



# Strategic Land Availability Assessment Update 2025

## Appendix 6 – Site Delivery



**August 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 update 2025 15 year period extends two years beyond the Plan Period. Therefore no capacity other than windfalls is attributed to the 14<sup>th</sup> and 15<sup>th</sup> Year of the SLAA period.



**Table I: Projected Site Phasing Assessment**

C3 Outstanding Permissions - Commenced																			
Application	Site Name	Total Units (Net)	Complete	Outstanding	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	2039-40
12/0546	Princess Royal Barracks Brunswick Road Deepcut Camberley GU16 6RN	1198	376	822	79	186	202	152	140	63	0	0	0	0	0	0	0	0	0
24/0116/FFU	Sir William Siemens Square, Chobham Road, Frimley, GU16 8QD	170	0	170	70	70	30	0	0	0	0	0	0	0	0	0	0	0	0
20/1048/FFU	Land West of Sturt Road, Frimley Green, GU16 6HY	160	0	160	0	21	37	44	41	17	0	0	0	0	0	0	0	0	0
20/0318/RRM	Heathpark Wood, Heathpark Drive, Windlesham	116	0	116	0	38	39	39	0	0	0	0	0	0	0	0	0	0	0
21/0769/FFU	Frimhurst Farm Deepcut Bridge Road Deepcut Camberley Surrey GU16 6RF	65	48	17	17	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
Sites less than 25 units		70	0	56	28	14	14	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL		1904	424	1466	194	392	384	235	181	80	0	0	0	0	0	0	0	0	0

C3 Outstanding Permissions - Detailed Permissions (Not Commenced)																			
Application	Site Name	Total Units (Net)	Complete	Outstanding	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	2039-40
23/1163/OOU	Land At Grove End Bagshot Surrey	135	0	135	0	0	45	45	45	0	0	0	0	0	0	0	0	0	0
Sites less than 25 units		150	0	150	29	62	34	14	11	0	0	0	0	0	0	0	0	0	0
TOTAL		2725	472	2225	29	62	79	59	56	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)	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	2039-40	
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	11	11	12	0	0	0	0	0	0	0	0	0	0	0	
TOTAL		122	79	0	11	26	28	16	0	0	0	0	0	0	0	0	0	0	

Lapse Rate Application (-4%) on non-commenced Permissions				Total Units (Net)	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	2039-40
Total (Rounded)				-21	7	1	5	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)	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	2039-40	
887	Land at Loen, St Catherines Road, Deepcut, GU16 7NJ	48	48	0	24	24	0	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	11	10	10	0	0	
TOTAL		106	79	0	24	24	0	0	0	0	0	0	0	11	10	10	0	0	
SLAA Sites (Above 25 Units)																			
Site ID	Site Name	Total Units (Net)	Complete	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	2039-40	
814	London Road Regeneration Block, London Road, Camberley, GU15 3JY	524	0	0	0	0	0	60	90	0	0	0	125	125	124	0	0	0	
27	Land East of Knoll Road, Camberley, GU15 3SY	340	0	0	0	0	0	0	0	115	115	110	0	0	0	0	0	0	
25	Camberley Station, Station House,,1 Pembroke Broadway, Camberley, GU15 3XD	200	0	0	0	0	0	80	60	60	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	20	20	20	0	0	
247	Bagshot Depot and Archaeology Centre, London Road, Bagshot, GU19 5HN	50	0	0	0	0	0	0	0	0	0	0	0	17	17	16	0	0	
1005	St James House, Knoll Road	30	0	0	0	0	0	0	0	0	0	0	0	10	10	10	0	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	6	6	5	5	5	0	0	0	0	0	
TOTAL		1393	0	0	0	0	0	140	190	213	152	147	162	172	171	46	0	0	
Small and medium SLAA Sites, Windfall and Rural Exception Sites		Total Units (Net)		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	2039-40	
SLAA Sites (below 25 units)		425		0	20	6	17	16	53	49	46	43	38	50	47	40	0	0	
Windfall Allowance (Small Sites, Prior Notifications, and Rural Exception Sites)		467		0	0	43	42	42	43	43	42	42	42	43	43	42	42	42	
Overall Total (excluding completions)		Total Units (Net)		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	2039-40	
TOTAL		4177		216	508	557	378	448	366	305	240	232	242	276	271	138	42	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	80	<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. The site promoter is currently working with the Council to agree parking provision for the site, which will help facilitate the proposed development. A planning application is anticipated in 2025/26.</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 40% 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.</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>
717	Burwood House Hotel, 15 London Road, Camberley, GU15 3UQ	Camberley	10	<p>Noting the site planning history and recent engagement with the site promoter in 2025 confirming availability, there is demonstrated interest in developing the site. Building control record 21/FP/0377 confirms that work has commenced on site. The site promoter has confirmed that the scheme will be delivered in the 1-5 year period. 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
1032	Seaton House, Seaton Road, Camberley, GU15 3NG	Camberley	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 8 net units. The site is understood to be in single ownership. 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
814	London Road Block, London Road, Camberley, GU15 3JY	Camberley	60	<p>The Council has undertaken concept masterplanning work, supported by viability assessments, which will inform development proposals.</p> <p>In September 2024 just over £1.43m of BLRF funding was received through the One Public Estate Programme for works on the LRB site. The requirements of this fund are that the site must be subject to an unconditional sale by June 2027. Using this fund, in May 2025 the Executive agreed the appointment of contractors to undertake works including asbestos removal and the demolition of 125 – 137 London Road, 10 – 12 High Street and the former Alders building 14 – 18 High Street. As set out previously, work is due to begin in summer 2025 and will take approximately 12 months. BNP Paribas have been appointed to commence wider site marketing and dispose of the site subject to planning and start on site.</p> <p>The site is identified as coming forward in two phases, with Phase 1 delivering 150 net units on the area of the site due to be in full Council ownership. Of this phase, a modest 60 units is expected in the 1-5 years.</p> <p>On this basis, it is considered reasonable that part of the site (approximately 11% of the total 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
1021	Threapwood, 36 The Maultway	Camberley	9	Following a refusal for 24 units (23/1224/FFU – and subsequent dismissed 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.
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.



Site ID	Site Address	Area	No. of homes (net) in Years 1-5	Summary of Evidence
1031	Matthews Corner Garage Matthews Corner Church Road Windlesham Surrey GU20 6BH (25/0393/FFU)		6	The site has received planning permission after the base date of the SLAA 2025. 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.

