



# Strategic Land Availability Assessment Update 2024



**February 2025**

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# Contents

- 1. Executive Summary.....5
- 2. Introduction.....7
  - What is the SLAA?.....7
  - What is included in the SLAA?.....7
  - How will the SLAA be used? .....8
  - Report Format .....9
- 3. Policy Context ..... 10
  - National Policy and Guidance..... 10
  - Local Policy ..... 11
  - Housing Need in Surrey Heath Borough ..... 11
- 4. Methodology..... 13
- 5. Core Outputs..... 14
  - Projected Future Supply ..... 14
  - Other types of housing ..... 19
- 6. Assessment Results..... 24
  - Assessment Review..... 24
  - Next Steps ..... 25

## Disclaimer

The Council does not accept liability for any factual inaccuracies or omissions within the Strategic Land Availability Assessment ('SLAA'). The planning permission data within the SLAA represents the best information available at the base date of 1<sup>st</sup> April 2024. Information concerning the deliverability or phasing of sites received since 1<sup>st</sup> April 2024 has been included, where necessary, to provide an accurate assessment.

Readers of this document are advised that additional constraints, which may not have been considered or listed in the SLAA, may apply to the identified sites and that planning applications will continue to be determined on their own merits, rather than on the information contained within this study. Issues may arise during the planning application process that could not have been foreseen in the preparation of the SLAA. Landowners and applicants are advised to carry out their own analysis of site constraints for planning applications.



## Appendices

Appendix 1: Methodology

Appendix 2: Realistic Candidates for Development

Appendix 3: Discounted Sites

Appendix 4: Sites with Planning Permission

Appendix 5: Traveller and Travelling Showpeople Accommodation

Appendix 6: Site Delivery Evidence

Appendix 7: Housing Trajectory

Appendix 8: Local Housing Need Calculation

Appendix 9: NPPF 2024 implications

Appendix 10: Five-Year Housing Land Supply 2024 - 2029



## **I. Executive Summary**

- 1.1. The Strategic Land Availability Assessment ('SLAA') forms a key part of the evidence base supporting the Surrey Heath Local Plan 2019 to 2038. The SLAA 2024 updates and replaces the previous iteration of the SLAA (2023), which was published in March 2024.
- 1.2. The base date of the SLAA 2024 update is April 1st 2024. The SLAA 2024 has been prepared as evidence to support the Surrey Heath Local Plan, submitted to the Planning Inspectorate in December 2024. In line with transitional arrangements, in the National Planning Policy Framework 2024 (NPPF 2024) the Local Plan will be examined in accordance with the National Planning Policy Framework ('NPPF') 2023. Therefore, SLAA 2024 update has been prepared in accordance with the NPPF 2023. SLAA appendix 9 sets out the main implications of the NPPF 2024 for future SLAA assessments and Five Year Housing Land Supply.
- 1.3. The NPPF 2023 requires the preparation of a Strategic Housing Land Availability Assessment ('SHLAA') and an Economic Land Availability Assessment ('ELAA'). This document brings both housing and economic land availability assessments together in a single Strategic Land Availability Assessment, as recommended in the government's Planning Practice Guidance ('PPG').
- 1.4. The SLAA includes assessments for a range of uses:
  1. a variety of types of housing (e.g. housing for older persons, Travellers and Travelling Showpeople and self-build opportunities),
  2. development for offices, business, industrial and storage / warehousing,
  3. retail, food and drink, and leisure uses, and
  4. community uses (e.g. civic buildings).
- 1.5. The SLAA sits alongside other evidence-base documents, such as the Local Housing Needs Assessment (LHNA), the Gypsy and Traveller Accommodation Assessment ('GTAA'), the Employment Land Technical Paper ('ELTP') and the Camberley Town Centre and Future Directions Strategy ('CTCFDS'). These documents identify future needs, whereas the SLAA assesses potential land that could be developed to meet those identified needs.
- 1.6. The role of the SLAA is to:
  1. identify sites and broad locations with the potential for development for housing and other uses over the plan period,
  2. assess their development potential, and



3. assess their suitability for development and the likelihood of development coming forward (availability and achievability).
- I.7. The SLAA has been developed using the methodology set out in PPG (Guidance Category – Housing and Economic Land Availability Assessment). PPG advises using a site-size threshold, which enables the inclusion of a windfall allowance for sites under that threshold. The SLAA therefore applies the recommended site size threshold of five or more (gross) homes for inclusion, and 0.25ha (or 500m<sup>2</sup> of floor space) for economic development. Sites considered for other uses (including other types of housing) may be below these thresholds.
  - I.8. The SLAA comprises important evidence used to support the Local Plan, but the SLAA does not itself determine whether a site should be allocated for development. The Surrey Heath Local Plan 2019 to 2038 defines the quantum and distribution of development, informed by the evidence base and consultation responses as appropriate.
  - I.9. The planning permission information in this SLAA is base-dated 1<sup>st</sup> April 2024. This means that site information is presented as it was on 1<sup>st</sup> April 2024. However, evidence of site delivery timescales and site phasing has been accepted up to and including January 2025 in order to improve the accuracy of the assessment. The SLAA will be updated annually, or as and when there are significant changes to the information about land in the borough that would affect the accuracy of the assessment.
  - I.10. Appendices to this main document provide more information about the individual pieces of land contributing to the identified development trajectory, and sites that have been considered but discounted.
  - I.11. This document does not grant planning permission for development. Whilst the SLAA assesses the suitability of land for development, the assessment is made against the criteria set out in PPG specifically for the purpose of preparing this study. Should a planning application for development be submitted, further assessment of all material planning considerations that may not have been taken into account in this assessment would be undertaken. Land that is included in the SLAA may still be developed for other uses, as may land that has been discounted, subject to planning permission.
  - I.12. The SLAA is a technical study and therefore not a formal consultation document. However, if there is information about additional land available for development in Surrey Heath borough that would help us to update this SLAA, we would be grateful to receive it. Please contact us by emailing [planning.policy@surreyheath.gov.uk](mailto:planning.policy@surreyheath.gov.uk) or by calling us on 01276 707 100.





## 2. Introduction

### What is the SLAA?

- 2.1. The Strategic Land Availability Assessment ('SLAA') is a technical assessment of the amount of land that is available and suitable to meet the Borough's housing, employment, and other needs. The SLAA assesses whether land is suitable, available, and achievable for particular land uses, identifying the quantity of potential development (i.e. number of homes or floor space) and the timescales in which that development could be delivered.
- 2.2. The SLAA is an important evidence base document that informs plan-making. The SLAA is a policy neutral document and the inclusion of a site in it does not mean that it will necessarily be allocated for development or influence the likelihood of gaining planning permission. All planning applications must, and will continue to be, determined against the development plan and other material planning considerations.
- 2.3. The SLAA follows the methodology as set out in national Planning Practice Guidance ('PPG'). A number of assumptions have been made for each site, such as the site boundary and the quantity of development that it could accommodate; these assumptions have been made for assessment purposes.
- 2.4. The SLAA is an evolving document and will be updated annually, or as and when there are significant changes to the information about land in the borough that would affect the accuracy of the assessment.
- 2.5. The SLAA draws together the assessment of land for both housing and employment (including mixed-use) development potential together. This SLAA replaces the previous SLAA (2023), which was published in March 2024.

### What is included in the SLAA?

- 2.6. The SLAA is a technical study that assesses the development potential of sites that have been either submitted to the Council, for example through Call for Sites submissions or directly to planning officers. The 'call for sites' is a process through which local landowners, developers, businesses, Parish Councils, and other interested parties are invited to submit sites to the Council for the assessment of their suitability for future development. Existing and previous site allocations are also (re)considered in the SLAA.



- 2.7. The SLAA includes:
1. a list of all sites or broad locations considered, cross-referenced to their locations on maps,
  2. an indicative trajectory of anticipated development and consideration of associated risks,
  3. an assessment of the suitability, availability and achievability of each site,
  4. a plan of each site showing the submitted boundary, and
  5. an estimated development capacity that could be delivered on each site assessed to be suitable.

### How will the SLAA be used?

- 2.8. Alongside other evidence-base documents, the SLAA supports the Local Plan (2019 - 2038).
- 2.9. The identified Local Housing Need figure for Surrey Heath is 321 homes per annum, which is 6,111 homes throughout the Plan Period (based on NPPF 2023 standard method for calculating housing need). However, the adopted 'Hart Local Plan (Strategy and Sites) 2032' includes provision for the delivery of unmet need in Surrey Heath, totalling 731 dwellings<sup>1</sup>. The Hart District Local Plan accounts for the delivery of capacity to help meet needs in Surrey Heath at an annualised rate of 41 dwellings per annum up to 2032.
- 2.10. The Surrey Heath Borough and Hart District Local Plans overlap for a period of 13 years, from 2019 – 2032, which provides for a total of 533 homes to be delivered in Hart to meet Surrey Heath's unmet housing need during that period. Therefore, 533 dwellings have been removed from Surrey Heath's Local Housing Need figure to calculate Surrey Heath's Housing Requirement figure over the plan period (2019 – 2038), which becomes 5,578<sup>2</sup>.
- 2.11. The SLAA identifies potential development sites to address these needs as far as possible. The calculation of Surrey Heath's housing need figure, as derived with the standard method, is set out in Appendix 8: Local Housing Need Calculation.

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<sup>1</sup> Post Hearings Letter to Hart District Council from Inspector Jonathan Manning in February 2019 (EXAM60): <https://www.hart.gov.uk/local-plan-examination-2018/19>.

<sup>2</sup> Calculated by subtracting 533 from the identified Local Housing Need figure of 6,111.



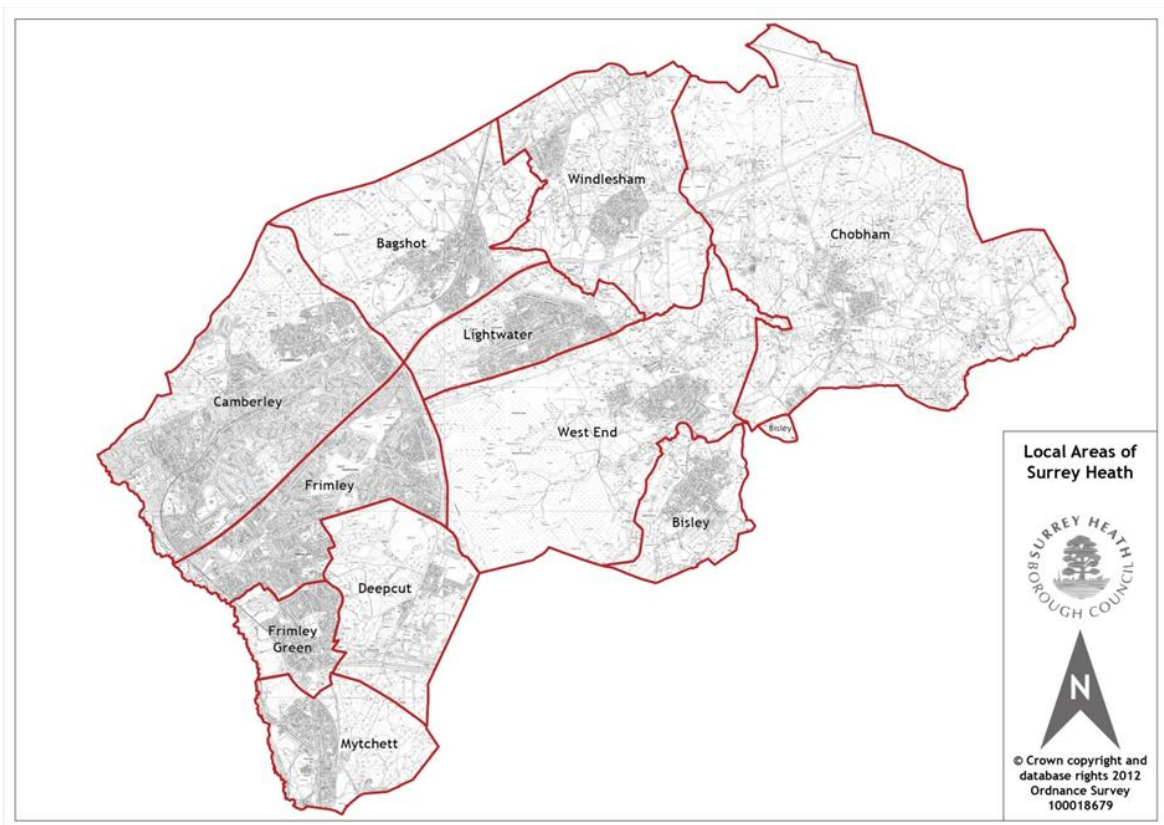


## Report Format

2.12. This SLAA has assessed sites in accordance with NPPF and PPG requirements and on a Local Area basis. Figure 1 (below) identifies the location of these eleven Local Areas in the Borough. The Surrey Heath Local Areas are:

- Bagshot
- Bisley
- Camberley
- Chobham
- Deepcut
- Frimley
- Frimley Green
- Lightwater
- Mytchett
- West End
- Windlesham

**Figure 1: Local Areas in Surrey Heath**



### 3. Policy Context

#### National Policy and Guidance

- 3.1. As previously noted, the SLAA 2024 update has been prepared in accordance with the NPPF 2023. The National Planning Policy Framework 2023 ('NPPF') places great emphasis on boosting the supply of housing, and sets out at paragraph 69 that:

*Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:*

- a) *specific, deliverable sites for years one to five of the plan period; and*
- b) *specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*

- 3.2. These timescales have been used when assessing the *deliverability* (1 – 5 years) or *developability* (6 – 10 or 11 – 15 years) of each site for housing in the SLAA period, with year one being April 1<sup>st</sup> 2024 to March 31<sup>st</sup> 2025.

- 3.3. The NPPF elaborates, in Appendix 2: Glossary:

1. To be considered *deliverable*, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
2. To be considered *developable*, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.



- 3.4. The NPPF sets out that reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments. Assessing the development needs of the Borough and identifying specific and deliverable sites in order to facilitate development is a crucial aspect of the Local Plan process. The combined SLAA, which includes an assessment of housing, economic and other land uses together, ensures that sites are considered for the most appropriate use.

## Local Policy

- 3.5. Sites assessed through the SLAA process are done so in a quasi ‘policy-neutral’ manner. This means that sites are not judged against the current local planning policies in the way that a planning application would be in detail.
- 3.6. However, regard has been had to current and emerging policies to provide appropriate context. For example, if a site currently operates in a use that is ‘protected’ within the current and/or emerging Local Plan, such as a Green Space within Settlement Area, that site has been excluded from the first five years of delivery.

## Housing Need in Surrey Heath Borough

- 3.7. Planning Practice Guidance provides Local Planning Authorities with guidance for assessing the housing and other needs of their area.
- 3.8. The SLAA does not establish the plan period for Surrey Heath borough. Rather, the SLAA represents an evidence-base document that assists in the determination of whether the housing requirement figure can be met within the plan period. The NPPF 2023 requires that land supply should be assessed against the local housing requirement figure over a minimum fifteen year period<sup>3</sup>.
- 3.9. The Council has established its Local Housing Need (‘LHN’) figure using the government’s national Standard Method for calculating housing need, as expected in the NPPF<sup>4</sup>.

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<sup>3</sup> NPPF (2023) – Paragraphs 22

<sup>4</sup> PPG: Paragraph: 002 Reference ID: 2a-002-20190220.



- 3.10. The Standard Methodology for assessing Local Housing Need derives a local housing requirement of 321 dwellings per annum, as calculated at the base-date of this SLAA. The calculation of Surrey Heath's housing need figure is set out in Appendix 8: Local Housing Need Calculation. Over the fifteen year SLAA period (2024 – 2039), this equates to 4,815 dwellings. Throughout the nineteen year Plan Period (2019 – 2038), Local Housing Need equates to 6,111 dwellings in total. It is important to note that the SLAA 2024 15 year period extends one year beyond the Plan Period.
- 3.11. However, as outlined previously, Hart District Council adopted the 'Hart Local Plan (Strategy and Sites) 2032' on 30<sup>th</sup> April 2020. Policy SSI 'Spatial Strategy and Distribution of Growth' in the adopted Hart Local Plan includes provision for the delivery of unmet need in Surrey Heath, totalling 731 dwellings<sup>5</sup>.
- 3.12. Importantly, the Hart Local Plan accounts for the delivery of this unmet need at an annualised rate of 41 dwellings per annum up to 2032. The Surrey Heath and Hart Local Plans overlap for a period of 13 years, from 2019 – 2032, which provides for a total of 533 homes to be delivered in Hart to meet Surrey Heath's unmet housing need.
- 3.13. In accordance with guidance set out in the [Housing Delivery Test](#), Surrey Heath's Local Housing Need figure has been adjusted to account for the provision of unmet need in Hart District. Therefore, 533 dwellings have been removed from the identified Local Housing Need figure for Surrey Heath in the Surrey Heath Local Plan 2019 to 2038 in order to determine the borough's Housing Requirement figure.
- 3.14. Consequently, the adjustment to Surrey Heath's Local Housing Need figure makes the annual Housing Requirement 283 dwellings per annum during the period 2019/20 – 2022/23, 280 dwellings per annum during the period 2023/24 - 2031/32 monitoring years, and 321 dwellings per annum during the 2032/33 – 2037/38 monitoring years. Therefore, Surrey Heath's Housing Requirement figure over the plan period (2019 – 2038) becomes 5,578. The annual requirement is set out in Appendix 7: Housing Trajectory.

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<sup>5</sup> Post Hearings Letter to Hart District Council from Inspector Jonathan Manning in February 2019 (EXAM60): <https://www.hart.gov.uk/local-plan-examination-2018/19>.



## 4. Methodology

- 4.1. Planning Practice Guidance suggests a five-stage approach which, when followed, leads to a robust assessment of land availability within a local authority area. The assessments should be thorough but proportionate. This advice and structure was followed when setting the methodology and undertaking the site assessments for this SLAA.
- 4.2. The Council's implementation of the recommended methodology in Planning Practice Guidance is set out in Appendix I: Methodology.
- 4.3. Briefly, the SLAA methodology was carried out in 7 broad steps:
  1. Determine assessment area and site size,
  2. Desktop review of existing information,
  3. Call for sites,
  4. Site survey,
  5. Site assessment,
  6. Windfall assessment, and
  7. Assessment review.
- 4.4. The stages outlined above were not necessarily conducted sequentially and some stages overlapped. Appendix I: Methodology details all stages of the SLAA process.



## 5. Core Outputs

- 5.1. The SLAA establishes a number of core outputs. The key elements are:
1. a list of all sites identified as Realistic Candidates for development in Appendix 2, including site location maps;
  2. an assessment of each site or broad location; addressing its suitability for development, availability and achievability, to determine whether a site should realistically be expected to be developed and when<sup>6</sup>;
  3. the potential type and quantity of development that could be delivered on each site or broad location; including a reasonable estimate of build-out rates, setting out how any barriers to delivery could be overcome and when<sup>7</sup>; and
  4. an indicative trajectory of anticipated development and consideration of associated risks<sup>8</sup>.

### Projected Future Supply

- 5.2. This section outlines the quantity of development that, in accordance with the SLAA site assessments, could be provided in the future within Surrey Heath borough.
- 5.3. Each site (without extant planning permission) that contributes toward the identified potential future provision of development within the borough has a corresponding assessment sheet and assumed boundary map, which is provided in Appendix 2: Realistic Candidates for Development.
- 5.4. Equivalent land that benefits from planning permission is listed in Appendix 4: Sites with Planning Permission.

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<sup>6</sup> This output is set out in Appendix 2: Realistic candidates for development, and Appendix 3: Discounted sites.

<sup>7</sup> This output is set out in Appendix 2: Realistic candidates for development.

<sup>8</sup> This output is set out below in the main document, and in Appendix 6: Site Delivery Evidence.



## Potential Housing Supply Identified in SLAA

- 5.5. Table 1 (below) sets out the number of dwellings that are expected to be delivered in the borough over the next 15 years on sites that did not benefit from planning permission at the base-date of the SLAA. As noted earlier, that the SLAA 2024 15 year period extends one year beyond the Plan Period. Therefore, only windfall capacity is identified in the 15<sup>th</sup> year of the SLAA.
- 5.6. The individual sites that make up the identified potential supply can be found in Appendix 2: Realistic Candidates for Development.

**Table 1: Potential number of dwellings per delivery period in SLAA**

Location	Number of dwellings (net) per SLAA delivery period			
	1-5 years	6-10 years	11-15 years	Total
Bagshot	0	66	70	136
Bisley	0	17	5	22
Camberley	75	751	522	1,348
Chobham	23	91	0	114
Deepcut	48	50	22	120
Frimley	170	0	0	170
Frimley Green	0	0	60	60
Lightwater	21	0	0	21
Mytchett	0	23	0	23
West End	0	21	16	37
Windlesham	53	5	0	58
Windfall Allowance	127	213	213	553
<b>Total</b>	<b>517</b>	<b>1,237</b>	<b>908</b>	<b>2,662</b>





## Existing Planning Permissions

- 5.7. In addition to the potential number of dwellings to be delivered as outlined in Table 1 (above), the total number of homes expected to be delivered on sites with outstanding planning permission (for C3 residential use) is 1,664 (net) throughout the SLAA period as summarised in Appendix 4.
- 5.8. Reflecting national guidance, sites with detailed planning permission and sites that have commenced development are expected to be delivered within the first five years of the SLAA period, unless there is evidence to suggest that the site will not be delivered within the 1 – 5 year SLAA period.
- 5.9. Where confirmation of projected delivery was not attained from the site developer or there were not site specific reasons why a site might come forward in a shorter time period (e.g. small site or flatted development), site delivery has been assumed at an annualised rate, in the appropriate five-year Plan period. This is based upon an assessment of the best available information in combination with the professional advice of development management officers. The SLAA is an evidence base document prepared to support the Surrey Heath Local Plan 2019 – 2038. Therefore, due to the SLAA 2024 15 year period extending beyond the Plan Period by one year, no capacity is identified in year 15 of the SLAA with the exception of windfalls. Further delivery phasing assumptions are set out in detail in Appendix 6: Site Delivery Evidence.
- 5.10. Based on the assessment of site delivery evidence, as set out in Appendix 6: Site Delivery Evidence, sites with extant planning permission at the base date for C3 residential dwellings contribute 1,461 (net) homes that are expected to be delivered within the first five years of the Plan period, whilst 203 homes are expected to be delivered in the 6 – 10 year period, and 0 homes are expected to be delivered in the 11 – 15 year period.
- 5.11. Planning permissions for communal accommodation (such as residential care homes) have been counted toward the housing supply in accordance with the guidance issued in PPG<sup>9</sup>, and the Housing Delivery Test Measurement Rule Book<sup>10</sup>. Where detailed internal layout plans are available, sites identified in the SLAA are also assessed in accordance with this guidance. Where this detail is not available, the C3 equivalent has been calculated at a ratio of 1.9 bedspaces per C3 dwelling in accordance with national guidance.

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<sup>9</sup> Paragraphs: 042 Reference ID: 3-042-20180913, 043 Reference ID: 3-043-20180913

<sup>10</sup> Available at: <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>.



- 5.12. However, in order to account for permissions that do not get built-out, the Council have applied a lapse-rate to the total number of extant planning permissions that have not yet commenced, as set out in Appendix 1: Methodology.
- 5.13. Over the period covering 1st April 2013 to the 31st March 2023, 2.3% of the total units on sites for 5 or more units granted planning permission were not built-out and the permission expired, excluding prior approvals for office to residential conversion. The assessment identifies that for office to residential prior approval applications, the lapse rate for the same 10 year period is significantly higher at 30.4%.
- 5.14. In total, the lapse-rate equates to the loss of 22 dwellings over the plan period from existing planning permissions which have not yet commenced.

### **Five-Year Housing Land Supply**

- 5.15. Surrey Heath's Five Year Housing Land Supply assessment for the Surrey Heath Local Plan is set out in Appendix 10.
- 5.16. On the basis of the SLAA assessment, the identified housing supply within the first five years of the SLAA period is 2,024 to 2029. This represents a Five Year Housing Land Supply position of 6.65 years when judged against the NPPF December 2023. SLAA Appendix 9 outlines the main implications of the NPPF 2024 for the Council's Five Year Housing Land Supply position and future SLAA assessments.

### **Overall Housing Supply for Local Plan Period**

- 5.17. The total capacity of potential development sites identified in the SLAA, as set out in Appendix 2: Realistic Candidates for Development, is 2,109 throughout the SLAA period. As set out in Appendix 1: Methodology, the SLAA also includes a windfall allowance of 553 homes throughout the 15-year SLAA period. For the remaining 14 years of the Local Plan Period (2023/24 – 2037/2038), the windfall allowance is 511.
- 5.18. Once added to the outstanding capacity from permitted sites as identified above, including C2 communal accommodation and subtraction of lapse rate, of 1,642 (1,664 - 22), the total identified future provision of homes (net) throughout the remaining 14-year emerging Local Plan period, following the base-date of the assessment, becomes 4,262.



- 5.19. As previously set out, Surrey Heath's Housing Requirement figure for the remaining 14-year emerging Local Plan period is 4,166 homes ( $[321 \times 14] - 328^{11}$ ). The total identified future provision of homes (net) throughout the same period is therefore 96 homes above the identified Housing Requirement for the same period.
- 5.20. However, since the start of the plan period, 1,823 dwellings have been completed. This brings the total identified housing supply figure over the plan period (2019 – 2038) to 6,085 dwellings.
- 5.21. Given that the housing requirement for the whole plan period is 5,578 dwellings, as set out in paragraph 3.14 above, Surrey Heath therefore demonstrates a housing supply buffer of +507 new homes (net) against the Housing Requirement (adjusted to account for supply from Hart). This represents an 9.09% buffer over the Housing Requirement.

**Table 2: Total dwellings per SLAA delivery period**

Source	Number of dwellings (net) over remaining Plan Period				
	Completed	1-5 years	6-10 years	11-14 years	Total
Completions	1,823	-	-	-	1,823
SLAA Total	-	390	1024	695	2,109
Outstanding capacity (Sites with detailed permission, commenced sites, and outline permissions)	-	1,461	203	0	1,664
Windfall allowance	-	127	213	171	511
Permission lapse rate	-	-22	-	-	-22
<b>Total</b>	<b>1,823</b>	<b>1,956</b>	<b>1,440</b>	<b>866</b>	<b>6,085</b>

<sup>11</sup> 328 dwellings are removed from the housing requirement to account for the delivery of Surrey Heath's unmet need within Hart District. The figure represents the remaining 8 years' worth of delivery up to 2032, at the annualised rate of 41 dwellings per annum.



## Broad Locations for Growth

- 5.22. The NPPF (2023) at paragraph 69 provides that local authorities “*should identify a supply of... specific, developable sites or broad locations for growth, for years 6 – 10 and, where possible, for years 11 – 15 of the plan period*”.
- 5.23. The SLAA identifies a series of specific, developable sites for years 6 – 10 and 11 – 15 of the SLAA period within Appendix 2: Realistic Candidates for Delivery. Sites that have been submitted for consideration through the SLAA process and were determined to not meet the criteria for *availability*, *suitability*, and *achievability* (as set out previously) are listed in Appendix 3: Discounted Sites.
- 5.24. However, the Council considers three areas merit further discussion and should be identified as potential Broad Locations for Growth towards the end of the plan period.
- 5.25. Firstly, although listed within Appendix 3: Discounted Sites, Land at Pine Ridge Golf Course (Site ID: 830 commonly referred to as the Frimley Fuel Allotments) merits further discussion in respect of its potential availability for development at the end of the plan period.
- 5.26. The site was submitted to the Council for consideration as part of the Call for Sites exercise in 2021. The development potential for the site was indicated to be up to 900 new homes accompanied by a bespoke SANG. However, although the site was submitted for consideration by a potential developer, the freehold owner of the land (the Trustees of Frimley Fuel Allotments) confirmed that the site was not available for development at that time. Consequently, the site was discounted from the SLAA due to availability concerns and no capacity assessment was made for the site.
- 5.27. Following the publication of the SLAA (2021), the Trustees of the Frimley Fuel Allotments Charity, the freeholder owner of the land, indicated their intentions to exploring options for future development for a range of uses on the land.
- 5.28. Although the freehold landowner previously indicated their intention to explore development opportunities for the land, in producing the SLAA 2023 the Council considered that given the broad brush nature of the commitment, the site is discounted from the deliverable and developable supply within the SLAA (2023) on the basis of a lack of evidence on availability and deliverability at the point of publication.



- 5.29. In response to the Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19) document, published in August 2024, the site has been confirmed as available. However, to date, the Council have not been provided with detailed information on site deliverability which would be required for a strategic site. Given the lack of evidence on site deliverability, the site is discounted in the SLAA 2024.
- 5.30. However, the Council will work with the Trustees of the Frimley Fuel Allotments Charity to explore development options for the site as an area of search for further development and considers that should the availability and evidenced deliverability of the site for development be confirmed in the future, the site could represent an opportunity to deliver new homes (subject to consideration of site constraints).
- 5.31. There are two other areas that also require further consideration. Firstly, it has been confirmed that Frimley Park Hospital will be replaced by a new state of the art hospital by 2030, which may include a partial or complete move to a new site. If the hospital is relocated, there would be the potential for a strategic development on the existing Frimley Park Hospital. The Frimley Park NHS Foundation Trust recently confirmed that the Trust will seek to develop the new hospital on an alternative site whilst keeping the existing site fully operational until the new site is complete. They confirmed that they will continue to work closely with the Council through the alternative site selection process, but also that as yet it is not known whether the existing site will be retained in whole or in part for healthcare or healthcare related uses or will be surplus to requirements. Whilst there is no certainty that a residential or mixed use development will be delivered on the site in SLAA period up to 2039, the site is considered a potential broad location for growth.
- 5.32. Secondly, whilst there is a significant level of development coming forward in Camberley Town Centre, it is noted that other sites may become available over the SLAA period, either on privately owned or Council owned land. Whilst no specific capacity is identified in Camberley Town Centre beyond those identified in the Realistic Candidates for Development, this area is also identified as a potential broad location for growth for both residential and employment development. For example, there is potential for future phases of development for the Land East of Knoll Road site, incorporating the Theatre and/or Knoll Road car park.

### Other types of housing

- 5.33. The SLAA includes assessments for land that could deliver C2 use residential extra care / nursing homes and traveller accommodation. Information about planning permissions for these uses is available in the Annual Monitoring Report.



## Traveller and Travelling Showpeople accommodation

- 5.34. The approach to Gypsy and Traveller and Travelling Showpeople accommodation is set out in Appendix 5: Traveller and Travelling Showpeople Accommodation.

## Residential Extra Care / Nursing Homes

- 5.35. Planning permissions and completions of nursing homes or residential extra care accommodation have been counted toward the housing supply in accordance with the guidance issued in PPG<sup>12</sup>, and the Housing Delivery Test Measurement Rule Book.
- 5.36. Where detailed internal layouts are available for a site, the definition of a dwelling in Housing Delivery Test Measurement Rule Book has been taken into consideration. Where detailed internal layouts are not available, the C3 equivalent of the site is calculated by taking the net increase in bedrooms for communal accommodation in the local authority area and dividing this by the average number of adults living in households, which was 1.9 nationally.
- 5.37. The SLAA has identified two sites that are realistic candidates to deliver care home bedspaces or sheltered accommodation in C2 use within the SLAA period:
- Site ID: 21 – 61 - 63 London Road, Camberley, GU19 5DT
  - Site ID: 887 – Land at Loen, St Catherine’s Road, Deepcut, GU16 7NJ
- 5.38. Details concerning the internal layout of the proposed dwellings were available for Site ID: 887 – Land at Loen, which provides 48 (net) units to the projected housing supply. Each of the proposed internal units satisfies the definition of a dwelling as set out in the Housing Delivery Test Measurement Rule Book.
- 5.39. The remainder of the permitted C2 sites are provided at a C3 residential dwelling equivalent figure based on the ratio of 1.9 bedspaces per dwelling, as per national guidance.
- 5.40. Four sites within the borough (above 5 units) currently benefit from extant planning permission for C2 Extra Care assisted-living accommodation for older people, or residential care homes:
- Planning Reference: 12/0546 – Princess Royal Barracks, Brunswick Road, Deepcut
  - Planning Reference: 17/0647 – Orchard Cottage, Shepherds Lane, Windlesham

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<sup>12</sup> Paragraph: 043 Reference ID: 3-043-20180913.



- Planning Reference: 18/1083 – 42-44 London Road, Bagshot
- Planning Reference: SU/23/0326/PCM (21/0023/PCA) - 141 Park Road, Camberley GU15 2LL

5.41. The permitted internal layout for planning reference 18/1083 and 21/0023/PCA demonstrates that each unit satisfies the definition of a dwelling as set out in the Housing Delivery Test Measurement Rule Book. The remaining planning applications are provided a C3 equivalent based on the ratio of 1.9 bedspaces per equivalent dwelling.

## Employment Sites

5.42. The Employment Land Technical Paper (2023) forecasts demand for additional employment floorspace, of which Industrial and Warehousing and Distribution (B2/B8) makes up the greater part of demand, with a lesser demand for additional office floorspace. Furthermore, the updated evidence, including as set out in the Local Plan Employment Topic Paper, demonstrates that there has been significant delivery and permissions granted for B2/B8 employment uses within the SLAA period already and as such residual demand for employment uses is modest.

5.43. The submitted Surrey Heath Local Plan (2019 to 2038) designates ten Strategic Employment sites to be afforded the highest level of protection, as well as six Locally Important Employment Sites to be protected from loss of employment use.

5.44. Strategic Employment Sites are:

- a) Admiralty Park, Camberley
- b) Albany Park, Frimley
- c) UCB Campus (previously known as Erl Wood, Windlesham)
- d) Fair Oaks Airport and Chobham Business Centre, Chobham
- e) Longcross Studios, near Chobham
- f) Highams Park, Windlesham
- g) Frimley Business Park, Frimley
- h) Lyon Way, Frimley
- i) Watchmoor Business Park, Camberley
- j) Yorktown Business Park, Camberley.

5.45. Locally Important Employment Sites are:

- a) Bridge Road Trade and Industrial Park, Camberley
- b) Linsford Business Centre Mytchett





- c) Mytchett Place, Mytchett
- d) SC Johnson, Frimley Green
- e) St Georges Industrial Estate and Helix Business Park, Camberley
- f) Tanners Yard, Bagshot

5.46. Opportunities for new development and redevelopment with intensification have been identified across a number of the above designated Strategic and Locally Important Employment Sites. These opportunities are set out in the Employment Land Supply Assessment 2023. Some sites, such as Watchmoor Business Park, have been subject to recent planning applications for growth since the study period. The scale of opportunities which have been identified, is broadly commensurate with the forecast of residual needs.

## SANG

5.47. Two sites were previously discounted that did not indicate any suggested residential development. However, they did indicate future SANG uses.

## Retail Uses

5.48. Aside from sites that were put forward as potential mixed-use developments, no sites were submitted to the Council as part of the Call for Sites exercise for future retail uses. However, it is relevant to note that the Town Centre Uses and Future Directions Study, 2020 identified that given the changing nature of retailing, there is no Borough wide capacity for new retail floorspace over the plan period for either comparison or convenience goods after taking account of existing commitments and vacant floorspace. The Surrey Heath Retail Site Survey Background Paper monitors the retail units in the Borough's District Centres, Local Centres and Neighbourhood Parades.

5.49. However, it should be noted that the Land East of Park Street (Site ID: 921) site has been identified as a realistic candidate for mixed-use development within the town centre. The Council is the landowner of the site and has identified the site for refurbishment to provide office floorspace E(g)(i), alongside other mixed town centre uses including retail and leisure. Whilst no capacity for housing development has been indicated in the SLAA assessment for the site, an element of residential development could be incorporated.



## 6. Assessment Results

### Assessment Review

- 6.1. Planning Practice Guidance (‘PPG’) requires that once the sites and broad locations have been assessed, the development potential of all sites be collected to produce an indicative trajectory. The trajectory should set out how much housing and economic development can be provided, and at what point in the future<sup>13</sup>.
- 6.2. PPG is clear that, should insufficient sites be identified to meet the objectively assessed need, the assessment will need to be revisited:
- If there are insufficient sites; “Plan makers will need to revisit the assessment, for example changing the assumptions on the development potential on particular sites (including physical and policy constraints) including sites for possible new settlements.*
- If, following this review, there are still insufficient sites, then it will be necessary to investigate how this shortfall should best be planned for. If there is clear evidence that the needs cannot be met locally, it will be necessary to consider how needs might be met in adjoining areas in accordance with the duty to cooperate”<sup>14</sup>.*
- 6.3. The SLAA has considered the availability, suitability, and achievability of potential development sites within the borough. The assessment has identified a housing supply that is sufficient to meet Surrey Heath’s Local Housing Need figure over the fifteen-year period from the base-date of the SLAA, which is 01<sup>st</sup> April 2024 (2024 – 2039), inclusive of supply from Hart District Council. The assessment also identified a housing supply that is sufficient to meet Surrey Heath’s proposed Housing Requirement in the emerging Local Plan over the proposed plan period (2019 – 2038).
- 6.4. The study shows that 1,956 new homes are expected to be delivered within the first five years of the Plan period. This represents a Five Year Housing Land Supply position of 6.65 years against NPPF 2023. This surplus continues to be provided into the 6 – 10 year period.

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<sup>13</sup> Paragraph: 025 Reference ID: 3-025-20140306.

<sup>14</sup> Paragraph: 026 Reference ID: 3-026-20140306.



- 6.5. However, it is worth noting that whilst Surrey Heath is able to demonstrate that the identified Local Housing Need figure will be met over the fifteen-year SLAA period, the supply of homes is significantly reduced toward the later years of that period and beyond. This is, in part, due to there being less certainty regarding the availability of certain sites towards the latter end of the SLAA period.
- 6.6. The assessment has identified land in the borough that could deliver up to 6,085 new homes over the Local Plan period (2019 – 2038) (including completed units and land with outstanding planning permission). Therefore, the assessment demonstrates that Surrey Heath demonstrates a housing land supply deficit of -26 homes against the Local Housing Need figure of 324 for the first four years of the Plan, and 321 dwellings per annum over the remaining years of the plan period ( $324 * 4 + 321 * 15 = 6,111$ ).
- 6.7. However, 533 dwellings have been removed from Surrey Heath's identified Local Housing Need figure to account for the contribution toward unmet need from Hart District. Surrey Heath's Housing Requirement figure over the plan period (2019 – 2038) therefore becomes 5,578. Over the whole plan period, Surrey Heath can therefore demonstrate a housing supply buffer of +507 new homes (net) against the Housing Requirement (adjusted to account for net unmet need). This represents an 9.09% buffer over the Housing Requirement.
- 6.8. However, the assessment has been unable to identify sufficient potential land to deliver Gypsy and Traveller and Travelling Showpeople accommodation. Further information is set out in Appendix 5: Traveller and Travelling Showpeople.

### **Suitable Alternative Natural Greenspace (SANG)**

- 6.9. The availability of Suitable Alternative Natural Greenspace (SANG) has the potential to affect the delivery of homes within the borough. SANG is required to avoid the adverse impacts of new housing development on the Thames Basin Heaths Special Protection Area. Following the successful purchase of a new 30ha site by the Council for SANG in December 2023, along with existing agreements with neighbouring authorities, the Council will have a supply of SANG for the Local Plan up to 2038, and beyond.

### **Next Steps**

- 6.10. The information within the SLAA represents the best information available at the base date of 1<sup>st</sup> April 2024. The SLAA is an iterative process and as such, any future reviews will incorporate any new information available to the Council. This will include any new sites and additional information about the existing identified sites. The Council intends to update the SLAA annually to take account of new information.

