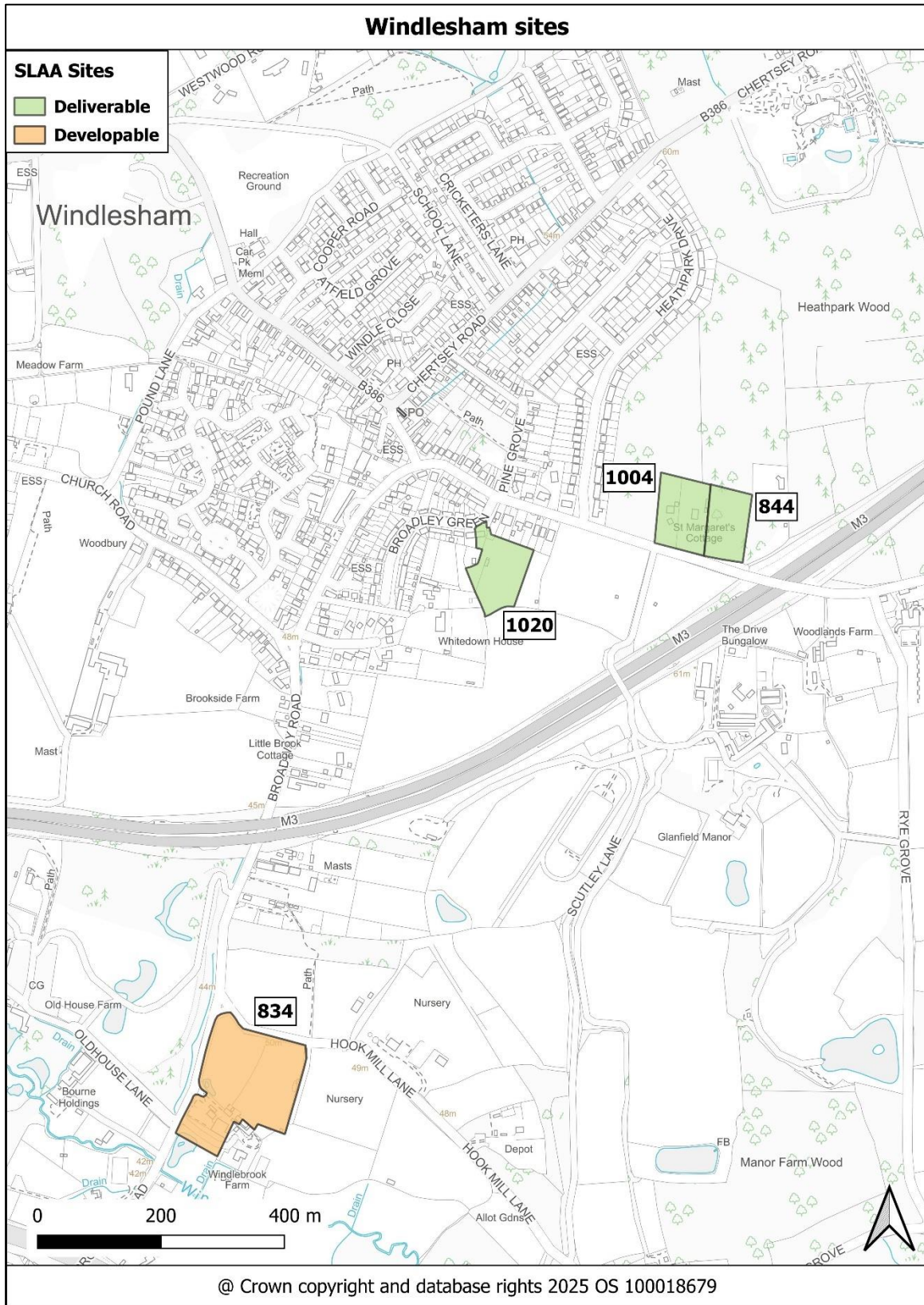


Windlesham

Realistic Candidates for Development - Windlesham

Site ID	Site Address	No. of Homes (net)	Anticipated Delivery Period		
			1 - 5	6 - 10	11 - 15
844	Land at Chamness, Woodlands Lane, Windlesham, GU20 6AS	20	20	0	0
834	Broadway Green Farm, Broadway Road, Windlesham, GU18 5SU	5	0	5	0
1020	Land South Of Beach House Woodlands Lane Windlesham Surrey GU20 6AP	19	19	0	0
1004	St Margarets Cottage And The Ferns, Woodlands Lane, Windlesham, Surrey, GU20 6AS	14	14	0	0
Total		58	53	5	0





Site Information		
Address	Land at Chamness	Site ID
	Woodlands Lane	844
	Windlesham	
Postcode	GU20 6AS	
Ward	Windlesham and Chobham	
Site Area (ha)	0.77	
How site was identified	Planning application	
Existing use	Woodland	
Is the site previously developed land (PDL)?	Greenfield	
Planning Status	Planning Application & housing allocation in the submitted Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19)	
Easting	494327	
Northing	163514	
Policy, Environmental and heritage designations		
Designations:	Countryside beyond the Green Belt	
	TPO(s)	
Site History		
Relevant planning history:	23/0080/FFU - Development of 20 affordable dwellings with new access from Woodlands Lane. Outcome: Resolution to grant subject to S106 legal agreement after the base date of the SLAA.	
Site suitability		
Suitability information	<p>The site is densely wooded and is wholly within a TPO. The site was previously submitted for 20 dwellings as part of the Call for Sites exercise. Due to the wooded nature of the site, it is considered that a low density development is suitable for the site. The site is entirely within the Countryside beyond the Green Belt, however the Regulation 19 Local Plan proposes that the area is removed from the Countryside beyond the Green Belt and brought into the settlement area of Windlesham.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with a small percentage of the site at medium to high risk of surface water flooding now and in the future.</p>	



Site availability		
Availability information	The site was originally submitted as part of the 2021 Call for Sites exercise. A planning application has been submitted for 20 units, following pre application discussions. The site promoter has indicated that the site is deliverable in the 1 – 5 year period.	
Site achievability		
Achievability information	Requires provision of a new access from Woodlands Lane; appropriate access has been considered achievable through recent planning application 23/0080/FFU.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	The site is covered by a Woodland TPO and entirely within the Countryside beyond the Green Belt, however the Regulation 19 Local Plan proposes that the area is removed from the Countryside beyond the Green Belt and brought into the settlement area of Windlesham. Given that an application has been submitted for the site and has a resolution to grant, clear progress is being made toward the delivery of new homes on this site within the first five years of the SLAA.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	20	Application for 20 residential units has resolution to grant. Capacity considered reasonable for site given surrounding densities and site constraints.
Indicative phasing		
Estimated delivery timescale (years): 1 – 5		
Site SLAA Category		
Deliverable		





Site Information		
Address	Broadway Green Farm	Site ID
	Broadway Road	834
Postcode	Windlesham	
	GU18 5SU	
Ward	Lightwater	
Site Area (ha)	2.43	
How site was identified	Submitted in Call for Sites	
Existing use	Mixed	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Not in planning system	
Easting	493543	
Northing	162606	
Policy, Environmental and heritage designations		
Designations:	Green Belt	
	EA Flood Zone 2-3	
Site History		
Relevant planning history:	Application: 22/0338/FFU - Construction of 8 dwellings (6 detached dwellings and 1 pair semi-detached dwelling) with garages, parking, landscaping and open space following demolition of existing commercial buildings and removal of hard surfaced areas. Outcome: Refused.	
Site suitability		
Suitability information	<p>The site is located in the Green Belt, north of Lightwater and south of Windlesham, to the east of Broadway Road.</p> <p>The site includes an open field, currently used for grazing horses. This field is bordered, in part, by small trees and shrubs. The site is surrounded by predominantly rural fields.</p> <p>The gradient of land at the site gently rises to the northeast. At the southwestern part of the site, close to the boundary with Broadway Road, there is a cluster of small light industrial and trade counter units that were previously converted from agricultural buildings. There is also hardstanding with these uses.</p>	

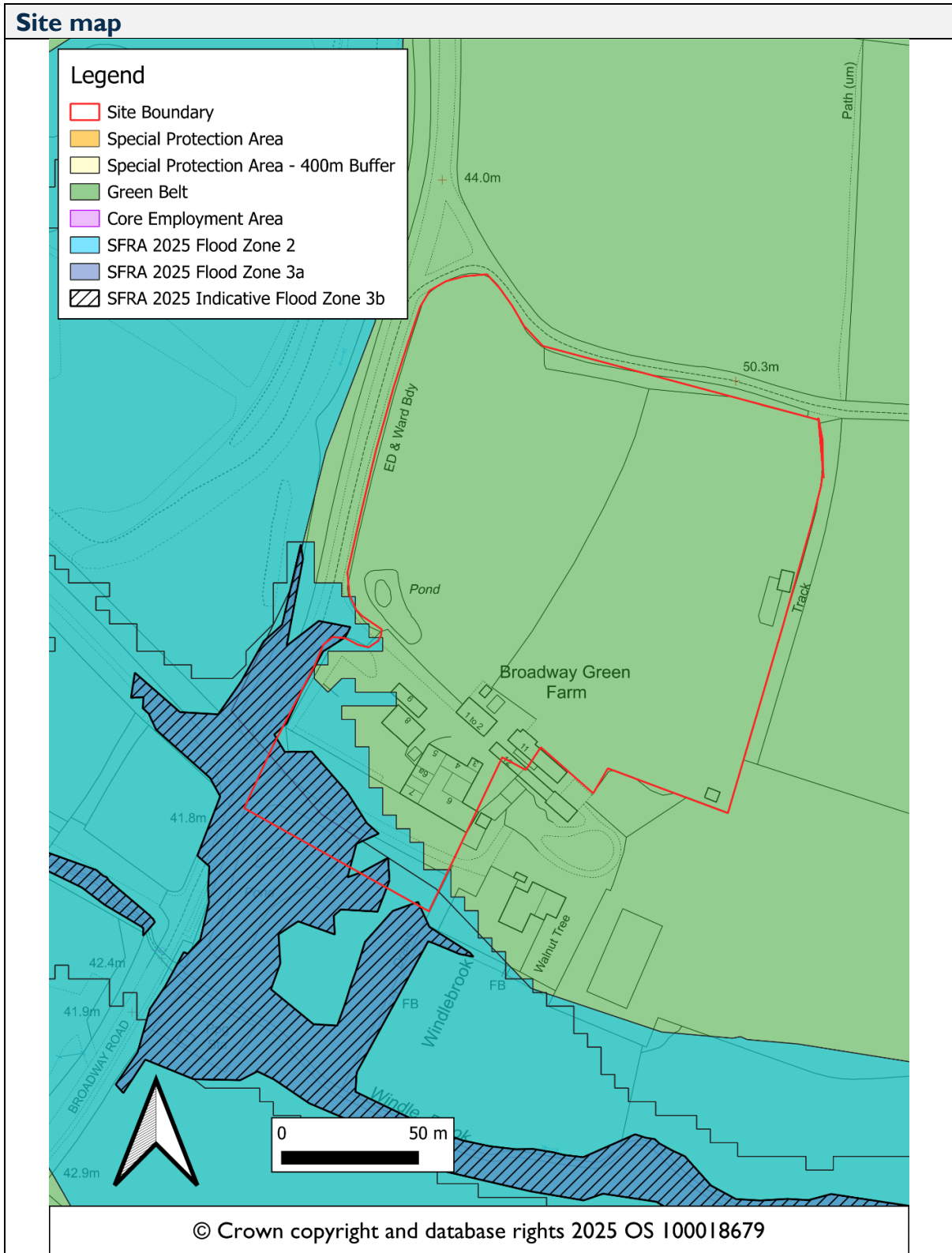


	<p>A small watercourse, the Windle Brook, lies a little way south of the site.</p> <p>The site is in the Green Belt, where there is a presumption against inappropriate development. A planning history search demonstrates that the former agricultural buildings to the southwest of the site were retrospectively granted planning permission for industrial and business activities. The buildings in these areas are considered to be previously developed land (PDL), in accordance with policy in the NPPF. The remainder of the site is not considered to be previously developed. Reflecting the partially previously developed nature of the site, there would be scope for some development however impact upon the openness of the Green Belt will need to be considered. Most of the site is at low risk of fluvial flooding, with the southwestern most part of the site at medium to high risk of fluvial flooding. Most of the site is currently at low risk of surface water flooding, with the southwestern most part of the site at medium to high risk of surface water flooding. Risk of surface water flooding is expected to worsen in the future.</p>
<p>Site availability</p>	
<p>Availability information</p>	<p>The site was originally submitted as part of the 2021 Call for Sites exercise. It is advised that the site is within single ownership and remains available for development in the 1 - 5 year period.</p> <p>All current businesses would need to relocate if the site were to be developed for residential use. It is advised that although there are several business tenants, they are on short-term flexible leases and therefore this would not preclude vacant possession in the short-term.</p>
<p>Site achievability</p>	
<p>Achievability information</p>	<p>There is existing access from Broadway Road, which, subject to consultation with Surrey County Council Highways Authority, could be improved. The submission advises that there are no known unusual development costs that could raise viability concerns. However, the likely requirement for the demolition of existing buildings in order to facilitate residential development at the site may constitute a significant development cost and have implications for the phasing of the site's development.</p>
<p>Site deliverability</p>	



Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	Given that the site has been confirmed as available, there is evidence that the landowner is willing to develop the site. However, the site is currently in employment use. In accordance with Core Strategy Policy CP8, the loss of employment sites will only be permitted where wider benefits to the community can be shown. This can only be demonstrated through the planning application process. At present, the site is therefore considered developable rather than deliverable.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	5	The site has been put forward for 6 - 8 units in the Call for Sites submission. Based on the existing built form within the land submitted, as well as recent planning history, it is considered the site could accommodate 5 residential units.
Indicative phasing		
Estimated delivery timescale (years): 6 – 10		
Site SLAA Category		
Developable		





Site Information		
Address	St Margarets Cottage and the Ferns	Site ID
	Woodlands Lane	1004
Postcode	Windlesham	
	GU20 6AS	
Ward	Windlesham and Chobham	
Site Area (ha)	0.92	
How site was identified	Planning Application	
Existing use	C3 Dwellings	
Is the site previously developed land (PDL)?	Previously Developed Land	
Planning Status	Planning Application	
Easting	494327	
Northing	163514	
Policy, Environmental and heritage designations		
Designations:	Countryside beyond the Green Belt	
Site History		
Relevant planning history:	<p>23/0581/FFU: Erection of nine dwellings following demolition of existing dwelling. Outcome: appeal allowed (after base date of SLAA).</p> <p>23/0486/FFU: Demolition of existing dwelling and erection of seven dwellings with associated landscaping and parking. Outcome: appeal allowed (after base date of SLAA).</p>	
Site suitability		
Suitability information	<p>The site is located north of Woodlands Lane, east of Windlesham village. The site is within 500m of the shops and services of Windlesham village centre. The site is surrounded by dense woodland that is covered by a Tree Preservation Order. The site comprises two dwellings and their curtilage. Further significant tree coverage is included within the site, which would need to be considered as part of any development proposal.</p> <p>The site forms part of the wider Housing Reserve Site designated through saved policy H8 of the Surrey Heath Local Plan 2000. The site is entirely within the Countryside beyond the Green Belt, however the Regulation 19 Local Plan proposes that</p>	

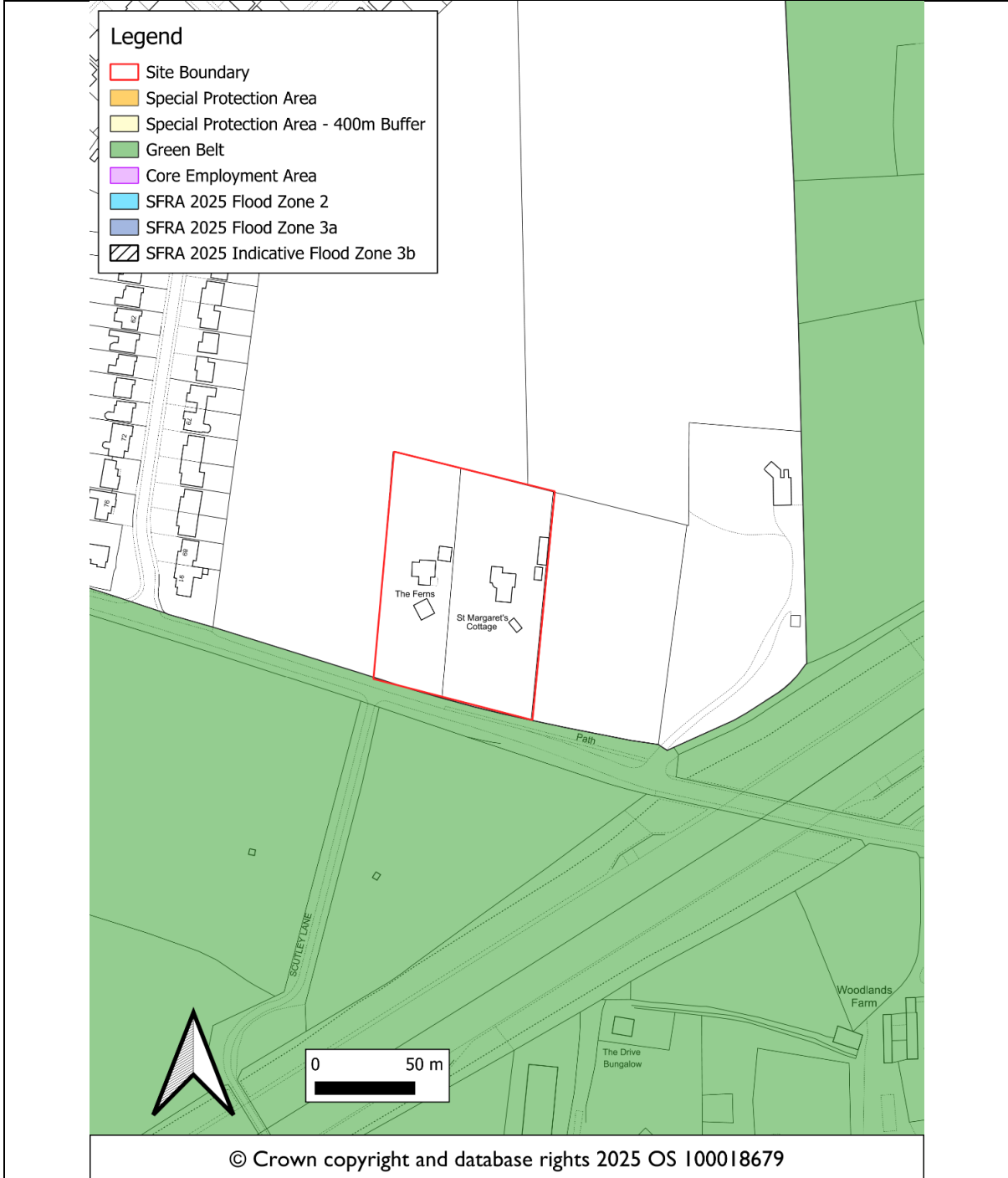


	<p>the area is removed from the Countryside beyond the Green Belt and brought into the settlement area of Windlesham.</p> <p>The site is at low risk of fluvial flooding both now and in the future. The majority of the site is at low risk of surface water flooding both now and in the future, with a small percentage of the site at medium to high risk of surface water flooding now and in the future.</p>	
Site availability		
Availability information	<p>The site is in multiple landownership. The landowners previously submitted a planning application to develop this site for 34 residential dwellings. The site has since had two applications submitted and both have been allowed on appeal, splitting the area into two parcels.</p>	
Site achievability		
Achievability information	<p>Constraints have been identified in relation to the TPO covering half of the site. However, this is not considered to prohibit development. Given the small scale of the site and recent planning history, the development could be delivered with the first five years of the SLAA. The site promoter has noted that as the owners will be implementing as soon as possible, so the site remains a viable, available and deliverable site for development.</p>	
Site deliverability		
Can identified constraints be overcome?	<p>Both applications submitted for the site have been allowed on appeal and included as a housing allocation in Policy HAI of the Pre Submission Surrey Heath Local Plan (2019-2038). Therefore it is reasonable to conclude that the 14 units will come forward on the site by 2029. Given the scale of the site, the proposed development could be delivered within the first five years of the SLAA.</p>	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	14	The site is being promoted for a capacity of 14 net units in total, which reflects half of the site being within a TPO and recent planning history.
Indicative phasing		
Estimated delivery timescale (years): 1 - 5		
Site SLAA Category		



Deliverable

Site map



Site Information		
Address	Land south of Beach House	Site ID
	Woodlands Lane	1020
Postcode	Windlesham	
	GU20 6AP	
Ward	Windlesham and Chobham	
Site Area (ha)	0.95	
How site was identified	Planning application	
Existing use	Mixed	
Is the site previously developed land (PDL)?	Mixed	
Planning Status	Approved application (after base date of SLAA)	
Easting	493967	
Northing	163436	
Policy, Environmental and heritage designations		
Designations:	Green Belt	
	Settlement area	
Site History		
Relevant planning history:	<p>18/0734: Outline application for the erection of 15 affordable dwellings (six for affordable rent and nine for affordable shared ownership) with access off Broadley Green. Access only with all other matters reserved. Outcome: Granted.</p> <p>22/0935/OOU: Outline application for the demolition of 1 Broadley Green to facilitate the erection of 20 residential (Use Class C3) dwellings for age restricted (55+ years) accommodation with new means of access off Broadley Green with access to be determined and all other matters reserved. Outcome: Granted (after base date of SLAA).</p>	
Site suitability		
Suitability information	The application site comprises a dwelling at 1 Broadley Green and area of open undeveloped land to the south of Woodlands Lane and its junction with Broadley Green. The site is almost entirely within the Green Belt but adjacent to the defined	



	settlement of Windlesham. There are TPO trees along the sites western boundary. The principle of development has been confirmed through previous planning applications.	
Site availability		
Availability information	The site is currently owned by a single landowner. The planning history shows that the developer has been willing to redevelop the site.	
Site achievability		
Achievability information	The planning history shows that the developer has been willing to redevelop the site.	
Site deliverability		
Can identified constraints be overcome? Is the site viably developable (6 - 15 years) or deliverable (1 - 5)?	This is a deliverable site. The site has been confirmed as available for development immediately. Given the recent 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 SLAA.	
Potential site use		
Use type	Indicative no. residential units (net)	Supporting comments
Housing (market, affordable, starter homes, self-build)	19	Capacity as approved application.
Indicative phasing		
Estimated delivery timescale (years): 1 - 5		
Site SLAA Category		
Deliverable		



Site map

