



Strategic Land Availability Assessment

Appendix 6 – Site Delivery



February 2025

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I. Introduction

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

Phasing assumptions:

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

C3 Outstanding capacity (Commenced)

1. For sites over 50 units, phasing information received from site agents has been used where provided and considered to be reasonable. Where specific phasing assessments have not been provided or there are not site specific reasons why the site may come forward over a shorter period (e.g. flatted development), the outstanding site capacity has been annualised over the relevant 5-year plan period, unless there is evidence to suggest that the site will be delivered within the first two years of the plan period.
2. Sites delivering fewer than 50 units are expected to be delivered over the first two years of the SLAA period.

C3 Outstanding capacity (Approved) - Detailed Permissions

1. For sites over 50 units, phasing information received from site promoters has been used where provided and is considered to be realistic. Where specific phasing assessments have not been provided or are not considered to be realistic, unless there are specific reasons why the site may come forward over a shorter period, the outstanding site capacity has been annualised over years 3 – 5 of the plan period.
2. Phasing for sites delivering fewer than 50 units has been annualised over years 3 – 5 of the plan period, except where there is clear evidence that homes will not be delivered in the first five years.



C3 Outstanding capacity (Approved) - Outline Permissions

1. For sites delivering more than 50 units, phasing information received from site promoters has been used where provided and considered reasonable.
2. Where there is evidence that the site could deliver homes within the next five years, this has been annualised over years 3 – 5 of the SLAA period.
3. For sites delivering fewer than 50 units, this has been annualised over years 3 – 5 of the plan period.

Care Homes – Detailed Permissions

1. Phasing information provided by site promoters has been used where available.
2. Delivery has been annualised over years 3 – 5, or the relevant 5-year SLAA period, where no phasing information was provided.

Care Homes - SLAA

1. Phasing of these sites is annualised through the relevant five-year period (annualised through years 3 – 5 where expected to deliver in the first five years of the plan period).

Major SLAA Sites (above 25 net units)

1. All site promoters have been contacted to provide evidence of projected delivery.
2. Phasing information provided by site promoters has been used where available and considered to be realistic.
3. For sites where there is clear evidence that delivery will be within the first five years of the plan period, phasing has been annualised over years 3 – 5 unless specific delivery timescales are provided and considered realistic.
4. Phasing for sites delivering in years 6 – 10 or 11 – 15 has been annualised throughout the relevant five-year period.
5. It is important to note that the SLAA 2024 15 year period extends one year beyond the Plan Period. Therefore no capacity other than windfalls is attributed to the 15th Year of the SLAA period.



Table I: Projected Site Phasing Assessment

C3 Outstanding Permissions - Commenced																			
Application	Site Name	Total Units (Net)	Complete	Outstanding	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39
12/0546	Princess Royal Barracks Brunswick Road Deepcut Camberley GU16 6RN	1198	359	839	14	82	186	202	152	140	63	0	0	0	0	0	0	0	0
21/0769/FFU	Frimhurst Farm Deepcut Bridge Road Deepcut Camberley Surrey GU16 6RF	65	0	65	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19/0251	Victoria Court 407-409 London Road And 9-13A Victoria Avenue Camberley GU15 3HL	64	0	64	0	32	32	0	0	0	0	0	0	0	0	0	0	0	0
18/0613	Land at 84 - 100 Park Street, Camberley, GU15 3NY	61	0	61	0	31	30	0	0	0	0	0	0	0	0	0	0	0	0
19/0031 (RM)	The Waters Edge, 220 Mytchett Road, Mytchett, Camberley, GU16 6AG	248	210	38	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sites less than 25 units		70	0	70	51	13	6	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL		1706	569	1137	168	158	254	202	152	140	63	0	0	0	0	0	0	0	0
C3 Outstanding Permissions - Detailed Permissions (Not Commenced)																			
Application	Site Name	Total Units (Net)	Complete	Outstanding	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39
20/1048/FFU	Land West of Sturt Road, Frimley Green, GU16 6HY	160	0	160	0	0	53	53	54	0	0	0	0	0	0	0	0	0	0
20/0318/RRM	Heathpark Wood, Heathpark Drive, Windlesham	116	0	116	0	0	38	39	39	0	0	0	0	0	0	0	0	0	0
22/1125/GPD	S G S House 217 - 221 London Road Camberley Surrey GU15 3EY	30	0	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0
Sites less than 25 units		87	0	87	0	0	50	16	21	0	0	0	0	0	0	0	0	0	0
TOTAL		393	0	393	0	30	141	108	114	0	0	0	0	0	0	0	0	0	0
Care Homes (C3 equivalent) - Detailed Permissions and Commencements																			
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	
12/0546	Princess Royal Barracks Brunswick Road Deepcut Camberley GU16 6RN	90	47	0	0	15	16	16	0	0	0	0	0	0	0	0	0	0	
21/0023/PCA	141 Park Road Camberley Surrey GU15 2LL	32	32	0	0	11	11	12	0	0	0	0	0	0	0	0	0	0	
17/0647	Orchard Cottage, Shepherds Lane, Windlesham, Surrey, GU20 6HL	65	34	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sites less than 25 units		27	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL		214	132	53	0	26	27	28	0	0	0	0	0	0	0	0	0	0	
Lapse Rate Application (-4%) on non-commenced Permissions		Total Units (Net)		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	
Total (Rounded)		-22		0	9	7	3	3	0	0	0	0	0	0	0	0	0	0	



Care Homes (C3 equivalent) - Identified SLAA Sites																		
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39
887	Land at Loen, St Catherines Road, Deepcut, GU16 7NJ	48	48	0	0	24	24	0	0	0	0	0	0	0	0	0	0	0
21	61 - 63 London Road, Camberley, GU19 5DT	58	31	0	0	0	0	0	0	0	0	0	0	8	8	8	7	0
TOTAL		106	79	0	0	24	24	0	0	0	0	0	0	8	8	8	7	0

Major SLAA Sites (Above 25 Units)																		
Site ID	Site Name	Total Units (Net)	Complete	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39
814	London Road Regeneration Block, London Road, Camberley, GU15 3JY	524	0	0	0	0	0	0	70	80	0	0	0	125	125	124	0	0
27	Land East of Knoll Road, Camberley, GU15 3SY	342	0	0	0	0	0	0	0	0	115	115	110	0	0	0	0	0
25	Camberley Station, Station House,,1 Pembroke Broadway, Camberley, GU15 3XD	200	0	0	0	0	0	66	67	67	0	0	0	0	0	0	0	0
907	Sir William Siemens Square, Chobham Road, Frimley, GU16 8QD	170	0	0	70	70	30	0	0	0	0	0	0	0	0	0	0	0
447	Chobham Rugby Club, Windsor Road, Chobham, GU24 8LD	91	0	0	0	0	0	0	19	18	18	18	18	0	0	0	0	0
299	Land off Spencer Close, Sturt Road, Frimley Green, GU16 6HW	60	0	0	0	0	0	0	0	0	0	0	0	15	15	15	15	0
247	Bagshot Depot and Archaeology Centre, London Road, Bagshot, GU19 5HN	50	0	0	0	0	0	0	0	0	0	0	0	13	13	12	12	0
1005	St James House, Knoll Road	40	0	0	0	0	0	0	0	0	0	0	0	8	8	7	7	0
1015	Former Portesbury School, Portesbury Road, GU15 3DE	36	0	0	0	0	0	0	8	7	7	7	7	0	0	0	0	0
240	Camberley Centre, France Hill Drive, Camberley, GU15 3QG	35	0	0	0	0	0	0	7	7	7	7	7	0	0	0	0	0
833	York Town Car Park, Sullivan Road, Camberley, GU15 3BA	27	0	0	0	0	0	0	0	0	0	0	0	7	7	7	6	0
TOTAL		1575	0	0	70	70	30	66	171	179	147	147	142	168	168	165	40	0

Small SLAA Sites, Windfall and Rural Exception Sites																		
	Total Units (Net)	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39		
SLAA Sites (below 25 units)	467	0	27	35	6	38	75	53	40	37	33	35	32	29	27	0		
Windfall Allowance (Small Sites, Prior Notifications, and Rural Exception Sites)	553	0	0	43	42	42	43	43	43	42	42	43	43	43	42	42		

Overall Total																		
	Total Units (Net)	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39		
TOTAL	1956	221	276	586	436	437	429	338	230	226	217	254	251	245	116	42		



Table 2: Summary of Site Deliverability Evidence for First Five Years

Site ID	Site Address	Area	No. of homes (net) in Years 1-5	Summary of Evidence
25	Camberley Station, Station House, 1 Pembroke Broadway, Camberley, GU15 3XD	Camberley	66	<p>The site is identified has having an indicative capacity for 200 units over the Plan period.</p> <p>The site is allocated in the Submitted Local Plan and the site promoter has confirmed that the aspiration is for site delivery in the first five year period. Detailed pre-application discussions have been ongoing from 2023/24. A planning application is anticipated in 2025.</p> <p>The site has been assessed broadly through the site typologies in the Local Plan Viability Assessment. As a result of this assessment the requirement for affordable housing as set out in Local Plan Policy H7 is 25% where the development lies within Camberley Town Centre and is fully flatted.</p> <p>On this basis, it is considered reasonable that part of the site (approximately a third of the site capacity) will be delivered in the first five years of the SLAA period.</p>



Site ID	Site Address	Area	No. of homes (net) in Years 1-5	Summary of Evidence
887	Land at Loen, St Catherines Road, Deepcut, GU16 7NJ	Deepcut	48	<p>The site is in single landownership. The site promoter has identified delivery in the 1 – 5 year period with completions in 2026/27 and 2027/28. Following detailed pre-application discussions, a planning application was submitted in October 2024 (24/0922/FFU) for 48 (net) units in extra-care (C2) use. The application is currently undetermined. A range of evidence supports the planning application including on topography, woodland management, drainage, ecology, arboriculture and waste. Therefore, 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 period.</p>



Site ID	Site Address	Area	No. of homes (net) in Years 1-5	Summary of Evidence
907	Sir William Siemens Square, Chobham Road, Frimley, GU16 8QD		170	<p>Planning permission was granted in August 2024 and the permission is valid for one year. Delivery reflects the site promoters proposed delivery rates, however this has been pushed back by 1 year as it was not considered realistic to include capacity in 2024/25.</p> <p>The planning application was supported by a range of technical information including a Land contamination assessment, Arboricultural Impact Assessment, a Flood and Drainage Strategy and an Archaeology Statement. SANG capacity has been secured from within Hart District.</p> <p>Therefore, 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 period.</p>



Site ID	Site Address	Area	No. of homes (net) in Years 1-5	Summary of Evidence
908	99 - 109 Guildford Road, Lightwater, GU18 5SB	Lightwater	21	<p>Planning permission 24/0136/FFU granted in December 2024 is valid for one year. The build out rates reflect feedback from the applicants that commencement will be in the first quarter of 2025 and completion expected in quarter 3 2026. The application is supported by a range of site assessment work with further information to be submitted to comply with relevant planning conditions such as a land contamination scheme. The site owner has signed the legal agreement related to the planning permission above along with the applicant who has an option agreement on the land.</p> <p>Therefore, 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 period.</p>



Site ID	Site Address	Area	No. of homes (net) in Years 1-5	Summary of Evidence
844	Land at Chamness, Woodlands Lane, Windlesham, GU20 6AS	Windlesham	20	<p>In September 2024 there was a resolution to grant permission subject to a S106 legal agreement for 20 affordable dwellings (23/0080/FFU). Once issued, planning permission will be valid for one year. The site promoter has indicated that the site will be delivered in 2025/26 and is therefore available in the 1 – 5 year period. The application was supported by a range of site assessment work including an Arboricultural impact assessment, an archaeological assessment, a noise impact assessment and a preliminary ecological appraisal.</p> <p>Therefore, 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 period.</p>



Site ID	Site Address	Area	No. of homes (net) in Years 1-5	Summary of Evidence
1004	St Margarets Cottage And The Ferns, Woodlands Lane, Windlesham, Surrey, GU20 6AS	Windlesham	14	<p>Whilst the site is in the SLAA 2024 and previous iterations as one site, applications have been brought forward as two separate parcels. Two appeals have been allowed on the site (November 2024) after the base date of the SLAA:</p> <ul style="list-style-type: none"> • 23/0581/FFU – St Margarets Cottage Erection of 9 dwellings following demolition of existing dwelling. • 23/0486/FFU – The Ferns Erection of 7 dwellings following demolition of existing dwelling. <p>The site promoter has noted that the owners will be implementing permission as soon as possible and delivery reflects their indicated delivery timescales. The appeal decision included limiting the time limit implementation of the planning permission to one year. The applications were supported by a range of site assessments including an arboricultural impact assessment, a floor risk assessment, an archaeological desk based assessment and an ecological report.</p> <p>Therefore, 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 period.</p>



Site ID	Site Address	Area	No. of homes (net) in Years 1-5	Summary of Evidence
1022	Land South of Beach House Woodlands Lane Windlesham Surrey GU20 6AP	Windlesham	19	<p>Outline planning permission for the demolition of 1 property and erection of 20 residential dwellings (age restricted) approved in November 2024 (22/0935/OOU) after the base date of the SLAA. An application for approval of reserved matters must be made within three years of the date of the outline permission and development must commence within 2 years from the final approval of reserved matters, or the final approval of the last matter to be approved (planning condition on outline consent). The site promoter has not provided delivery dates so this has been averaged out over years 3 to 5. The outline application was supported by a range of site assessment work including on ecology, drainage, arboriculture and transport.</p> <p>Noting the size of the site and recent approval, there is clear evidence that the site could be delivered within the first five years of the SLAA period.</p>



Site ID	Site Address	Area	No. of homes (net) in Years 1-5	Summary of Evidence
1023	41-43 Windsor Road, Chobham, Woking, GU24 8LD	Chobham	8	It is understood that following the current pre-application discussions, the site promoter intends to submit a planning application. The site is currently subject to a pre-application enquiry for 9 units. The site is understood to be in single ownership and is currently occupied by two businesses. Noting the size of the site and clear evidence that progress is being made toward the delivery of new homes on this site, the site is considered deliverable within the first five years of the SLAA period.
1021	Threapwood, 36 The Maultway	Camberley	9	Following a refusal for 24 units (23/1224/FFU - currently at appeal) in February 2024, pre-application discussions are being held on a smaller 15 unit scheme. The application was supported by a range of site assessment work. However, reasons for refusal included insufficient information on drainage and flood risk and on intensification of the existing access onto The Maultway, a classified Road with a 50mph speed limit. Noting the size of the site and clear evidence that progress is being made toward the delivery of new homes on this site, the site is considered deliverable within the first five years of the SLAA period.



Site ID	Site Address	Area	No. of homes (net) in Years 1-5	Summary of Evidence
548	Broadford, Castle Grove Road, Chobham, GU24 8EF	Chobham	15	The site has been promoted through the current SLAA process and the Local Plan process. Delivery is based on the site promoters identified delivery rates. A range of initial site assessment work has been undertaken including for transport, ecology, drainage and flood risk. The site contains four existing dwellings and associated structures and SLAA submissions have indicated that the site is in sole ownership and is available for development. Noting the size of the site and clear evidence that progress is being made toward the delivery of new homes on this site, the site is considered deliverable within the first five years of the SLAA period.

