

Surrey Heath Borough Council – Examination Action Point

Matter 7 – Question 22.7 – Is the allocation justified and is it supported by the evidence?

Site Allocation HA1/16 Land Rear of 1 – 47 Sullivan Road, Camberley – note on the practical delivery of the site

At the hearing session held on Wednesday 24th September, concerns were raised in respect of whether 14 dwellings could be feasibly accommodated at the above site, taking account of the desirability to retain trees adjoining Frimley Road, and the need to maintain appropriate separation distances between the new development and existing built form.

Trees to the eastern boundary of the site make a positive contribution to the street scene of Frimley Road and accordingly, it is considered that they should be retained where possible. Taking into account the presence of trees and the proximity of the neighbouring block, it is recognised that it may be challenging to accommodate 14 units within the boundaries of the site concerned.

Notwithstanding the above, the Council would draw the Inspectors attention to SLAA Site ID:49 (Peerless Site North, Sullivan Road). This site adjoins the site allocated under reference HA1/16 to the west (see Figure 1), and is discussed in detail at Page 56 of [Appendix 2](#) (Realistic Candidates for Development) of the Strategic Land Availability Assessment Update 2025. Through discussions with the landowner of the Site ID:49, the Council considers that there is now significant potential for the two sites to come forward as one comprehensive development within the 11 – 15 year period.

Figure 1: Relationship between Site Allocation HA1/16 Land Rear of 1 – 47 Sullivan Road (SLAA Site ID:424) and SLAA Site ID:49 Peerless Site North, Sullivan Road

