



Pre-Submission Surrey Heath Local Plan (2019-2038): (Regulation 19) Infrastructure Delivery Plan



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Surrey Heath Borough Council
Knoll Road, Camberley GU15 3HD
Planning.consultation@surreyheath.gov.uk



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I. Introduction

- 1.1. Surrey Heath Borough Council is in the process of preparing a new Local Plan that will manage the scale, location and type of development over the period 2019 – 2038. The purpose of this Infrastructure Delivery Plan (IDP) is to provide background evidence as to the key elements of physical and social infrastructure likely to be needed in the borough to support delivery of development in the Local Plan.
- 1.2. In March – May 2022 the Council consulted on a Draft Local Plan: Preferred Options. This was supported by a range of evidence including a Draft Infrastructure Delivery Plan for comment. The Draft IDP provided context, evidence and information about the delivery of necessary infrastructure to support the growth identified in the Draft Local Plan. A further consultation specifically on potential Gypsy and Traveller and Travelling Showpeople Sites was undertaken in August – September 2022.
- 1.3. Planning for infrastructure is an iterative process and the Draft IDP has now been updated to support the next stage of the Local Plan (Pre-Submission Local Plan) following the outcome of consultation and on-going discussions with infrastructure providers. Once the Local Plan is adopted the IDP will be updated on an annual basis alongside the preparation of the annual Infrastructure Funding Statement (IFS).
- 1.4. It is important to note that the IDP is a mechanism to identify the future infrastructure requirements of development proposed in the Local Plan. It is not the role/purpose of the IDP to seek to address existing deficiencies in infrastructure provision although this will be relevant in determining what additional infrastructure is required and in identifying how future provision is provided for, for example either through upgrading of existing facilities or the provision of new facilities.
- 1.5. Section 5 of this IDP sets out the key infrastructure needed to deliver the Local Plan Strategy. In addition to feedback from Infrastructure providers and other stakeholders, infrastructure delivery has also been factored into a Local Plan Viability Assessment that is published alongside the Pre-Submission Local Plan. The Viability Assessment took account of the financial impact of emerging local plan policies including affordable housing, biodiversity net gain, range and mix of housing and accessibility requirements and space standards as well as the most current Building Regulation requirements. It also took account of current CIL rates and included a general assumption of £1,000 per unit for S106. Sensitivity testing was also undertaken to include for example, the potential cost of Future Homes. The outcome of the Viability Assessment has been used to update the pre-submission policies, for example, the setting of specific affordable housing requirements on flatted town centre allocated sites.



1.6. The Viability Assessment concluded that:

‘The results present a picture of good general viability for most residential typologies across Surrey Heath and that Local Plan policies can be delivered. There is headroom in many instances for further CIL collection or further policy costs as well as those associated with national policies such as Future Homes.’

1.7. Whilst the Assessment also recognises that viability is weaker for some typologies in the Western Value area it identifies that there are other measures that can be taken to improve viability.

1.8. It is also important to note that some 3,500 of the new homes to be provided (of the 5,578 to be provided) have already been completed since 2019 or have an extant planning permission, and the infrastructure requirements associated with those sites have already been determined.

1.9. For further information please contact the Planning Policy and Conservation Team at:

Email: planningpolicy@surreyheath.gov.uk

Telephone: 01276 707 222.

2. Context

- 2.1. The IDP has been prepared in the context of the emerging level and location of new development proposed in the Pre-Submission Local Plan over the period to 2038. It has regard to national planning policy and guidance and to the Plans and Strategies of infrastructure providers as set out in the relevant Topic Sections.
- 2.2. There are different types of Physical, Social and Green infrastructure as set out below:

Table 1: Types of Infrastructure

Infrastructure type	Description
Physical	Includes transport infrastructure (roads, public transport, pedestrian and cycle routes), gas and electricity infrastructure, water provision and treatment, sewerage works and waste collection, recycling and disposal.
Social	Includes primary and secondary schools, nurseries, further education, primary and secondary healthcare, public emergency services, libraries, sports and recreation facilities, community facilities and cultural services.
Green and Blue	Includes open space, allotments, parks and gardens, formal and informal green space, green and blue corridors and sports pitches.

- 2.3. The Spatial Portrait in Section 1 of the Local Plan sets out the social, economic and environmental characteristics of the Borough. A summary of relevant issues is set out below and in more detail against the relevant Topics in Section 6 as appropriate:



Table 2: Key Issues

Issue	Comments
Population Changes	<p>Modelling undertaken in the Housing Needs Assessment, 2024 shows growth of approximately 13.2% in total population in the Borough over the period 2021 to 2040. The greatest proportion of population growth is expected in older persons. Further detail is set out in Section 3.</p> <p>The latest census figures show that the population of Surrey Heath increased by 5.1% from 2011 to 2021 with the most significant percentage increases in those over 80 years and the 55 to 59 age group.</p>
Economy	<p>The local economy is buoyant with low levels of unemployment and high rates of business formation. The main employment centres in the Borough are Camberley and Frimley. Local Plan evidence identifies a need for further office and industrial and logistics floorspace over the Plan period.</p> <p>Future employment needs will be accommodated through existing commitments and the intensification and redevelopment opportunities on existing employment areas.</p> <p>Further detail is set out in Section 3.</p>
Camberley Town Centre	<p>Camberley Town Centre is the main retail and employment centre in the Borough and its regeneration is one of the Councils priorities. The town centre has been, and will continue to be subject to change. A number of sites are allocated in the Local Plan within and around the town centre for a mix of uses including a significant proportion of residential. Further detail is set out in Section 3.</p>
Transport	<p>The Borough contains one stretch of strategic highway, the M3 motorway with junctions 3 and 4 located within the Borough at Bagshot/Lightwater and Frimley. The A322 provides the link from Junction 3 of the M3 to the M4. Whilst there are 3 rail stations in the Borough, the limited availability of direct access to London Waterloo means that passengers often go to stations outside the Borough for rail travel.</p> <p>A Strategic Highway Assessment undertaken by Surrey County Council has concluded that the transport impacts of the spatial strategy tend to be local to the developments and the cumulative impact is in general tolerable. It is not considered that any of the cumulative impacts would be considered severe in terms of the National Planning Policy Framework (NPPF).</p>

Issue	Comments
<p>Biodiversity and Green Infrastructure</p>	<p>In relation to housing delivery, biodiversity is a key issue as the whole Borough is affected by the need to protect the Thames Basin Heaths Special Protection Area. Each new dwelling in the Borough is expected to contribute towards or deliver mitigation measures including the provision of new open space through the delivery of Suitable Alternative Natural Greenspace (SANGS). The provision of SANGs is therefore a critical form of infrastructure in relation to housing delivery.</p> <p>The Council also works jointly with other authorities in the Blackwater Valley and on issues relating to the Blackwater River and its surrounds.</p> <p>In addition, the Council has identified potential biodiversity offsetting projects in relation to the mandatory biodiversity net gain requirements.</p>
<p>Health</p>	<p>The population is generally healthy and has relative low levels of deprivation. However, this masks pockets of local deprivation and Surrey County Council has identified Lower Super Output Area 004C in Old Dean as a Health and Well-being Key Neighbourhood in Surrey. Health providers have identified challenges to be faced by a significantly ageing population and increased pressure on health services. The Borough is covered by two Integrated Care Boards and contains Frimley Park Hospital which serves areas of Surrey, Hampshire and Berkshire.</p> <p>In May 2023 Frimley Park Hospital was identified as part of the New Hospitals programme with a commitment for the hospital to be replaced by 2035. As yet no information on a new site for the hospital has been publicly released.</p>

National Policy and Guidance

- 2.4. The [National Planning Policy Framework 2023](#) sets out some broad guidance on planning for infrastructure. Paragraph 20 identifies that sufficient provision should be made for:

‘..infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)’ as



well as ‘community facilities (such as health, education and cultural infrastructure)’.

- 2.5. The Council is required to prepare an annual Infrastructure Funding Statement (IFS). This sets out past and anticipated income and expenditure from developer contributions and CIL. The most recent IFS was published in December 2023 (see Section 4).

Duty to Co-operate

- 2.6. The Council has a duty to co-operate with other public bodies in plan making on strategic planning matters. This includes housing, transport, the environment and health. Further information as to how the Council is meeting the Duty to Co-operate is set out in a separate Duty to Co-operate Compliance Statement.
- 2.7. In identifying the need for, and the provision of infrastructure, this must therefore be considered in the wider context particularly as infrastructure providers generally cover much wider geographic areas than local authority boundaries. Where there are cross boundary issues in relation to specific types of infrastructure these are highlighted in the IDP and/or the Duty to Co-operate Compliance Statement. Cross boundary infrastructure matters include for example the impact of the spatial strategy on the highway network. The Strategic Highway Assessment Report (SHAR) included an assessment of the impacts on cross boundary highways and in October 2023 the Council held a briefing session with neighbouring local authorities on the SHAR findings as well as then offering the opportunity to comment on the draft SHAR.

Scale of Infrastructure

- 2.8. This IDP does not cover all infrastructure related to development. Some infrastructure needs such as site-specific access requirements or on-site open space will be determined at the planning application stage.

Evidence

- 2.9. In December 2017 the Council published an Infrastructure Needs Assessment (INA) Baseline Report. This identified the infrastructure baseline for the types of infrastructure considered in this IDP. The INA was prepared in consultation with key infrastructure providers and was published alongside the Surrey Heath Local Plan Issues and Options/Preferred options consultation in June/July 2018. In addition, a [Surrey Infrastructure Study](#) was updated by Surrey County Council in November 2017.
- 2.10. This IDP should be read alongside other Local Plan background evidence. A summary of the findings of this evidence is included where relevant. Surrey Heath evidence base documents of particular relevance to having informed this IDP are set out below.
- Open Space Assessment Report, 2016

- Playing Pitch Strategy and Action Plan, 2023
- Thames Basin Heaths Special Protection Area Topic Paper, 2022 and Update 2024
- Town Centre Uses and Future Directions Study, 2020
- Surrey Heath Strategic Highway Assessment, 2024
- Local Plan Viability Assessment, 2024

2.11. Surrey County Council undertakes infrastructure prioritisation and delivery work across the County with a [Surrey Infrastructure Prioritisation Framework](#) (SIP) agreed by Surrey County Councils Cabinet in February 2021 and SIP project lists updated at intervals since then. SCC prioritises projects into one of 4 categories. Those on the Surrey Infrastructure Priority list that lie within the Borough are set out in Appendix 3.

2.12. Surrey County Council is responsible for a range of infrastructure within the Borough and in addition to the SIP, there are a number of County Council Policies and Strategies that are relevant to preparing this IDP. These include:

1. [The School Organisation Plan, 2022 - 2032](#)
2. [Libraries and Cultural Services Strategy 2020 - 2025](#)
3. [Capital Programme 2024/25 -2028/29](#)
4. [Surrey Waste Infrastructure Plan, 2023](#)
5. [The Local Transport Plan 4 \(LTP4\)](#)
6. [Green and Blue Infrastructure](#)

2.13. In providing comments on a Draft IDP in May 2024, SCC provided a combined response from:

- SCC Public Health team
- SCC Transport Development Planning team
- SCC Alternative Education Provision and Participation
- SCC Early Years Commissioning team
- SCC Education Place Planning team
- SCC Natural Environment team
- SCC Flood Risk Planning Consenting team
- SCC Network and Asset Management Groups
- SCC Minerals and Waste Planning Authority
- SCC Placemaking Group
- SCC Strategic Transport Group
- SCC Library Service
- SCC Resources and Circulate Economy Group



- Surrey Fire and Rescue Services
- SCC Highway Engagement and Commissioning team

2.14. Since the INA in 2017, some significant infrastructure improvements have taken place in the Borough:

1. Completion of the Meadows roundabout gyratory improvements;
2. Completion of a replacement leisure centre in Camberley, which includes a 25 metre 6-lane Pool, Learner Pool with adjustable floor, Splash Zone (interactive water confidence area), 8 Court Sports Hall, Fitness Suite, Group Exercise Studios, Adventure Play, 'Clip 'n Climb', Health Suite and café;
3. Delivery of Windlemere Strategic SANG in 2019 and bespoke SANGs at Ridgewood SANG and Little Heath Nursery SANG;
4. The Council and the Enterprise M3 Local Enterprise Partnership (LEP) jointly invested some £4.4m in comprehensive public realm works along the High Street and Princess Way. The works included the provision of new paving, street furniture, lighting, bicycle racks, tree planting and art installations;
5. A number of playground and leisure facility refurbishments and improvements;
6. Delivery of infrastructure associated with the commencement of development of the former Princess Royal Barracks (Mindenhurst) including a primary school and nursery, a new SANG and green infrastructure improvements.

2.15. In December 2021 the Council wrote to all infrastructure providers seeking early views on the implications of the proposed spatial strategy. The list of those who responded and a summary of responses is set out in Appendix 4.

2.16. A Draft IDP was also sent to all infrastructure providers for comment in May 2024 and the responses received have informed this version of the IDP. Other relevant discussions, including any responses to the Regulation 18 Local Plan consultation are detailed in this document, and/or in the Duty to Co-operate Statement of Compliance as appropriate.

3. Scale and Location of Growth

3.1. The Local Plan spatial strategy over the local plan period (Local Plan Policy SSI) comprises:

1. Delivery of at least 5,578 new homes of which, just under 3,500 have either been completed or have planning permission, with the remainder on allocated sites, and/or from sites identified through the Strategic Land Availability Assessment (SLAA) as illustrated on Map 1 and a small sites windfall allowance;
2. Protection of strategic and locally important employment sites as the focus for future intensification of employment floorspace; and
3. The focus of new homes to be in the west of the Borough including redevelopment of key sites in Camberley Town Centre as illustrated on Map 2.

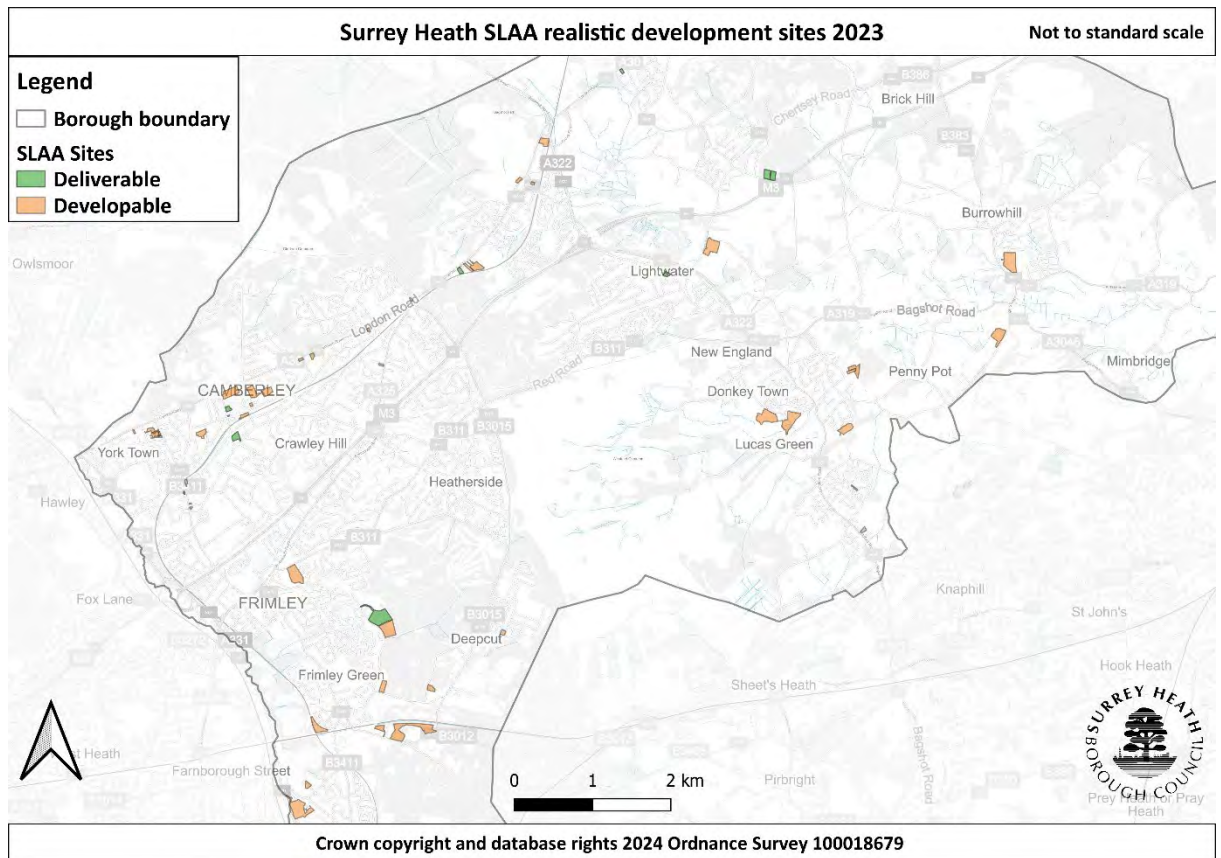
- 3.2. Table 3 below sets out the spatial distribution of the housing supply. This shows the majority of development to be located within Camberley and the Mindenhurst development at Deepcut (1,200 new homes). Within Camberley a significant proportion of the new homes (approximately 1,548) will be within Camberley Town Centre.

Table 3: Spatial Distribution of Housing Supply

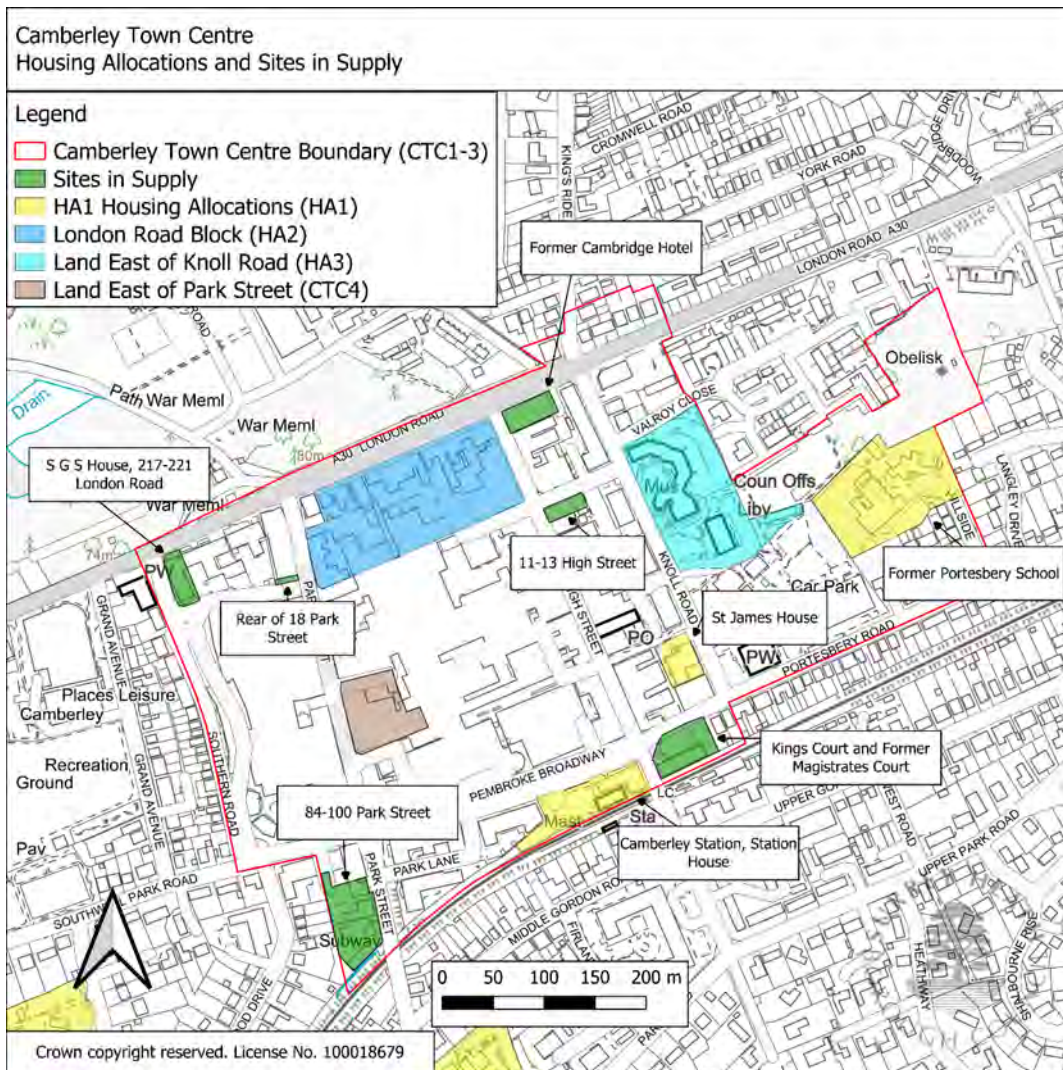
Location	Number of dwellings (net) per source of delivery			
	Completions	Commitments	SLAA	Total
West of the Borough				
Bagshot	196	122	112	430
Camberley	391	328	1,319	2,038
Deepcut	320	1,014	61	1,395
Frimley	145	79	230	454
Frimley Green	12	173	60	245
Mytchett	126	137	23	286
Total	1,190	1,853	1,807	4,848
East of the Borough				
Bisley	1	3	22	26
Chobham	58	17	106	181
Lightwater	2	3	21	26
West End	238	1	37	276
Windlesham	12	157	49	218
Total	311	181	239	727
Non-Spatial				
Windfall Allowance	-	-	481	481
Lapse-Rate	-	-44	-	-44
Total	1,501	1,990	2,527	6,012



Map 1 – Allocated and SLAA Sites



Map 2: Housing and mixed town centre uses sites in Camberley Town Centre



- 3.3. A key element of the growth strategy and therefore infrastructure requirements is the delivery of the Plan’s allocated housing sites. These sites are listed in Appendix 2 along with specific infrastructure requirements.
- 3.4. The housing trajectory for the Local Plan period shows the following phasing of all housing completions over the Plan period.



Table 4: Housing Completions anticipated from all sources

Time period	Completed (as at March 2023)	1 – 5 years	6 – 10 years	11 – 15 years	Total
Number of dwellings	1,501	2,025	1,543	953	6,012

- 3.5. As set out above, a significant proportion of the new homes to be provided already have planning permission and the infrastructure required to support those developments is agreed. Most notable of these is the development of 1,200 homes at Mindenhurst, Deepcut which is under construction. There is a detailed S106 Agreement (and subsequent amendments) setting out the infrastructure required and whether this is to be provided by the developer or through a financial payment to the Council or another body. The S106 also sets out the triggers for when infrastructure will be delivered or contributions made and a schedule of the infrastructure associated with Mindenhurst and the stage of delivery, is set out in Appendix I. Mindenhurst is providing its own bespoke SANG.

Population

- 3.6. The latest census figures show that the population of Surrey Heath is 90,453 and had increased by 5.1% from 2011 to 2021 with the biggest percentage growth in those aged 85 to 89 years and the biggest decrease in those aged 40 – 44 years. Modelling undertaken in the Local Housing Needs Assessment (LHNA) shows growth of approximately 13.2% in total population in the Borough over the period 2021 to 2040. The projection linked to the standard method shows a projected increase in the population aged 65+ of around 42% whilst the population aged under 65 is projected to only increase by 6%. Table 5 shows anticipated population changes in the Borough across all age ranges.

Table 5: Projected Population Change in Surrey Heath 2021 to 2040

Age Category	Population 2021	Population 2040	Change in Population	Percentage change
Under 16	16,593	17,401	808	4.9%
16 - 64	56,045	59,618	3,573	6.4%
65 and over	18,007	25,578	7,571	42.0%
Total	90,645	102,597	11,952	13.2%

Source: LHNA 2024, Demographic Projections

Economy

- 3.7. Linked to population growth, the age profile, commuting patterns, double jobbing and economic activity rates and the housing need associated with the standard method, the Local Housing Needs Assessment (LHNA) estimates that around 5,800 – 6,200 additional jobs could be supported by the resident labour supply over the 2021 - 2040 period. The Employment Land Technical Paper, 2023 suggests a potential increase in the range of between 3,912 and 6,887 jobs in the same period.
- 3.8. The Employment Land Technical Paper also identifies a need for:
- 6,500 – 15,800 sqm office floorspace; and
 - 38,000 – 63,000 sqm B2/B8.
- 3.9. However, as set out in the Employment Topic Paper published alongside the Regulation 19 Local Plan, there is a need to take account of additional unimplemented permissions (notably at Watchmoor Business Park), including Outline permissions, granted since the Employment Land Technical Paper, 2023 was produced. After accounting for this, the residual floorspace needs are between 11,000 sqm to 20,600sqm for office uses and -2,410 sqm to 22,600 sqm for Industrial and Logistics uses. The Local Plan identifies a number of Strategic and Locally Important Employment Sites as the focus for employment development.
- 3.10. Future employment needs will be accommodated through existing commitments and the intensification and redevelopment opportunities on existing employment areas. Evidence set out in the Employment Land Supply Assessment, 2023 and the Employment Topic Paper, 2024 demonstrate that employment needs can be met from the existing supply of land allocations and extant permissions in the Borough.
- 3.11. In 2011 the Census showed that Surrey Heath is a net out-commuter which means the total number of people living and working in Surrey Heath is around 2% higher than the total number who work in Surrey Heath. The 2021 Census suggested that at the time of the Census there was a change towards a slight level of in-commuting. However, as this was in a period affected by Covid 19 these figures should be treated with caution.



- 3.12. Key infrastructure required to deliver employment and retail development relates to means of travel, including active and sustainable travel modes such as walking, cycling, bus and rail, and the delivery of highway capacity. The location of existing employment areas has been taken into account in the Strategic Highway Assessment. Also of relevance to the delivery of local plan objectives for the economy and retail is the provision of digital and telecommunications infrastructure.

Camberley Town Centre and retail development

- 3.13. Camberley is the largest town in the Borough, and is the key retail, commercial and employment centre. It will continue to be the focus for main town centre uses over the Plan period.
- 3.14. In order to deliver the long-term vision for Camberley town centre the Council has taken a proactive approach including investment in property in the town centre. As already set out, the emerging Local Plan allocates a number of sites in the town centre for housing and other uses. Evidence in the [Town Centre Uses and Future Directions Study, 2020](#) undertaken to support the Local Plan does not identify a need for additional retail capacity to be delivered in the Borough over the Plan period when taking account of vacant floorspace and outstanding permissions. It is therefore expected that retail floorspace will largely be delivered through the re-use or repurposing of existing space within town, district and local centres.
- 3.15. Two of the largest housing site allocations outside of Mindenhurst lie within Camberley Town Centre (see Map 2). These are:

London Road Block – allocated for approximately 550 dwellings (gross). This site is owned by the Borough Council and detailed masterplanning and viability work has been undertaken to support the Local Plan allocation. The site was allocated in the Camberley Town Centre Area Action Plan but for a different mix of uses.

Land East of Knoll Road – allocated for approximately 340 dwellings (gross). The site is owned by Surrey Heath Borough Council and Surrey County Council and includes the Council offices and the library. Detailed masterplanning and viability work has been undertaken to inform the Local Plan allocation.

4. Funding Sources and Priorities

- 4.1. Infrastructure requirements will be funded by a variety of different mechanisms. Key sources of funding over which the planning system can have a direct influence are:
1. Community Infrastructure Levy (CIL) – CIL was introduced by Surrey Heath Borough Council in 2014. The Strategic Infrastructure Spending Priorities List is set out within the annual [Infrastructure Funding Statement](#) and identifies the infrastructure that can be funded in whole or part through CIL. The Infrastructure Funding Statement also sets out the amount of CIL (and S106 contributions) received and committed.
 2. Section 106 Agreements – either requiring the direct delivery of a piece of infrastructure or a financial contribution to infrastructure improvements;
 3. Planning Conditions – these are the main mechanisms for the provision of essential on-site requirements and include highway and infrastructure agreements, mainly those covered by Section 38 and Section 278 of the Highways Act 1980, which provide discretionary powers for the highway authority to enter into an agreement with a development to adopt a new highway or improve an existing highway.
- 4.2. It is expected that most infrastructure associated directly with new development will be secured by one of the mechanisms above. However, there are other funding sources that could deliver infrastructure improvements over the Plan period. These could include:
1. Direct funding by statutory undertakers under their legal obligations and statutory functions. This would include utility and telecommunication companies where their investment budgets are drawn from customer charges, education providers where funding is received from the government to ensure sufficient pupil places and health and emergency services;
 2. Central government funding pots (grants or loans) which might be administered through for example, Surrey County Council, Homes England or the Department for Transport;
 3. Private sector funding.
- 4.3. Nationally, it has also been proposed to introduce a new way of funding infrastructure through a new Infrastructure Levy. A technical consultation on the Infrastructure Levy was published in March 2023. The proposed transitional arrangements suggest that the Levy will not be rolled out nationally until towards the end of the Plan period. This may also be affected by the outcome of the July 2024 General Election.



- 4.4. Further information on the Borough Council’s current approach to developer contributions can be found in the [Developer Contributions Supplementary Planning Document](#).
- 4.5. Surrey County Council also provides information on the expectations as to how development will need to mitigate the impacts on SCC infrastructure and services in a [Developer Contribution Guide](#) (2020).

Surrey Heath Community Infrastructure Levy

- 4.6. Current CIL charges can be found in the [CIL Charging Schedule](#) and residential rates for 2024 are set out in the Table below. CIL income in Surrey Heath is currently split into 4 areas, Administration (5%), Neighbourhood Ward (Parishes and Non Parish – 15%, or 25% for Parishes with neighbourhood plans), SANG and Council Main Fund. Following the preparation of the Local Plan the Council may undertake a review of CIL.

Table 6: Residential CIL Charges – 2024

Area	Development Type	CIL Tariff (£ per sqm including indexation)
Western Charging Zone	Residential (C3) which does not provide its own open space in the form of Suitable Alternative Natural Greenspace) (SANG) as avoidance for European Sites	£286.94
Western Charging Zone	Residential (C3) which provides its own open space in the form of SANG as avoidance for European Sites.	£87.67
Eastern Charging Zone	Residential (C3) which does not provide its own open space in the form of SANG as avoidance for European Sites	£350.71
Eastern Charging Zone	Residential (C3) which provides its own open space in the form of SANG as avoidance for European Sites.	£151.44

- 4.7. As at March 2023 the main CIL Fund stood at £5,346,615 (Infrastructure Funding Statement, December 2023) with £5,176,615 available to spend. The IFS sets out that the priority for CIL spending will continue to be the provision of Suitable Alternative Natural Greenspace (SANG) to support the delivery of new housing in the Borough, and to fund public realm improvements in Camberley Town Centre.
- 4.8. Funding has also been committed through CIL towards the preparation of a Local Cycling and Walking Infrastructure Plan which has been prepared by Atkins on behalf of Surrey County Council and Surrey Heath Borough Council and for feasibility work on a selection of priority walking zones and cycle routes. £100,000 is ringfenced for a Surrey County Council Infrastructure feasibility study.
- 4.9. Funding for additional strategic priority projects from CIL will be agreed by the Executive as and when appropriate.
- 4.10. The Council will also continue to support capital funding of projects through neighbourhood funding using 15% of CIL contributions in those areas.
- 4.11. Any costs identified in the IDP are based on the best available information at the time of publication and may be subject to change at a later stage. There is greater certainty over the projects and costs identified in the first 5 years from production of this IDP.



5. Delivery of the Local Plan Spatial Strategy

- 5.1. Those elements of infrastructure considered to be key to delivering the Spatial Strategy set out in the Local Plan are set out in Table 9 below. These exclude for example, site specific related infrastructure such as highways improvements to be identified after local modelling, or on-site open space.
- 5.2. The Borough's infrastructure needs arising from the impact of development proposed through the Local Plan are likely to be greatest in and around Camberley Town Centre and at Deepcut where the most significant proportion of the planned growth will take place (as demonstrated by the Mindenhurst S106 agreement).
- 5.3. The Regulation 19 Local Plan includes a number of Policies requiring the appropriate delivery of infrastructure alongside new development, and the protection and enhancement of existing infrastructure. This includes:
- Policy IN1: Infrastructure Delivery
 - Policy IN2: Transportation
 - Policy IN3: Digital and Telecommunications Infrastructure
 - Policy IN4: Community Facilities
 - Policy IN5: Green Infrastructure
 - Policy IN6: Green Space
 - Policy IN7: Indoor and Built Sport and Recreational Facilities
 - Policy EI: Thames Basin Heaths Special Protection Area

Thames Basin Heaths Special Protection Area

- 5.4. Of specific relevance to the delivery of the spatial strategy and specifically to housing in Surrey Heath is the delivery of mitigation measures to ensure that there is no likely significant effect of new residential development on the Thames Basin Heaths Special Protection Area (TBHSPA). The TBHSPA affects authorities in Berkshire, Hampshire and Surrey and agreed mitigation includes the delivery or improvement of significant areas of open space (Suitable Alternative Natural Greenspace (SANG)) to provide an alternative recreational use to the TBHSPA. SANGs is delivered at a standard of at least 8 hectares per 1,000 head of population.
- 5.5. As all of Surrey Heath Borough lies within 5km of the TBHSPA all net new dwellings require mitigation. The provision of mitigation through the delivery of SANG is set out in the Thames Basin Heaths SPD and also in the Thames Basin Heaths Special Protection Area Topic Paper produced alongside the Pre-Submission Local Plan. This demonstrates that there is sufficient SANG to deliver the proposed housing requirement over the Plan period. This has been agreed with Natural England through a Statement of Common Ground. Appendix 5 of this Statement identifies SANG provision for the proposed site allocations.

- 5.6. In Surrey Heath, strategic SANG are currently funded through CIL requirements as set out in the [Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy SPD](#). The cost of the SANG element of CIL is £125.00 per square metre.
- 5.7. For development that is not CIL liable but nonetheless includes a net increase in residential units the Council levies a contribution of £112.50 per square metre for the residential floorspace created towards SANG management and maintenance.
- 5.8. SANG funds are used to provide:
- Initial capital enhancements of new strategic SANGs in accordance with the relevant SANG Management Plan
 - In perpetuity management and maintenance of strategic SANG
 - Facilitation costs associated with the operation and review of the strategy.
- 5.9. In addition to the provision of SANGs, all net new dwellings must contribute to Strategic Access Management and Monitoring measures. Known as the ‘SAMM tariff’ as at February 2024 this is as follows:

Table 7: SAMM Tariff

Number of bedrooms	Occupancy	Tariff
1	1.40	£558.07
2	1.85	£737.45
3	2.50	£996.55
4	2.85	£1,136.07
5+	3.70	£1,474.89

- 5.10. SAMM funding is passed to Hampshire County Council to administer.
- 5.11. The following Table shows the SANGs and SAMM funding position in the Borough as at 31 March 2023 as set out in the Infrastructure Funding Statement:



Table 8: SANG and SAMP funding

SANG	Funds as at 1 st April 2022	CIL collected as at 31 st March 2023	Committed or spent as at 31 st March 2023	Remaining funds
Chobham Place Woods/Station Road	£7,312,796	£378,975	£157,382	£7,534,389
Hawley Meadows	-£170,783	0	0	-£170,783
Swan Lake	£1,297,288	0	0	£1,297,288
Shepherds meadow	£43,323	0	£76,006	-£32,683
Windlemere	£874,731	0	0	£874,731
SAMP	£107,590	£208,685	£137,158	£179,117

- 5.12. As set out in Appendix 5 some SANG provision will be provided from within Hart District. The cost of this SANG in 2024/25 is £7,597.84 per person and will be updated annually.
- 5.13. SANG and SAMP costs have been factored into the whole Plan viability study.

Whole Plan Strategic Infrastructure

- 5.14. The following strategic infrastructure is considered to be key to delivering the spatial strategy:

Table 9: Whole Plan: Key Infrastructure Requirements and indicative costs

Key Infrastructure	Notes	Delivery
Suitable Alternative Natural Greenspace (SANG)	See paragraphs 5.4 – 5.13 above. SANG is required for all net new dwellings in the Borough and is therefore is an essential form of infrastructure required to deliver the spatial strategy. The Habitat	Delivery of SANG will either be delivery of Strategic SANG by the Council, funded by developer contributions (currently through CIL/SI06), or by direct SANG delivery of SANGs by developers on site, or by private agreement with

Key Infrastructure	Notes	Delivery
	<p>Regulation Assessment and the Thames Basin Heaths Topic Paper details the provision of sufficient SANG capacity to meet the Local Plan housing requirement on allocated and non-allocated sites.</p>	<p>SANG owners. As set out in the Thames Basin Heaths Topic Paper some of this SANG capacity will be met from within adjoining local authorities. A summary of SANG capacity for allocated sites is set out in Appendix 5. SANG costs are set out in paragraphs 5.6 and 5.7 above.</p>
<p>Highway Capacity/Transport Infrastructure and Active travel improvements</p>	<p>A Strategic Highway Assessment (SHAR) has been prepared which identifies that impacts tend to be local to the developments and the cumulative impact is generally tolerable. None of the cumulative impacts would be considered severe in terms of the NPPF.</p> <p>The SHAR identifies a need for high quality pedestrian and cycle links linking the developments with where people want to travel to. A Local Cycling and Walking Infrastructure Plan has been prepared and feasibility work is currently underway on the priority cycle routes and core walking zones. These will inform the development of business cases for future funding bids.</p>	<p>Delivery of essential highway improvements to support new development will be predominantly site specific and delivered through developer delivery (potentially through a Section 278 Agreement) or contributions or the use of CIL receipts.</p> <p>CIL costs are set out in Table 6.</p> <p>Funding for active travel schemes supported by the LCWIP will also be through DfT and/or SCC funding bids, or other funding sources. Indicative costs for priority LCWIP projects are included in Appendix 3 but will be refined through feasibility work being undertaken on priority cycle routes and core walking zones during 2024/2025.</p>



Key Infrastructure	Notes	Delivery
Education	<p>Engagement with Surrey County Council suggests that whilst there will be a fluctuating need for school spaces there is generally a surplus of spaces for primary schools at the end of the Plan period. There is currently pressure on places at secondary level but this will be kept under review. There will be a need for additional Early Years capacity and for additional SEND places.</p>	<p>Delivery of additional education capacity, if needed, will be through developer on site provision (Mindenhurst – primary and nursery facilities), or through developer contributions to Surrey County Council to administer if a need for increased capacity is identified.</p> <p>SCC has set out how early years could be provided over the plan period (predominantly through opportunities for private providers), and is identifying opportunities for additional SEND places from an agreed Capital programme fund.</p> <p>SCC education costs per pupil place for 2024 – 2025 are: Primary - £19,345.04 Secondary - £24,856.12 Early Years - £13,541</p>
Other social and physical infrastructure	<p>As set out in the following Sections, capacity is either available within existing facilities or is to be provided through funding of new or upgraded facilities.</p> <p>Health service providers have identified current pressures on capacity which would be considered at the planning application stage.</p> <p>Contributions towards the library service are dealt with on a case by case basis and the Council is working with SCC in exploring options for</p>	<p>Developer delivery of on-site or off-site provision (for example at Mindenhurst), through financial contributions, generally via S106 or through applications for CIL funding where justified. Delivery requirements and method to be informed by engagement with the relevant providers.</p> <p>CIL costs are set out in Table 6.</p> <p>In May 2023, Frimley Park Hospital was identified as a</p>

Key Infrastructure	Notes	Delivery
	the relocation of Camberley library.	priority for rebuilding through the New Hospital Scheme.
Green Infrastructure/Biodiversity Net Gain	Local Plan policies and site allocations expect the delivery of enhanced green infrastructure and in line with the Environment Act, the provision of Biodiversity Net Gain (BNG).	<p>Delivery on-site by developers or financial off site contributions (S106/CIL). CIL costs are set out in Table 6.</p> <p>Potentially grant funding from future Government or regional schemes.</p> <p>Emerging Local Plan Policy seeks a 20% BNG. Estimated BNG costs used in the Local Plan Viability Assessment are: £1,187 per unit (greenfield) £259 per unit (brownfield)</p>



6. Infrastructure baseline and future need by Types

- 6.1. The following tables set out a summary of the Baseline Study findings from the INA 2017, as well as any more recent updates and identifies anticipated future needs to deliver the Local Plan Strategy.

Education

Summary

Engagement with Surrey County Council as local education authority has indicated that there is likely to be a surplus of primary places by the end of the Plan period but this will be carefully monitored. There is currently some pressure on places at secondary level but this will also be monitored and kept under review. There will be additional demand for Early Years places which is unlikely to be provided for within current capacity but a number of mechanisms have been agreed with SCC as to how additional capacity may be provided. There will also be a need for additional SEND places and proposals by SCC to meet need across the County are set out below. The following Education section has been agreed with SCC.

- 6.2. Section 3 of the INA sets out the baseline for Education provision and covers:
1. Primary Education
 2. Secondary Education
 3. Special Educational Needs
 4. Further Education
- 6.3. This IDP also covers Early Years provision. Surrey County Council is the local education authority covering early years, primary and secondary education and the following information has been prepared with SCC using their most up to date evidence. The County Council has a range of statutory duties and responsibilities including a statutory duty to secure sufficient school places, ensuring that every child has access to a school place. This is done by forecasting demand for school places to identify an appropriate balance between supply and demand.
- 6.4. The School Organisational Plan 2022 – 2032 sets out the projected need and demand for future school places for 5 - 16 year olds in Surrey. Surrey County Council offers a school place to any resident applicant between 5 and 16 years old, whether they end up accepting the school place or not.
- 6.5. Surrey County Council also has a duty to ensure that sufficient and appropriate education and training opportunities are accessible to the 14 - 19 age group and to ensure an adequate supply of Special Educational Needs and Disability (SEND) places to meet the needs of pupils in the Borough.

Early Years

- 6.6. The Childcare Act (2006) places a duty on local authorities to secure sufficient childcare provision in their area to meet the requirements of families who require childcare to enable them to work or train. In addition, Surrey County Council as the local authority, holds responsibility for ensuring children under statutory school age can access early years provision and identify any gaps in childcare provision.
- 6.7. The current requirement is for all three and four year olds and some eligible two year olds, access to 15 hours of funded early education per week (over 38 weeks per year) and for eligible working families of three and four year olds, an extended entitlement, providing an additional 15 hours of funded early education per week.
- 6.8. Surrey County Council does not have a duty to provide the childcare and early years provision themselves and in Surrey Heath (and across Surrey) the majority of childcare and early years places are provided by the private, voluntary and independent (PVI) sector. In addition, there are a number of maintained and academy schools within early years provision, managed either by the school or a third party provider. Some of Surrey Heath's primary schools also offer before and/or after school provision and holiday play schemes, operated directly by the school or by a third-party provider, to ensure working parents have access to wrap around care.
- 6.9. In Surrey, the Early Years Sector is made up of 80% Private, Voluntary and Independent (PVI) settings; Surrey County Council has little influence over private businesses; predicting the future availability of childcare and early years places is therefore difficult across the time frame of Surrey Heath's Local Plan. However, based on the draft Spatial Strategy they have identified that that in Bagshot, Camberley, Deepcut, Frimley, Mytchett and West End current provision will not meet anticipated demands with some uncertainty over Frimley Green, Chobham and Windlesham.

Table 10: Early Years Education

Issue	Comments
Scope	Childcare and early education for children from 2 – 5 years
Lead	Surrey County Council
Current Supply	Mix of full day care, extended day and sessional pre schools, school based nursery provision and childminders. Surrey County Council is aware of the closure of a number of childcare providers during 2022 and the opening of



Issue	Comments
	<p>new early years provision. The School Organisation Plan 2022 – 2032 identifies 7 school based nurseries in the Borough.</p>
<p>Issues identified by the INA and other sources</p>	<p>When assessing need, the County Council will look at provision for 2, 3 and 4 year olds. Given the duty to ensure diverse provision, unfilled places at one type of provider does not signify that provision in an area is sufficient.</p> <p>The Childcare Sufficiency Assessment 2022 - 2023 identified that since 2020/2021 there has been an increase in funded and unfunded childcare places of 5% (111 places) and a decrease of funded places within the overall number of childcare places being offered of 6% (125 places), this is primarily within the extended play group and independent school nursery sectors. The occupancy of childcare places across Surrey Heath is reported to be healthy for funded and unfunded childcare places and not busy for funded only childcare places.</p> <p>Families will access provision in locations and in patterns that meet their individual needs. Additional places will need to be created in good proximity to new developments.</p> <p>Consideration will need to be given to the types of housing being developed, to meet the needs of the families who reside there i.e. more term time sessional preschools or extended day provision is required for developments that contain higher numbers of social housing compared to day nurseries that may be required for high numbers of higher income working households.</p> <p>The SCC Developer Contribution Guide identifies that a yield factor of 0.07 equating to 7 early years age children per 100 dwellings will be used.</p>
<p>Future needs and planned provision</p>	<p>Consultation for the relocation of an existing primary school in Frimley with nursery provision to Mindenhurst, Deepcut funded by the developer through financial contribution, which will provide up to 104 places of early years provision. This may not necessarily be up to 104 new early years places as some families may choose to relocate.</p> <p>Surrey County Council will support the development of early years places in areas with a projected shortfall of places by creating new or expanding early years provision in infant or primary schools, expansion of existing private and voluntary provision, or seeking creative solutions within the local community by working with Surrey Heath to identify and utilise existing community space suitable for early years provision.</p> <p>Changes to the Use Classes Order mean that nurseries now fall within Class E along with other town centre uses, providing a greater range of potential premises for this use.</p>

Issue	Comments
Future funding	The development of places in the maintained and PVI sector in the areas where there is a shortfall of places will be supported. The cost of each scheme and therefore any developer contribution required will be determined on a case by case basis. Costs are set out in Table 9.
Information Sources	Mindenhurst, Deepcut S106 Agreement Surrey County Council Childcare Sufficiency Assessment 2022-23 - Surrey County Council Developer Contributions -

Table 11: Primary Education

Issue	Comments
Scope	Provision of children 5 to 11 years of age
Lead	Surrey County Council
Current Supply	25 primary education facilities; comprising eight primary schools, 11 infant schools and six junior schools. 7 schools have nursery facilities.
Issues identified by the INA and other sources	<p>The INA in 2017 identified no available capacity within primary schools in the Borough. However, since that study the School Organisational Plan (SOP) produced by Surrey County Council as Local Education Authority has been updated.</p> <p>The 2022 – 2032 SOP identifies that demand is likely to fall in the short term before reaching a plateau. There are likely to be surplus places across the Borough.</p> <p>In response to the impact of the Draft Spatial Strategy in December 2021, SCC similarly identified a likely surplus of primary places (see summary of response in Appendix 4).</p> <p>The SCC Developer Contribution Guide identifies that where a housing mix is not known, a yield factor of 0.25 equating to 25 primary age children per 100 dwellings will be used.</p>
Future needs and planned provision	<p>Although additional housing over the Plan period will generate additional pupils, due to a surplus of places in the Borough, Surrey County Council has no current plans for increasing primary provision at this time. In September 2023, Lakeside Primary Academy relocated into the new Mindenhurst school building.</p> <p>Two primary schools have applied to reduce their number of pupils in 2024.</p>



Issue	Comments
Future Funding	As there are sufficient primary school places across the Borough there are no identified additional costs in relation to primary school provision at this time. Should expansion be necessary and evidenced, the County Council would apply the relevant cost per pupil place applicable at the time (£19,345.04 as at January 2024) and this would be sought through S106.
Information Sources	Direct engagement with SCC and response to request in December 2021 for an indication as to the impact on infrastructure requirements of the Draft Spatial Strategy. SCC response to the Draft IDP June 2024. School Organisation Plan 2022 – 2032 (SCC) Surrey County Council Developer Contributions - Mindenhurst, Deepcut S106 Agreement

Table 12: Secondary Education

Issue	Comments
Scope	Provision of children 11 to 16 years of age
Lead	Surrey County Council
Current Supply	4 Secondary Schools
Issues identified by the INA and other sources	The INA in 2017 identified that there is currently a reasonable surplus of secondary places. Since the INA, the School Organisational Plan produced by Surrey County Council as Local Education Authority has been updated. The SOP 2022 – 2032 identifies peaks and troughs in secondary provision with a decline at the end of the SOP period. Demand will be driven by new housing and vacant capacity will be utilised where reasonable before commissioning additional provision. This is reflected in SCC response to the impact of the draft Spatial Strategy on school places. SCC has identified (June 2024) that there is currently pressure on secondary places with some significant challenges to capacity in some year groups but that this will be monitored and kept under review. The SCC Developer Contribution Guide identifies that where a housing mix is not known, a yield factor of 0.18 equating to 18 secondary age children per 100 dwellings will be used.

Issue	Comments
Future needs and planned provision	A financial contribution of £2.8m for improvement of secondary school provision in Surrey Heath from Mindenhurst, Deepcut development (phased payments). No other specific schemes or funding needs have been identified. If need was identified this would be progressed through the use of the SCC Contribution Guide above and the latest per pupil place costs.
Future Funding	As there are sufficient secondary school places across the Borough there are no identified additional costs in relation to secondary school provision at this time. Should expansion be necessary and evidenced, the County Council would apply the relevant cost per pupil place applicable at the time (£24,856.12 as at January 2024) and this would be sought through S106.
Information Sources	Direct engagement with SCC including response to the Draft IDP June 2024 School Organisation Plan 2022 – 2032 (SCC) Surrey County Council Developer Contributions - Mindenhurst, Deepcut S106 Agreement.

Table 13: Special Educational Needs and Disability

Issue	Comments
Scope	Special educational needs covers pupils of all ages.
Lead	Surrey County Council
Current Supply	Two primary schools and one secondary school host SEN Units that support students with a range of educational needs in a mainstream environment. There are also three specialist schools. Within the Borough in the academic year 2022/2023, there were 288 resident EHCP pupils requiring specialist school places.
Issues identified by the INA and other sources	The INA identified that there is limited information on existing and future SEND capacity. The SOP 2022 identifies a potential increase in the number of children and young people in North West Surrey who will require a specialist school place in the short term before plateauing to the end of the SOP planning period.



Issue	Comments
Future needs and planned provision	<p>Surrey County Council's Safety Valve Agreement with the Department for Education (March 2022), which aims to eliminate the council's Dedicated Schools Grant High Needs Block (DSG HNB) deficit, includes a condition to deliver an ambitious Special Education Needs and Disabilities (SEND) and Alternative Provision (AP) Capital programme that will improve the long-term sufficiency of state-maintained specialist educational provision that meets the needs of communities across Surrey.</p> <p>The Council's SEND and AP Capital Programme forms one important aspect of Surrey's Additional Needs and Disability Strategy and Transformation Programme which aims to improve outcomes for children with additional needs and disabilities and embed financially sustainable practices to work within the level of funding available. SCC Issue Comments is expanding the state maintained specialist education estate at pace in order to ensure children and young people who have additional needs and disabilities and require a specialist school placement can have their education needs met closer to home and within state maintained provision wherever possible. There has been significant investment in additional state-maintained specialist school places in Surrey over the past four years to enable children and young people to be educated locally to their families. SCC's strong partnerships with local specialist and mainstream schools has enabled this to happen, alongside robust forecasting of demand to understand what the profile of need will look like county-wide over the coming years.</p> <p>By 2029/30 the number of resident EHCP pupils requiring specialist school places is forecast to rise by 37% to 395.</p> <p>Additional provision has been provided at Wishmore Cross Academy and a Philip Southcote School specialist centre has been opened at Kings International College.</p> <p>A new specialist school, Frimley Oak Academy, will be delivered by the Department for Education's Special Free Schools Programme and partly funded by Surrey County Council's Capital Programme. Once built, this new free school will serve pupils aged 11-19 years with social, emotional and mental health (SEMH) needs. It is anticipated that the provision will open in 2027.</p>
Future Funding	<p>Between 2019 and 2023 Cabinet approved the strategies and capital investment of c£260m for Surrey's SEND and AP Capital Programme. With this investment the programme is aiming to deliver 2,440 permanent additional specialist school places in Surrey between 2019-</p>

Issue	Comments
	2027 to create capacity for 5,760 state-maintained specialist places by 2030/31. The Capital Programme is aligned with the Community vision for Surrey in 2030, and Surrey County Council's adopted Inclusion and Additional Needs Partnership Strategy 2023-2026, which sets out the ambition that all Surrey's children and people with additional needs and disabilities are enabled to lead their best life
Information Sources	INA Section 3.4 Direct engagement with SCC and provision of wording for this section of the IDP (June 2024). School Organisation Plan 2022 – 2032 (SCC) SCC Cabinet Report, March 2023

Table 14: Further Education

Issue	Comments
Scope	The Apprenticeships, Skills, Children and Learning Act 2009 places Local Authorities as the lead strategic commissioners of those over compulsory school age but under 19 and those aged over 19 but under 25 with an Education Health and Care Plan.
Lead	Surrey County Council
Current Supply	Further education in the Borough is provided within two Secondary Schools which have sixth forms as well as two special schools with sixth forms. There are no dedicated further education facilities in the Borough although Camberley Adult Education Centre has some suitable courses. There is also an additional specialist further education facility for those with Additional Needs and Disabilities at Frimley Youth Centre.
Issues identified by the INA and other sources	A significant proportion of learners travel to out of county provision due to the lack of technical further education provision in the local area and lack of suitable public transport to access other Surrey based provision. One school sixth form ceased to operate in 2020 meaning in the local area which has increased pressure for provision. Work is currently underway by SCC to update underlying data to ascertain post-16 sufficiency across the county.



Issue	Comments
	The Surrey Heath Area Partnership for Education comprises five secondary schools working together and with neighbouring colleges in Hampshire to ensure all Surrey Heath students have access to the full range of post 16 learning opportunities within the local area.
Future needs and planned provision	The Camberley Centre, France Hill Drive is allocated for residential development with a requirement for the existing use of the adult education centre to be retained or relocated. The Local Plan includes a requirement in Policy ERI for the consideration of Employment and Skills plans which will enhance training opportunities in the construction sector.
Future Funding	No schemes or costs have been identified to date.
Information Sources	INA Section 3.5 School Organisation Plan 2022 –2032 Response from SCC on the Draft IDP, June 2024.

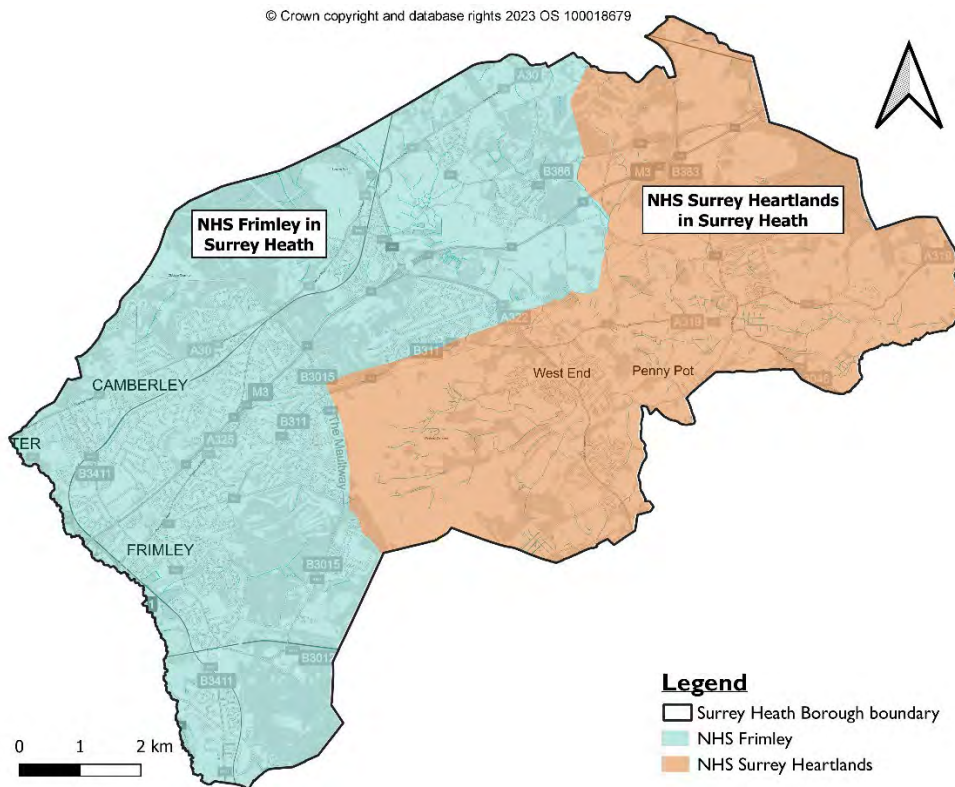
Health

Summary

To deliver the Local Plan Strategy, responses from health providers have identified an increase in demands on GP services which would be accommodated through investment in existing provision, and a funding gap in the provision of Acute Care as part of the consideration of the impact of new development across the whole of the Frimley Health NHS Foundation Trust area. In May 2023, Frimley Park Hospital was identified as one of five priority hospitals to be rebuilt under the Government's New Hospitals Programme.

- 6.10. Surrey Heath is covered by both the Frimley Integrated Care System and the Surrey Heartlands Integrated Care System as shown on the Map below. The ICS's are responsible for taking collective responsibility for the health and wellbeing of the local population. They are the statutory NHS organisations responsible for developing a plan for meeting the population's health needs, managing the NHS budget and arranging for the provision of health services in the Surrey Heartlands and Frimley Areas. The ICS's commission (plan, design and purchase) many of the health services that local people use, including medicines, hospital care, urgent and emergency services and many community services.

Map 3: Map of Integrated Care systems covering Surrey Heath



- 6.11. Frimley Health NHS Foundation Trust provides NHS hospital services for around 900,000 people across Berkshire, Hampshire, Surrey and south Buckinghamshire. It includes Frimley Park based within the Borough, and Heatherwood and Wexham Park hospitals with a number of smaller outpatient clinics and diagnostic services. Frimley Park Hospital hosts the Defence Medical Group South East with military surgical, medical and nursing personnel working alongside the hospital NHS staff.
- 6.12. GP surgeries fall within designated Primary Care Networks (PCNs) which bring GP practices together with other local services, such as community, mental health, social care and the voluntary sector to look after local populations. Chobham and West End medical practice falls within Woking Wise PCN with the remainder falling within Surrey Heath PCN. Some residents may also fall within the catchments of GP surgeries outside of the Borough boundary.



- 6.13. Overall Surrey Heath is an affluent area with good health outcomes and relatively low rates of many conditions and unhealthy behaviours. The [Surrey Heath Health Profile, 2023](#) identifies that the health of residents is generally better than the England average although that masks some inequalities with life expectancy being 4.2 years lower for men and 0.6 years lower for women in the most deprived areas of Surrey Heath than in the least deprived areas.
- 6.14. The 2021 Census identifies 13% of the population in the Borough, or 25.9% of households as having a disability. This is lower than Surrey, South East and England. As the population ages it is expected that this will increase. The Local Housing Needs Assessment, 2024 estimates that there will be a 52% increase in those with mobility problems by 2040 as well as increases in those with other disabilities including dementia, learning disabilities and autistic spectrum disorders.

Table 15: Primary Healthcare

Issue	Comments
Scope	Primary healthcare is defined as GP services and dental practitioners.
Lead	Surrey Heartlands ICS/Frimley ICS
Current Supply	<p>GP Provision</p> <p>The INA identifies 11 GP surgeries within Surrey Heath with (at that time) 59.59 Full Time Equivalent (FTE) GPs. One surgery, Chobham and West End Medical Practice falls within Surrey Heartlands ICB</p> <p>Dentists</p> <p>As dentists are not regulated in the same way as GPs there is less available information. The INA identifies 15 dental surgeries across the Borough that offer NHS treatment with a total of 31 dentists.</p>
Issues identified by the INA and other sources	<p>GPs</p> <p>The INA identified that the average patient list per GP within the Borough is 1,781, slightly lower (i.e. better) than the England average ratio of 1,800. At the time of the INA particular issues were identified at Lightwater Surgery, Park Road and Old Dean Surgeries, Chobham and West End Medical Practice and Station Road Surgery.</p> <p>Only four of the ten GP surgeries within the Borough were identified as having a lower than average ratio of patients per GP, and may have some 'spare' capacity'. Overall, the INA identified that there is limited available capacity at some GP practices.</p> <p>Since then, NHS Frimley ICB has highlighted (May 2024) that there has been a reduction in the GP workforce with the number of Patients per FTE GP at May 2024 at 2,445 (May 2024), higher than the national average of 2,295 patients per GP. Table 15a below shows estimated GP floorpace capacity requirements.</p>

Issue	Comments
	<p>NHS Frimley ICB has also identified that the Primary Care workforce is changing and this affects future space needed. To support the Primary Care workforce and provide a sustainable model for the future, NHSE launched the Additional Roles Reimbursement scheme in 2019. This has supported the Surrey Heath Primary Care Network, made up of 7 of the GP practices, across 10 sites, to recruit over 50 additional roles. These roles range from Paramedics, to Physiotherapists to Pharmacists, Social Prescribers and Health and Wellbeing Coaches.</p> <p>Current Health Building Notes that advise on GP Premise requirements do not reflect this and so the GP estate is under provisioned.</p> <p>Frimley's Joint Forward Plan 2023/24 – 2027/27 sets out how the NHS will work in partnership to meet the headline strategic objectives of reducing health inequalities and increasing healthy life expectancy. This sets out that demand in general practice is at unsustainable levels with the total number of appointments in Frimley general practices increasing from Jan 2022 to Jan 2023 by 29%.</p> <p>Dentists</p> <p>The INA concludes that as not all dental surgeries are accepting new NHS patients this may suggest that there are currently a high number of registered patients at these practices and pressure on capacity.</p>
Future needs and planned provision	<p>A response in February 2022 from Frimley CCG (now Frimley ICB) identified that new homes will require additional health capacity. The current strategy is to add capacity by investing in existing facilities rather than building new. They also set out that there are GP practices that with investment, would be able to meet the increase in demand and that are situated in easy reach of the proposed development sites. This response was reinforced through a response from Frimley ICS to the Draft Local Plan in May 2022. Further discussions held in March 2023 have identified that the current Frimley NHS ICB estate is all in reasonable condition.</p> <p>Frimley NHS ICB also identified that there was an extension to the Frimley Green practice (see below) and that there were further identified proposals and a Business justification case prepared to fund further upgrading of Camberley Health Centre.</p>



Issue	Comments
	<p data-bbox="488 371 1417 577">Surrey Heartlands ICB (May 2023) identifies that Surrey Heartlands has one GP practice in the Surrey Heath area (Chobham and West End) which lies within the Woking Wise PCN. Growth will require the expansion or replacement of GP premises and the ICB would seek the necessary s106/CIL funding for the capital works.</p> <p data-bbox="488 636 1398 891">A further response from NHS Frimley in May 2024 identified that developer contributions will be sought towards the reconfiguration, refurbishment, reequipping, and expansion of existing health and care facilities. NHS Frimley has calculated the GP floorspace capacity requirements for each of the GP practices in the Borough based on the housing requirement.</p> <p data-bbox="488 949 1390 1028">Greater workforce capacity and digital capability, will also be needed to support the services required for the growing population.</p> <p data-bbox="488 1086 1393 1292">NHS Frimley also note that it is not possible to accurately determine the build cost or size of new or extended health facilities required at this stage. This will depend on a large number of complex and inter-related factors that can only be resolved at a more advanced stage in the planning process.</p> <p data-bbox="488 1305 1394 1639">The capacity requirement of existing practices and an estimate of likely healthcare contributions required from site allocations in the Local Plan for the purposes of forward planning, based on the NHS standard planning formula is provided by NHS Frimley. This shows a total estimated healthcare contribution of just over £2.9 million. This is calculated using 2.4 persons per new dwelling, 120m² per GP (providing a standard of 14.58 patients per square metre) and a cost of £3,000 per sqm.</p> <p data-bbox="488 1653 1417 1856">In 2023 a report commissioned by NHS Surrey Heartlands suggested that the cost of providing additional Consultation rooms capacity was £4.75 million (Primary/community). There is continued work between the two ICB's to bring forward a consistent methodology for assessing future needs.</p> <p data-bbox="488 1964 1398 2085">In considering the future GP needs and costs set out by NHS Frimley the Council considers that it is important to note that this calculation has been undertaken on the whole housing requirement including</p>

Issue	Comments
	<p>those sites that have already been completed and which have planning permission. In addition, much of the new homes still to be provided will be in the form of flatted developments which are likely to have a significantly lower occupancy than that provided above. It is also not clear whether it takes account of any recent improvements at e.g. Frimley Green practice. Discussions with NHS Frimley will be ongoing regarding future needs. As set out above, Frimley NHS themselves caveat that it is not possible to determine the size or cost of new or extended health facilities that will be required over the plan period.</p> <p>The Frimley Joint Forward Plan sets out both five year and annual priorities for a range of health requirements including Primary Care with five year priorities including increasing capacity and increasing workforce capacity and skills mix.</p> <p>The Mindenhurst S106 provided for either the provision of GP facilities on site, or if this was not required by the CCG, a financial payment in lieu. In 2019 planning permission was granted for extensions to Frimley Green Medical Centre to provide additional capacity to meet the needs arising from development in Deepcut and Mytchett. This development provided:</p> <ul style="list-style-type: none"> • expansion of an existing consulting room • 2 treatment rooms • 1 Nurse/phlebotomy room • 1 physio consulting room • 1 sub waiting area. <p>The application confirms that the financial contribution from the Mindenhurst development would part fund this extension.</p>
Future Funding	<p>In addition to national health funding sources, proportionate funding towards additional capacity would need to be secured through development from either a S106 directly tied to a specific development(s) and the mitigation measures required, or, through funding from CIL bids determined by the Council's Executive. Ongoing discussions are taking place with health providers with regards to</p>



Issue	Comments
	future CIL bids and the identification of projects that might justify S106 funding.
Information Sources	<p>INA Section 4.2 – 4.4</p> <p>Direct consultation with ICBs and GP practices</p> <p>Mindenhurst S106 Agreement</p> <p>NHS Frimley and NHS Surrey Heartlands ICB response to the Draft IDP, May & July 2024 respectively.</p>

Table 16: Secondary Healthcare

Issue	Comments
Scope	Hospitals and supporting services.
Current Supply	<p>Frimley Health NHS Foundation Trust operates Frimley Park Hospital in Surrey Heath. There are three other hospitals outside the Borough; Heatherwood Hospital in Ascot, Royal Surrey County Hospital and St Peters hospital that may be accessible to residents depending on the treatment required.</p> <p>In December 2021 there were 17 community pharmacies in Surrey Heath, equivalent to approximately 19 pharmacies per 100,000 population (average of 16 per 100,000 across Surrey).</p>
Issues identified by the INA and other sources	<p>The INA identified that whilst there was no information identifying a shortfall in hospital provision, and a wide range of services is provided across the County, it is likely that population growth will place additional pressure on hospital services over the Plan period. This has been supported by representations from both NHS Frimley and NHS Surrey Heartlands.</p> <p>In January 2022 Frimley Health NHS Foundation Trust responded to a request to infrastructure providers as to the likely impact of the Draft Spatial Strategy on infrastructure needs. Information provided on behalf of the Foundation Trust set out the current funding gap across the Trust and provided an apportionment of that cost to new homes in Surrey Heath based on housing within the Trust catchment.</p> <p>The May 2024 response from NHS Frimley ICB also reiterated that new development will also impact on the acute care capacity at Frimley Park Hospital and additional capacity will be required. This must be considered in the context of the new hospital build and the potential to mitigate future acute demand growth through</p>

Issue	Comments
	<p>preventative and early intervention services working in an integrated way outside of the acute hospital environment. This is likely to drive a need for further capital investment and that need will be better defined as the new hospital business case is progressed.</p>
<p>Future needs and planned provision</p>	<p>In 2022 Frimley Health NHS Foundation Trust identified the impact of future population growth on Acute Healthcare requirements. It provided a projection of growth in healthcare needs arising from projected additional homes with outputs based on current demographic trends and healthcare build costs and configurations. It suggests that just over 80% of new homes in the Borough will impact healthcare provision at Frimley Hospital Trust. 37% of known planned healthcare capital projects across the Trust area are currently unfunded.</p> <p>Frimley Health NHS Foundation Trust estimated that the proportionate cost estimate of the impact on new housing to be £4.95m. This cost estimate is limited to the provision of new bed spaces only and may not cover estates maintenance costs and wider estates programmes. Based on the above cost estimates summary and gap analysis, a significant gap in funding is identified.</p> <p>A report commissioned by Surrey Heartlands ICS in 2023 also set out the cost impact of projected housing growth in Surrey Heath over the next 15 years. As well as the costs for Consultation rooms covered in Table 15 above, this identified total additional costs as:</p> <p>Total acute beds - £6,119,647 (Secondary) Mental Care Beds - £1,055,763 (Primary/community) Intermediate beds/spaces - £582,392 (Secondary)</p> <p>In March 2023 the Council agreed to grant planning permission for the erection of a four storey diagnostics and in- patient building following the demolition of existing records and diagnostic building and following expiry of permission for a similar development.</p>



Issue	Comments
	<p>In May 2023, Frimley Park Hospital was named as one of five priority hospitals under the Government’s New Hospitals programme to be rebuilt by 2030. These hospitals were built mostly using reinforced autoclaved aerated concrete. At this time further information is not available as to how or when this will be progressed.</p> <p>Pharmaceutical needs</p> <p>The 2022 Surrey Pharmaceutical Needs Assessment found no gaps in current or future provision of pharmaceutical services and concluded: “The number, distribution and choice of pharmaceutical services meets the current needs of Surrey’s population and future needs foreseen within the lifetime of this PNA.”</p>
Future funding	<p>A number of estimates of future costs that would be needed to accommodate the impact of development proposed in the Local Plan on health services over the preparation of the Pre-Submission Local Plan. Discussion as to the process for making applications for strategic CIL funding for specific projects have taken place with NHS Frimley and Frimley NHS Foundation Trust.</p>
Information Sources	<p>INA Section 4.6</p> <p>Frimley Health NHS Trust response to SHBC January 2022</p> <p>NHS Frimley ICB response to the Draft IDP May 2024</p> <p>NHS Surrey Heartlands ICB August 2023 and July 2024</p> <p>Surrey Pharmaceutical Needs Assessment 2022</p>

Community Infrastructure

Summary

Community infrastructure covers libraries, community centres, halls and meeting rooms (including facilities for young people and day centres).

To support the growth identified in the Local Plan, it is not anticipated that any significant additional physical community infrastructure will need to be provided other than that already committed, for example, at Mindenhurst, Deepcut, or unless facilities are to be replaced on the same or an alternative location, or through enhancement of existing facilities.

Table 17: Libraries

Issue	Comments
Existing Supply	<p>There are four libraries in Surrey Heath – Bagshot Village Community Library (community managed); Camberley Library, Frimley Green Library and Lightwater Library. Library services are managed by Surrey County Council with the exception of Bagshot Village Community Library, which is a community managed facility.</p> <p>In 2023 a new Junior Library was opened at the Wimbledon Road Recreation Ground Pavilion run by a new Charitable Incorporated Organisation.</p>
Issues identified by the INA and other sources	<p>Housing allocation HA3 Land East of Knoll Road identifies the library site for residential redevelopment with relocation to a more central location within Camberley town centre.</p> <p>SCC has begun a Libraries Transformation programme. The Surrey County Council Library and Cultural Services Strategy 2020 – 2025 was approved in November 2019. The aim of the transformation programme is to develop modern, inclusive libraries that provide a wider service than reading including as a social space for cultural and community activities, supported by improved digital platforms, effective IT and Wi-Fi infrastructure.</p> <p>SCC Cabinet agreed a further update on the Library Transformation programme in November 2021. The outcome of that work will feed into future requirements and planning contributions associated with new development.</p>



Issue	Comments
Future needs and planned provision	The S106 for Mindenhurst, Deepcut provides for the option of an additional facility at the site or financial contribution to SCC to enhance local library facilities within 5 mile radius of Deepcut. The Land East of Knoll Road site is owned by the Borough Council and SCC (library site). Discussions are ongoing with SCC with regards to options for the relocation of Camberley library and redevelopment of the site.
Future Funding	As set out in the SCC Developer Contribution Guide, S106 contributions may be sought where existing libraries capacity is exceeded. Specific requirements will be determined on a case by case basis.
Information Sources	INA Section 5.2 Library and Cultural Services Strategy, 2020 – 2025 , Surrey County Council SCC Cabinet Report Libraries Transformation Update and the Next Phase, Modernising our Library Estate , November 2021 Mindenhurst S106 Agreement SCC response to the Draft IDP, May 2024

Table 18: Community Centres

Issue	Comments
Scope	Community centres includes halls and meeting rooms, youth centres for young people and day centres for older people.
Current Supply	There are five community centres, three village halls, two youth centres, and one day centre in the Borough. Further facilities are available at the Camberley Theatre and Conference Centre and the Garrison Jubilee Community Centre serving families at Deepcut Barracks.
Issues identified by the INA and other sources	The INA does not identify any capacity issues.
Future needs and planned provision	A replacement, larger community hall is to be provided at the former Garrison Church of St Barbara at Mindenhurst (application 22/0821/FFU). A new community hall will be delivered in association with RM application 20/0318/RRM – East of Heathpark Drive, Windlesham
Information Sources	INA Section 5.3 Mindenhurst S106 Agreement

Recreation

Summary

Recreation covers indoor and outdoor sports areas and playspaces. The additional need for these is assessed in the Surrey Heath Indoor Facilities Assessment and Strategy 2016 and the Playing Pitch Strategy, 2023. Significant additional provision will be provided alongside the development at Mindenhurst.

Table 19: Indoor Sports

Issue	Comments
Scope	Indoor sport facilities including privately operated facilities as part of health clubs or fitness centres.
Lead	Various including Surrey Heath Borough Council and private owners
Current Supply	<p>Surrey Heath Borough Council awarded a 25 year contract to Places Leisure to design, build and operate and maintain a £22million leisure centre in Camberley. The new centre opened in July 2021 and is on the site of the former Arena Leisure Centre and includes a 25 metre 6 lane pool, splash zone, 8-court sports hall, fitness suite, studios, adventure play, health suite and café.</p> <p>Other facilities include Lightwater Leisure Centre owned and operated by the Lightwater Trust and the Tomlinscote School Sports Centre managed by Tomlinscote School.</p> <p>A comprehensive refurbishment of the gym facilities a new café, new cycling studio, sauna and upgraded changing facilities was undertaken at Lightwater Leisure Centre in 2023.</p> <p>In addition, there are a number of privately operated clubs and facilities including two school sports centres (Kings International College and Collingwood College).</p>
Issues identified by the INA and other sources	<p>The Surrey Heath Indoor Facilities Assessment (2016) identifies that indoor sports provision is of a reasonable quality and generally fit for purpose, however leisure centres are often “full to capacity at peak periods and are of below average quality (mainly due to their age)”.</p> <p>The Surrey Heath Town Centre Study considers that it is reasonable to conclude that there is an under provision of gyms at present.</p>



Issue	Comments
	Future facilities will need to take account of the ageing population and different expectations of Millennials and Generation Z Groups.
Future needs and planned provision	<p>Future needs for gyms and other built facilities such as bowling or ice rinks will be market led.</p> <p>Other improvements at Lightwater Leisure Centre are planned including a new Padel tennis facility, solar car chargers and outside café seating.</p> <p>A Sports hub is to be provided at Mindenhurst, Deepcut including built facilities.</p> <p>The Indoor Facilities Assessment is currently being updated.</p>
Information Sources	<p>INA Section 6.2</p> <p>The following studies are all available on the Local Plan Evidence web page:</p> <p>Surrey Heath Indoor Facilities Assessment 2016</p> <p>Surrey Heath Indoor Facilities Strategy 2016</p> <p>Surrey Heath Town Centre Uses & Future Directions Study, Lambert Smith Hampton, 2020</p> <p>Mindenhurst S106</p>

Table 20: Outdoor Sports

Issue	Comments
Scope	Outdoor sports includes outdoor pitches and courts.
Current Supply	The INA identifies 40 publicly accessible outdoor sports facilities in the Borough which provide a range of pitches and courts for sport including: football, cricket, hockey, tennis and rugby.
Issues identified by the INA and other sources	<p>The Surrey Heath Playing Pitch Strategy and Action Plan 2023 identifies the future position in terms of demand for pitches. This looked at facilities for football, rugby union, hockey, and cricket. The Strategy concluded that the existing position for all sports is either that demand is being met or that there is a shortfall. As such, there is a need to protect all existing playing pitch and outdoor sport provision to an equal or better quantity and quality before it is lost, in line with national planning policy. There is the need to ensure that outdoor sports facilities are protected with pitch quality, overplay and security of tenure identified as key future priorities.</p> <p>Improvement to existing facilities through reconfigurations and upgrades are being prioritised over extensions or delivery of new facilities. The PPS sets out the detailed issues relating to each sport.</p> <p>Chobham Rugby Club has been allocated as a housing site in the Local Plan (HA/1/06) subject to the reprovision of the sports facilities.</p>
Future needs and planned provision	<p>The PPS identifies that most grass pitch shortfalls identified can be met by better utilising current provision, although there could be a need for an increased number of football pitches, particularly for adult and youth 11v11 demand, whilst for cricket and rugby union there is also likely to be a need for some new provision to completely alleviate existing deficits, given the considerable shortfalls identified. A shortfall of 3G pitches is also identified which can only be met through increased provision.</p> <p>The PPS Action Plan is not repeated in this IDP but sets out recommended improvements on a site specific basis. A summary of headline findings and actions is included in Appendix 3.</p> <p>Provision at Mindenhurst will provide sports pitches (dual use for cricket and football and two junior football pitches), tennis courts, a</p>



Issue	Comments
	<p>MUGA and adult gym. Work on the Sports hub is due to start Summer 2024.</p> <p>A financial contribution will be made from the Mindenhurst developers towards provision and/or enhancement of a 3G pitch at Frimley Lodge and/or a 4G rugby facility at Watchetts Recreation ground (time limits on spending).</p> <p>The Councils 2023/24 Annual Plan also identified work to improve tennis and netball courts in conjunction with the Lawn and Tennis Association. This involved improvements to playing surfaces at Watchetts, Mytchett and Frimley Green Recreation Grounds and the conversion of two tennis courts at Watchetts to 'mixed use' facilities, allowing for the provision of netball. The LTA funded approximately £140k of the total cost with the Council providing a capital budget of £135,000 for the remainder.</p>
<p>Information Sources</p>	<p>INA Section 6.3</p> <p>Surrey Heath Playing Pitch Strategy and Action Plan 2023</p> <p>Mindenhurst S106 Agreement</p>

Table 21: Play Space

Issue	Comments
Scope	Includes equipped play provision or more informal areas for creative play and relaxation areas for older children.
Current Supply	The Surrey Heath Open Space Assessment 2016 identifies that there are 45 play facilities in the Borough. There are 38 play areas, three skate parks, one Multi Use Games Area and one teen shelter. The Borough Council has an ongoing programme of playground improvements including improvements to London Road Recreation Ground playground, Orchard Way playground, Chobham Road Recreation Ground playground and Bentley Copse playground.
Issues identified by the INA and other sources	The Fields in Trust (FiT) benchmark for provision of play facilities targets provision of 0.8ha per 1,000 population, however, provision in the Borough equates to only 0.03ha per 1,000 population. Despite this however, the majority of play facilities are accessible within a 15 minute walking distance of dwellings.
Future needs and planned provision	Additional NEAP/LEAP and LAPs at Mindenhurst, Deepcut. Additional site specific play areas such as at Land west of Sturt Road (application 20/1048/FFU). Funding from the UK shared prosperity fund will be used in 2024/2025 to refurbish: Burrell Road playground Mytchett Recreation Ground playground Briars Centre playground The 2024/25 Annual Plan identifies the following improvements: Playground replacement at Whitmoor Road Albert Road replacement Lightwater fitness trail and teen trail (subject to funding)
Information Sources	INA Section 6.4 Surrey Heath Open Space Assessment 2016



Issue	Comments
	Mindenhurst, Deepcut S106 agreement Surrey Heath Capital programme 2023/24 to 2026/27

Other Comments

- 6.15. The Town Centres Study also looks at future need of other leisure and cultural facilities and concludes as follows:
- **Cinema** – there is no additional capacity to sustain new cinema screens over the period to 2036. However, the Study recognises that subject to market demand there could be potential to accommodate a second cinema that complements the existing offer.
 - **Culture** – Camberley Theatre is achieving a low market share and there is therefore the potential to provide a new theatre and music venue in Camberley town centre subject to site availability, suitability and viability.
- 6.16. No conclusions were drawn in the Study from the household surveys regarding the attraction and market share of the Boroughs many diverse museums and galleries, but the authors of the Study considered that there is potential to focus the towns art and cultural offer around the military and adjacent Sandhurst Royal Military Academy.

Green Infrastructure

Summary
<p>To deliver the Local Plan Strategy additional SANG will be required. This will be delivered through direct delivery such as at Mindenhurst, Deepcut, or developer contributions through CIL (or other means subject to any changes to CIL) towards capacity at Strategic SANGs. The Thames Basin Heaths Special Protection Area Topic Paper demonstrates the capacity of SANG to mitigate new residential development. Other green infrastructure improvements arising out of the spatial strategy will be provided alongside new developments as required by Policy IN5.</p> <p>Under the Environment Act 2021, SCC has been appointed responsible authority, and Surrey Heath a ‘supporting authority’ for the production of a Local Nature Recovery Strategy (LNRS) for Surrey. Once prepared, this will form a countywide strategy that will inform land use decision making.</p>

Table 22: Natural and Semi-natural Greenspace

Issue	Comments
Scope	This includes any greenspace which has an inherently natural character to it. Provision includes Suitable Alternative Natural Greenspace (SANGs) - areas of natural and semi natural greenspace designed to

Issue	Comments
	mitigate impacts of new housing on sites of European designation by encouraging recreational activity away from protected sites.
Current Supply	The Surrey Heath Open Space Assessment Report identifies 61 sites of natural and semi natural greenspace with an area of 1,852 hectares or a standard of 21.16ha per 1,000 people.
Issues identified by the INA and other sources	The FiT recommended quantity standard is 1.80ha per 1,000 people, demonstrating the significant provision in the Borough. However, this is disproportionately focused across the Borough to the east with provision of 42.5ha per 1,000 people in the rural area and 10.2ha per 1,000 people in the urban area.
Future needs and planned provision	<p>The Thames Basin Heaths SPA Topic Paper sets out how future SANG requirements will be provided.</p> <p>Mindenhurst provision of on-site SANGs, and almost 20 hectares of semi natural open space.</p> <p>Site specific green infrastructure improvements contributing towards biodiversity net gain and meeting the requirements of Local Plan Policy protecting existing green infrastructure.</p> <p>Additional SANG capacity has also been identified at Diamond Ridge Woods SANG and the Council has recently purchased Land East of St Catherines Road site for use as a new SANG. The SANG catchment area reaches the entirety of the Western Urban Area.</p>
Information Sources	<p>INA Section 7.3</p> <p>Surrey Heath Open Space Assessment Report 2016 -</p> <p>Thames Basin Heaths SPA Topic Paper</p> <p>Mindenhurst S106 Agreement</p>



Table 23: Parks and Gardens

Issue	Comments
Scope	This includes more formally managed areas than natural and semi natural greenspace and includes urban parks and gardens.
Current Supply	The Open Space Assessment Report identifies 11 parks and gardens in the Borough with a total area of 50.11ha providing a standard of 0.57ha per 1,000 people.
Issues identified by the INA and other sources	The FiT recommended quantity standard is 0.8ha per 1,000 people identifying a slightly lower than recommended standard in Surrey Heath, although this is supplemented by significant levels of natural and semi natural greenspace. Similarly, although using a 15 minute walk time almost all of the rural area and some of the urban area is underprovided, most residents were satisfied with the level of provision, again perhaps due to the presence of natural and semi natural greenspace.
Future needs and planned provision	The Open Space Assessment suggests that it is not necessary to increase the quantity of parks and gardens, but to deliver improvements in quality. 1.3Ha formal park to be provided at Mindenhurst.
Information Sources	INA Section 7.4 Surrey Heath Open Space Assessment 2016 Mindenhurst, Deepcut S106 Agreement

Table 24: Amenity Greenspace

Issue	Comments
Scope	This includes areas that are most commonly, but not exclusively associated with housing. This includes informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens.
Current Supply	The Open Space Assessment Report identifies 57 amenity greenspaces in the Borough providing a standard of 1.19ha per 1,000 people.
Issues identified by the INA and other sources	The FiT recommended quantity standard is 0.60ha per 1,000 people demonstrating a high quantity of amenity greenspace in the Borough. However, there are some gaps in provision in the south and east of the rural areas. Whilst using a 5 minute walk time there are accessibility gaps, the Open Spaces Survey identified that most residents are satisfied with the level of amenity greenspace.
Future needs and planned provision	Individual developments will provide amenity greenspace as appropriate.
Information Sources	INA Section 5 Surrey Heath Open Space Assessment Report 2016

Table 25: Allotments

Issue	Comments
Scope	Includes allotments and community gardens.
Current Supply	The Open Space Assessment identifies 13 allotment sites in the Borough providing 0.14ha per 1,000 people. The National Society of Allotment and Leisure Gardeners (NSALG) recommends a standard equivalent to 0.2ha per 1,000 people which is greater than the current standard in the Borough.
Issues identified by the INA and other sources	The Open Space Assessment identifies that demand is strong in the Borough with a waiting list of around 60 people, but the fact that some charity-owned sites are unused at present, which could be used if demand necessitated it suggests that supply currently meets demand. A further request for information from allotment providers in 2023 identified that there was a waiting list of 6 people for 8 allotments in



Issue	Comments
	Bisley and a closed waiting list of 20 people for a site containing 58 plots at Hook Mill Lane.
Future needs and planned provision	1.16Ha site for additional allotments is to be provided at Mindenhurst. Works on these are due to start spring 2024.
Information Sources	INA Section 7.7 2023 - direct engagement with allotment owners. Mindenhurst, Deepcut S106 Agreement

Table 26: Churchyard and Cemeteries

Issue	Comments
Scope	Areas of land associated with burial of the dead and can also be used for quiet contemplation.
Current Supply	There are four cemeteries and churchyards available for burial in the Borough. The Council does not directly provide any public cemeteries but works in partnership with local churches. Public burial facilities are provided by Windlesham Parish Council and by Chobham and West End Joint Burial Authority. There is no crematorium in the Borough.
Issues identified by the INS and other sources	No issues were identified in the INA in terms of the role of the sites as a green infrastructure resources. However, the INA suggests the availability of sites available for burial is identified as suggesting a lack of provision despite the unavailability of burial capacity figures.
Future needs and planned provision	None identified.
Information Sources	INA Section 7.8 Surrey Heath Open Space Assessment, 2016



Transport

Summary

The need for additional highways infrastructure arising from the spatial strategy has been informed by the Strategic Highway Assessment Report (SHAR) which has been prepared by Surrey County Council in consultation with National Highways.

Surrey County Council and Surrey Heath Borough Council have completed the first stage of the Local Cycling and Walking Infrastructure Plan which identifies priority cycle routes and core walking zones for further feasibility work.

All sites will require site specific highway and access improvements but these will be dealt with at the planning application stage.

Table 27: Roads

Issue	Comments
Scope	Road infrastructure includes motorways, A roads and smaller local roads.
Current Supply	<p>Details of existing road infrastructure are set out in Section 8.2 of the INS. The M3 bisects the Borough providing a strategic connection to Greater London and the M25 in the east. The M3 links to the local highway network via Junction 4 at Frimley onto the A331 and Junction 3 with the A322 at Bagshot. The A30 runs through the centre of Camberley and eastwards through Bagshot.</p> <p>The A30 and A331 intersect at Blackwater, at the Meadows Gyratory. SCC has recently completed a £4.15m improvement scheme to the Meadows Gyratory roundabout and a package of transport improvement measures for the A30 and Camberley Town Centre highway network. The improvements aim to reduce peak hour delays along the A30, maintain bus reliability and improve accessibility for pedestrians and cyclists on routes to and within Camberley town centre.</p>
Issues identified by the INA and other sources	<p>On behalf of SHBC, SCC carried out a Strategic Highway Assessment to consider the highway implications of the spatial strategy and the need for mitigation. Site specific comments on the allocated sites have been received from SCC as well as wider comments regarding measures to help deliver the Objectives of the emerging LTP4.</p> <p>The SHAR identified that impacts tend to be local to the developments and the cumulative impact is generally tolerable. The assessment indicates that there are not any junctions where specific</p>

Issue	Comments
	<p>mitigation is required due to the potential cumulative impacts of the proposed developments.</p> <p>Nevertheless, there are some cumulative impacts in Bagshot and Lightwater at:</p> <p>Junction 3 of the M3 in Lightwater which sees an increase of 40 seconds per vehicle on the A322 Bracknell Road approach in the AM peak hour; and</p> <p>A30 London Road signalised junction with Bridge Road in Bagshot which has an increase of 14 seconds per vehicle in the PM peak hour.</p> <p>The Assessment states that none of the cumulative impacts would be considered severe in terms of the NPPF.</p>
Future needs and planned provision	<p>The SHAR identifies that there is a junction improvement scheme that is being developed for Junction 3 of the M3 which has been put forward for consideration in the Department for Transport's Third Road Investment Strategy.</p> <p>Surrey County Council Capital works programme identifies currently funded schemes. Schemes on the Surrey Infrastructure Plan list and Integrated Transport schemes are included in Appendix 3.</p> <p>A range of localised highway improvements will be carried out to support the Mindenhurst development as agreed through the S106. This includes for example, highway and environmental improvements on Deepcut Bridge Road (Application 19/2193/MPO).</p> <p>Electric Vehicle Charging – in October 2022 the Executive agreed procurement for a supplier of off-street EV charge point installations in council owned car parks. The Council was successful in a funding bid in 2023 for £151,000 to install 46 vehicle charging points in seven public car parks.</p>
Funding Sources	<p>Department for Transport funding</p> <p>Developer direct delivery of contributions</p>
Information Sources	<p>INA Section 8.2</p> <p>Surrey Heath Strategic Highway Assessment, 2023</p> <p>Surrey County Council Surrey Heath Local Committee, Feb 2022</p>



Issue	Comments
	SCC response to Draft IDP, June 2024

Table 28: Rail

Issue	Comments
Current Supply	There are three rail stations in the Borough: Bagshot, Camberley and Frimley. South Western Railway operates the Windsor rail line to London Waterloo which runs through Surrey Heath, however only the Ascot to Aldershot line has stops within the Borough.
Issues identified by the INA and other sources	<p>Due to the lack of direct services to London Waterloo, rail patronage in the Borough is relatively low, although the number of entries and exist at Camberley Station increased between 2022 and end of March 2023 (from 237,332 to 287,900). Many residents drive to other local stations outside of the Borough such as Brookwood, Farnborough or Sunningdale to use direct services to London Waterloo.</p> <p>Network Rail identifies that improving train services through the Borough is an important goal however, finding the most appropriate means for this remains a challenge. Previous proposals for the Sturt Chord are no longer considered to be implementable.</p> <p>Camberley Station is identified as a B1 station with level access to both platforms but via a level crossing with a full barrier. This presents a risk to safety for those using it.</p> <p>Bagshot is identified as a Category B3 station which means that there is some step free access but this is only to Platform 1.</p> <p>Frimley is identified as a Category B3 station which means that there is some step free access but this is only to Platform 1.</p>
Future needs and planned provision	<p>Housing allocation HA1/03 Land at Camberley Station, Station House, Pembroke, Broadway, Camberley identifies the provision of a new station as part of the requirements of this allocation. Discussions are ongoing with stakeholders regarding pre-application schemes.</p> <p>Network Rail would be supportive of the closure of the level crossing at Camberley however they would need to identify opportunities to ensure step free access to the platforms can be maintained.</p> <p>Bagshot – there is scope for access improvements at the station to facilitate access to Platform 2.</p> <p>Frimley– there is scope for access improvements at the station to facilitate access to Platform 2.</p> <p>The most effective option for access improvements at Bagshot and Frimley would be to provide an Access for All footbridge with either lifts or ramped access as opposed to steps.</p>

Issue	Comments
Information Sources	INA Section 8.3 A new Rail Strategy for Surrey, March 2021 Office of Rail and Road – station usage Network Rail response to the Draft IDP, June 2024



Table 29: Bus

Issue	Comments
Scope	Provision of bus services across the Borough.
Current Supply	<p>The Borough is served by two main operators, Stagecoach and Arriva, as well as a few smaller operators providing some localised services. Bus services are concentrated in the west of the Borough around Camberley and Frimley, with limited bus facilities provided in the east of the Borough. There are also several school bus services.</p> <p>The current Digital Demand Responsive Transport (DDRT) offer covers some of the east of the Borough that is less well covered by scheduled bus services.</p>
Issues identified by the INA and other sources	<p>The INA identifies that bus routes are concentrated in the west of the Borough around Camberley and Frimley, with limited bus facilities provided in the east of the Borough.</p>
Future needs and planned provision	<p>The spatial strategy focuses new development in the west of the Borough where there is better public transport provision.</p> <p>The DDRT offer will be expanded in September 2024 to cover the whole of the Borough.</p> <p>In 2021 Surrey County Council prepared a Bus Service Improvement Plan (BSIP) which set a number of priority outcomes including reducing journey times, improving reliability and increasing customer numbers. The BSIP recognises that the Blackwater Valley corridor that covers the areas of Aldershot, Farnborough and Camberley have seen improvements to public transport provision through the development of a Quality Bus Partnership.</p> <p>Subject to feasibility and funding aspirations for improvements to the Blackwater Valley Bus Priority Programme have been identified as: Junction improvements, bus lanes, intelligent bus priority at traffic signals, bus friendly traffic management: Farnham – Ash-Frimley-Camberley corridors including roundabout improvement at A325 Frimley; improved public transport access to/from Frimley Park Hospital roundabout improvement at Frimley; services 1/2/3/4/5/11/17/18/19/34/35/194.</p> <p>However, the Blackwater Valley will have a feasibility study undertaken in 2024/25 to assess options for improved bus priority measures with current estimated delivery in 2027/28. Any external</p>

Issue	Comments
	<p>funding can be used to change the programme should funding become available and enable or require faster delivery of programme areas.</p> <p>As part of the Section 106 agreement for the Princess Barracks site in Mindenhurst, a bus service will be facilitated through the site upon site occupation. Other smaller sites will provide new or improved bus infrastructure such as bus stops.</p> <p>The Council's capital programme includes £0.4m for public realm works in Pembroke Broadway and relocation of bus stops following completion of the Lumina development.</p>
Future Funding	<p>Further details regarding the delivery of the BSIP will be developed by Surrey County Council and relevant operators and stakeholders through the Enhanced Partnership process.</p> <p>SCC will apply for relevant government funding towards bus service improvements.</p> <p>The bus operator receives income through the fares that passengers pay and from tendered service support from Surrey County Council. Developer contributions can be sought to support the introduction of bus services for a limited time.</p>
Information Sources	<p>Surrey Bus Service Improvement Plan, 2021</p> <p>SCC Response to Draft IDP, May 2024</p> <p>SCC Communities, Highways & Environment Select Committee Report Connect: Digital Demand Responsive Transport Update, April 2024</p>

Table 30: Pedestrians and Cycling

Issue	Comments
Current Supply	<p>Large parts of Camberley town centre are pedestrianised.</p> <p>A network of public rights of way (footpaths and bridleways) exist across the Borough, mainly concentrated around the rural settlements. Connections between Lightwater, West End, Bagshot, Windlesham and Chobham provide a route on foot.</p>



Issue	Comments
	<p>There is limited cycling provision, with provision focused along the A30 London Road through Camberley, Frimley Road and a small section on the Maultway. A route also exists along the BVR which runs from the Meadows roundabout and Watchmoor Park, providing safe access to and from Blackwater Station.</p>
<p>Issues identified by the INA and other sources</p>	<p>The INA identified that the quality of many rights of way are substandard with a lack of pedestrian crossing facilities at key junctions and along the A322 leading to severance between the east and west of the Borough.</p> <p>Cycle routes along the A30 do not provide a connection to other destinations. The majority of cycle routes in Camberley take the form of shared cycle and pedestrian footways with an on-road cycle lane present along Frimley Road.</p> <p>The Strategic Highway Assessment, 2023 identified that there is a need for high quality pedestrian and cycle links linking the developments with where people want to travel to in order to limit travel by private vehicle.</p>
<p>Future needs and planned provision</p>	<p>SCC and SHBC have prepared a Local Cycling and Walking Infrastructure Plan (LCWIP) for the Borough. Further feasibility work will now be undertaken on priority cycle routes and walking zones and this will provide the basis for future funding bids – see Map 4. Site specific improvements will be made in relation to planning applications.</p> <p>Feasibility work on a Camberley to Frimley Cycle link has been undertaken by SCC with Government funding. Through this feasibility study the route and infrastructure proposals have been assessed, preferred options outlined, and design drawings developed. Further funding from National Highways is in place to complete all work required through to the end of the detailed design stage (producing designs which are construction ready). It is expected that this will be completed in summer 2024.</p>
<p>Sources of funding</p>	<p>Funding can be sought through developer contributions or provided through CIL. Funding may also be provided from SCC and through grant funding from for example the Department of Transport.</p>
<p>Information Sources</p>	<p>INA Section 8.5 Surrey Heath LCWIP</p>

Map 4: Surrey Heath LCWIP aspirational walking and cycling networks

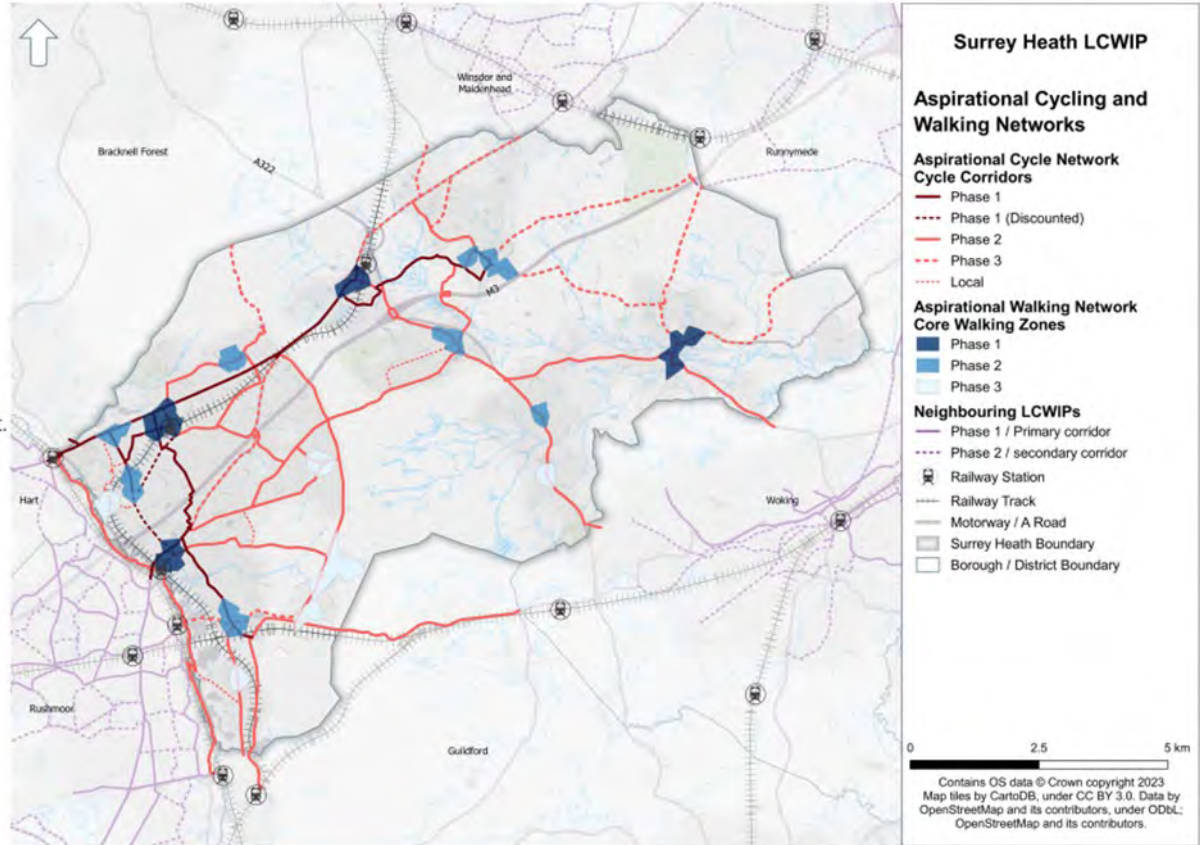


Figure 2. Surrey Heath LCWIP aspirational walking and cycling networks

Utilities

Summary

Utility providers have been contacted as part of the Reg18 consultation and separately outside of this to seek input into future infrastructure requirements. Where responses have been received these are considered below.

Table 31: Electricity

Issue	Comments
Current Supply	National Grid owns and maintains the high voltage electricity transmission system in England. The Regional Energy Distributor for Surrey Heath is Scottish and Southern Electricity Networks (SSE). National Grid High Voltage Overhead Electricity Lines run between



Issue	Comments
	the two grid substations in Bramley to the west and Weybridge to the east through Surrey Heath.
Issues identified by the INA and other sources	<p>Regional Energy Distributor Scottish and Southern Electricity Networks (SSEN)'s most recent Long Term Development Statement states that there are constraint areas for accepting new generation or load, as well as high background fault levels which mean that network reinforcement works are necessary to continue to support connections.</p> <p>SSEN provided comments on the Draft IDP. No specific issues were raised, although links to further information were provided.</p>
Future needs and planned provision	No specific schemes identified at this stage.
Information Sources	<p>INA Section 9.2</p> <p>Southern Electric Power Distribution Plc (SED) Long Term Development Statement November 2019.</p> <p>SSEN response to Draft IDP, June 2024</p>

Table 32: Gas

Issue	Comments
Current Supply	The Gas Distribution Network Operator for Surrey is Southern Gas Networks (SGN).
Issues identified by the INA and other sources	The INA identified that at that time no specific upgrades have been identified for the gas distribution network (operated by Southern Gas network) within the Borough but future works may be required to respond to the wider demand for gas.
Future needs and planned provision	No specific capacity issues identified.
Information Sources	INA Section 9.3

Table 33: Potable Water

Issue	Comments
Current Supply	South East Water Limited (SEWL) water resource Zone (WRZ) 4 and Affinity Water Limited (AWL) WRZ6 (Wey) covers the Borough.
Issues identified by the INA and other sources	The INA sets out that SEWL report that in WRZ4 water available for use (WAFU) between 2010 and 2015 has, on average, reduced by approximately 19% and that WRZ4 is identified as being highly vulnerable to climate change. AWL reports that water resources in its WRZ6 have an average deployable output (ADO) of 201.7MI/d which is expected to be reduced by 8.5oMI/d between 2010 and 2035.
Future needs and planned provision	SE Water responded to early consultation on the draft Spatial Strategy. They have a duty to connect any new dwelling and normally accept this but have some concerns about getting water to some of the developments in the west of the Borough and maintain supplies to existing customers due to the difficulties especially timescales and routes involved for mains schemes. New resources are being made available at the Keleher Water Treatment works to support increased demand but mains and supporting infrastructure are needed to transfer this water to customers. They also identified a need to find a way to transfer water across the M3.



Issue	Comments
	<p>A meeting with SE Water in July 2023 confirmed that the area is resilient in terms of water supply although improvements will be needed in the longer term (beyond the Plan period). Both water companies identify high levels (over 90%) of domestic water supplies to be metered by 2050.</p> <p>In response to the Draft IDP in June 2024, South East Water confirmed that the Water Resources Management Plan, 2024, sets out how they will maintain the balance between increasing demand for water and available supplies over the next 50 years up to 2075.</p> <p>Affinity Water responded to the Draft IDP confirming that no groundwater SPZs are located within the boundary. They also confirmed that from the information provided, no future proposed developments intersect their existing sites or assets. 10 allocated sites are identified as being within Affinity Water supply area. They identify that some local reinforcements to the network may be required (such as new mains, pipelines and other assets). There will also be a requirement for some more localised development specific reinforcements and connections. Current capacity in the network may be used to absorb initial phases of growth.</p> <p>Policy DH4 of the emerging Local Plan will require all new development to meet increased water efficiency levels.</p>
Information Sources	<p>INA section 9.4</p> <p>South East Water and Affinity Water responses to infrastructure providers letter December 2021.</p> <p>Meeting with SE Water, July 2023.</p> <p>South East Water and Affinity Water responses to Draft IDP, June 2024</p>

Table 34: Wastewater

Issue	Comments
Current Supply	<p>There are three wastewater treatment works (WwTW) in the Borough: Camberley, Lightwater and Chobham. Two water only companies operate in Surrey Heath: South East Water Limited (SEWL) and Affinity Water Limited (AWL). One third of the Borough in the west is covered by SEWL and the remaining two thirds by</p>

Issue	Comments																								
	AWL. The Borough is in SEWL water resource zone (WRZ) 4 and AWL's WRZ6.																								
Issues identified by the INA and other sources	<p>The 2017 INA identified that:</p> <ul style="list-style-type: none"> ■ Camberley WwTW has no hydraulic capacity currently however would be subject to investment in AMP6. ■ Lightwater WwTW is already exceeding DWF permit and does not currently have sufficient flow headroom in its existing discharge permit to accept development. ■ Chobham WwTW will have acceptable available capacity to facilitate future growth within its catchment. <p>The three WwTWs were subject to some improvement schemes during AMP7. All of them had schemes to install event duration monitoring (EDM) monitors. Lightwater had a scheme to install a flow monitor and Chobham had a no deterioration scheme in relation to ammonia.</p> <p>The Thames Water SOLAR data forecasts headroom within their WwTWs using DWF. Below is a table showing the current DWF permit limits for the three WwTWs and the predicted DWF every 5 years from 2021 to 2036.</p> <table border="1" data-bbox="488 1308 1394 1541"> <thead> <tr> <th>SITE NAME</th> <th>Permit</th> <th>2021 SOLAR</th> <th>2026 SOLAR</th> <th>2031 SOLAR</th> <th>2036 SOLAR</th> </tr> </thead> <tbody> <tr> <td>CAMBERLEY</td> <td>29600</td> <td>28,630</td> <td>28,407</td> <td>28,171</td> <td>28,054</td> </tr> <tr> <td>LIGHTWATER</td> <td>5200</td> <td>4,931</td> <td>4,777</td> <td>4,832</td> <td>4,952</td> </tr> <tr> <td>CHOBHAM</td> <td>12600</td> <td>2,405</td> <td>2,222</td> <td>2,210</td> <td>2,252</td> </tr> </tbody> </table>	SITE NAME	Permit	2021 SOLAR	2026 SOLAR	2031 SOLAR	2036 SOLAR	CAMBERLEY	29600	28,630	28,407	28,171	28,054	LIGHTWATER	5200	4,931	4,777	4,832	4,952	CHOBHAM	12600	2,405	2,222	2,210	2,252
SITE NAME	Permit	2021 SOLAR	2026 SOLAR	2031 SOLAR	2036 SOLAR																				
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LIGHTWATER	5200	4,931	4,777	4,832	4,952																				
CHOBHAM	12600	2,405	2,222	2,210	2,252																				
Future needs and planned provision	The data above, provided by the EA suggests that all three of the WwTWs will have headroom based on predicted growth, although Camberley and Lightwater are fairly close to their respective permit limits and so the ability to accommodate any additional growth will be																								



Issue	Comments
	<p>limited. It is also worth noting that Lightwater has exceeded its DWF permit for 2020 and 2021.</p> <p>Thames Water has identified that an upgrade is proposed for Camberley Sewage Treatment Works which will improve the ability to treat volumes of incoming sewage and reduce untreated discharges in wet weather. The scheme is due to be completed in AMP8 which runs from 2025 to 2030.</p>
Information Sources	<p>INA Section 9.5 Hart, Rushmoor and Surrey Heath Water Cycle Study (May 2017). Email comments on the Draft IDP from the EA on 10/3/23 Thames Water response to the Draft Local Plan, 2022 and to the Draft IDP, June, 2024.</p>

Table 35: Renewable Energy

Issue	Comments
Scope	Renewable energy generation infrastructure
Current Supply	The INA identifies no operational renewable energy projects in the Borough.
Issues identified by the INA and other sources	<p>The INA identifies that the Council is a part of the Surrey Energy and Sustainability Partnership.</p> <p>SCC requires new development to provide suitable infrastructure/provision of electrical vehicle charging points – supports Area 8 of LTP4.</p> <p>The Surrey Heath Climate Change Strategy, 2021 supports policies in the Local Plan and the Council’s wider climate change action plan in mitigation and adapting to climate change and contributing to the national target for net zero.</p>
Future needs and planned provision	<p>The INA did not identify any planned renewable energy projects.</p> <p>In May 2024 SCC secured funding from the Heath Network Delivery Unit to further assess opportunities for a district heat network in Camberley, as well as other locations in Surrey.</p> <p>Local Plan Policies SS3a and 3b ‘Climate Change’ and DH8 ‘Building Emission Standards’ set out the requirements for new development with regards to carbon emissions and climate change mitigation and adaptation measures.</p>

Issue	Comments
	Camberley town centre has been identified as a potential location for delivering low carbon heating, however this requires further feasibility work and the identification of funding sources if it were to proceed.
Information Sources	INA Section 9.6 Surrey Heath Climate Change Study



Table 36: Broadband

Issue	Comments
Scope	Provision of digital infrastructure
Current Supply	<p>ThinkBroadband identifies that across the UK: 97.96% of premises have superfast broadband (over 30Mbps) 82.6% can access gigabit capable speeds (over 1000+Mbps) and 66% can access full fibre.</p> <p>According to Ofcom, 99.7% of Surrey Heath homes and businesses can access a 4G service indoors and 100% can access it outside their home/businesses from at least one operator. 64% of Surrey Heath premises can get an outdoor 5G signal from at least one operator against the UK average of 85-92%.</p>
Issues identified by the INA and other sources	<p>Provision of superfast (99.4%) and gigabit (86.8%) speeds in Surrey Heath are slightly higher than that of the UK and Surrey as a whole. The proportion of premises connected to full fibre is currently lower than the UK at 66.1% but higher than the Surrey average of 56.3%.</p>
Future needs and planned provision	<p>Mobile Network Operators (MNOs) are continuing to expand their networks by sharing existing infrastructure and installing new Masts that will accommodate ever increasing requirements for fast and reliable connectivity.</p> <p>Almost all homes and businesses in Surrey Heath are anticipated to be connected to full fibre by 2030 either by commercial fibre operators such as Openreach, Virgin Media, Toob etc or by Government funded deployments (Project Gigabit procurements or vouchers). For the few remaining very hard to reach premises, alternative technologies such as satellite or 4G/5G are likely to be used to provide faster digital connectivity.</p> <p>The Government has also introduced changes to the Building Regs to ensure that up to date digital infrastructure is provided to new homes. Policy IN3 of the Local Plan supports the provision of the most up to date digital infrastructure being provided alongside new development.</p>
Information Sources	<p>ThinkBroadband Ofcom SCC Response to Draft IDP, May 2024</p>

Waste

Summary

SCC as the statutory waste authority has identified infrastructure developments needed across the County up to 2030 to sustain waste management services over the next 30 years. Additional development is likely to place additional demands on waste disposal and recycling infrastructure.

Table 37: Waste

Issue	Comments
Scope	Waste disposal and recycling services.
Current Supply	<p>Surrey County Council is the statutory Waste Disposal Authority for Surrey responsible for the bulking, transport, treatment, and disposal of all household collected waste by the County's Districts and Boroughs.</p> <p>There are two Community Recycling Centres in the Borough (Swift Lane and Wilton Road).</p> <p>There is no disposal or recycling sites and most of the Borough's household, commercial and industrial waste is transported to recycling or disposal facilities outside Surrey, the exception being household food waste which is processed at the Park in Shepperton. There is a waste transfer station at Doman Road. This is owned by the Borough Council and operated by Amey and is used for the bulking of the Borough's food waste, road sweepings and dry recycling.</p>
Issues identified by the INA and other sources	<p>High recycling rates - 8th highest rates out of all 343 local authorities for percentage of household waste sent for reuse, recycling or composting in 2022/23 (59.3%), up from 16th (59.2%) in 2021/22.</p> <p>The expected demographic changes and economic growth within the Borough over the plan period are likely to place additional pressure on the current capacity of waste facilities in Surrey. The 2017 Surrey Infrastructure Study estimated that the funding gap for waste management at a County level will amount to £310,000 over the Plan period.</p> <p>The Surrey Strategic Waste Infrastructure Plan, 2023 identified that all of the County's waste service and existing infrastructure assets have</p>



Issue	Comments
	<p>now been exhausted and there will be gaps in the Council’s waste infrastructure network post 2024. In relation to Doman Road, it identifies that this facility is no longer fit for purpose.</p> <p>The SW Infrastructure Plan also sets out the need for a watching brief to find replacement sites for some of the single level Community Recycling Centres including the one at Bagshot.</p>
Future needs and planned provision	<p>Financial contribution towards waste management from Mindenhurst. The Surrey Waste Plan 2019 – 2032 sets out how and where different types of waste will be managed in Surrey in the future. A new Minerals and Waste Local Plan is currently being prepared.</p> <p>In April 2023, SCC agreed a new Strategic Waste Infrastructure Plan and a programme of works for the development of strategic waste infrastructure. This includes working with the Borough Council to consider the redevelopment and expansion of Doman Road. This could add an extra 40,000 tonnes of bulking capacity to the network. SHBC has engaged the environmental consulting firm Eunomia to provide initial high level site designs and initial costs for development options for the site that will meet the current and future needs of the services.</p>
Information Sources	<p>INA section 10</p> <p>Surrey Infrastructure Study 2017</p> <p>Surrey Waste Local Plan 2019 – 2032</p> <p>Surrey Minerals and Waste Local Plan</p> <p>Surrey Waste Service Strategic Infrastructure Plan, 2023</p> <p>LetsRecycle</p> <p>Mindenhurst S106</p> <p>SCC Response to Draft IDP, May 2024</p>

Emergency Services

<p>Summary</p> <p>Additional population has the potential to place increased pressure on emergency services.</p> <p>Engagement with the emergency services has identified some increased pressure on ambulance and police services.</p>
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Table 38: Emergency Services

Issue	<u>Comments</u>
Current Supply	<p><u>Ambulance</u></p> <p>There is one Ambulance Station in the Borough at Frimley Park hospital, a centre for ambulance dispatch. There are also Patient Transport Services offered from Frimley Park Hospital.</p> <p>South East Coast Ambulance Service operates from 5 sites in the West Surrey/Hampshire Area at Farnborough, Godalming, Guildford, Haslemere and Tongham.</p> <p><u>Police</u></p> <p>Surrey Heath lies within the western policing area in Surrey. Surrey Police operates from two locations in the Borough, a neighbourhood policing team base at Surrey Heath Borough Council offices, Camberley, and a neighbourhood policing drop-in at Chobham at Chobham Fire Station. There are just over 140 staff and officers that cover Surrey Heath. In total there are 17 divisional vehicles and 47 force-wide vehicles delivering policing to the Borough of Surrey Heath.</p> <p><u>Fire</u></p> <p>There are two fire stations in Surrey Heath. One is in Camberley where there is one fire engine available 24/7, and one fire engine available from 7am to 7pm. In addition to these fire engines there are two specialist 'off road' wildfire vehicles at Camberley.</p> <p>The second fire station in Surrey Heath is in Chobham, this fire engine is crewed by On Call (Part time) firefighters between the hours of 7pm and 7am, and currently during the weekend daytime period. Surrey Fire and Rescue Service provide fire and rescue services to over a million Surrey residents in addition to the county's many visitors. Surrey County Council are the Fire Authority, meaning they have overall responsibility for fire and rescue services in Surrey.</p>
Issues identified by the INA and other sources	<p><u>Ambulance</u></p> <p>The INA concluded that the existing ambulance service at Frimley Park Hospital accommodates existing ambulance needs.</p> <p>However, a response from the South East Coast Ambulance Service NHS Trust has identified that the Service has outgrown all of its current sites and lack the infrastructure to significantly expand.</p>



Issue	<u>Comments</u>
	<p>Further residential development will put pressure on already challenging response times.</p> <p><u>Police</u></p> <p>The INA identifies that natural population growth will place additional pressure on the capacity of police services in Surrey.</p> <p>Surrey Heath House is identified for redevelopment under Draft Local plan Site Allocation HA3. This will result in the need for new premises either co-located in a new building with the Borough Council or elsewhere.</p> <p>In a response to the draft spatial strategy Surrey Police has identified that the impacts of the proposed quantum of development in the Borough cannot be met without additional staff deployed at a level consistent with the current policing of Surrey Heath.</p> <p><u>Fire Services</u></p> <p>SFRS review and assess their Community Risk Profile on an annual basis, this assessment underpins the Community Risk Management Plan (CRMP) which is required to cover a 3 – 5 year period. SFRS consulted on their 2025 -2030 CRMP in summer 2024. This includes a proposal to relocate the daytime only personnel from Camberley to enhance nighttime cover across Surrey. If agreed, SFRS will maintain the 24/7 fire engine at Camberley, and will provide additional support in Camberley to respond to risk during the wildfire season.</p> <p>Furthermore, SFRS will review the arrangements at Chobham Fire Station to ensure they align to the risk in Surrey Heath and across the County.</p>
Future needs and planned provision	<p><u>Ambulance</u></p> <p>The Trust are seeking to modernise provision including a central reporting Ambulance Make Ready Centre in each of the 10 operational areas but finding sites is challenging in such high value areas.</p> <p><u>Police</u></p> <p>Surrey Police has identified that there will be a funding gap with a need to seek contributions through S106/CIL. Further detail on the funding gap is set out in Appendix 3. This includes suggested refurbishment of the NPT base in Camberley.</p> <p>Surrey Police has confirmed that it will continue to engage with the Local Planning Authority to ensure crime prevention is referenced within the new local plan and provide crime prevention advice to minimise the opportunities for crime within new development.</p>

Issue	<u>Comments</u>
	<p><u>Fire</u></p> <p>Following a public and staff consultation process, Chobham fire station is to be redeveloped. The construction project is proposed to commence in July/August and is estimated to take 12 months to complete. To mitigate operational disruption caused by the construction timeline, the crew from Chobham will temporarily relocate to Woking Fire Station.</p>
Future Funding	<p>Surrey Police – has identified a funding gap of approximately £1.1m</p> <p>Surrey Fire and Rescue are part of Surrey County Council. SCC has a proposed five year capital programme of £1902.4 million comprising of £1291.3million of budget and £611.1 million pipeline. Fire Service capital is within this capital programme.</p> <p>In line with the SCC Developer Contributions Guide, 2020 developers will be expected to provide fire hydrants in line with relevant guidance and cover all costs associated with the hydrant and its installation.</p>
Information Sources	<p>INA Section 11.2, 11.3 and 11.4</p> <p>Response from Guildford South East Coast Ambulance Service NHS Foundation Trust February 2022.</p> <p>Response from Surrey and Sussex Police February 2022.</p> <p>Response from SCC Fire & Rescue to the Draft IDP, May 2024</p> <p>Response from Surrey and Sussex Policy to the Draft IDP, June 2024</p>



Flood Defences

Summary

Consultants have prepared an up to date Strategic Flood Risk assessment which has informed the preparation of the Local Plan. Engagement with the EA confirms a number of existing flood defence schemes and a number in the pipeline.

Table 39: Flood Defences

Issue	Comments
Current Supply	<p>The SFRA identifies that the Environment Agency’s Spatial Flood Defences layer show a number of flood defences within the study area:</p> <ol style="list-style-type: none"> 1. River Blackwater - sections of 2-staged channel alongside the most southerly lake in the study area, and just upstream of the confluence with the Balmoral Ditch, Lyon Way Ditch and France Hill Ditch. 2. River Blackwater’s tributaries - at York Town in Camberley, a tributary has a raised wall with 2% AEP design standard on its right bank. 3. There is also a raised earth embankment surrounding a caravan site to the east of Bagshot. This, however, only has a 20% AEP standard of protection and is not built as a flood defence. <p>In addition to the defences shown in the Environment Agency’s dataset, there is evidence of other defences in the Borough including</p> <ol style="list-style-type: none"> 1. Thames Water balancing ponds in Frimley, Bisley, West End, Lightwater, Windlesham and Bagshot 2. Historic bunds at Chobham, Frimley, Lightwater and Camberley <p>There are also unspecified defences at Bagshot, Chobham Common, Lightwater, and West End.</p> <p>Table 9-1 of the SFRA sets out details of flood defences in the Borough.</p>
Issues identified by the INA and other sources	<p>No strategic issues identified at this stage.</p> <p>SCC has identified in response to an initial consultation on the draft Spatial Strategy that each development should deal with its own surface water in accordance with the NPPF and supporting documents. Each site assessment should seek to address any local flood risk in terms of surface water flood risk improvements.</p> <p>SCC also identify that some proposed allocated sites are close to flood risk infrastructure projects and might need to look in further detail at these.</p>

Issue	Comments
	<p>Surrey Heath lies within the Thames River Basin District. The Environment Agency Thames River Basin District Flood Risk Management Plan 2021 to 2027, (Dec 2022) identify measures that will manage significant flood risk in the Flood Risk Areas in the Thames River Basin District helping to reduce the likelihood and consequences of flooding from all sources and improve resilience. Parts of Camberley, Frimley and Mytchett lie within the Farnborough Surface Water Flood Risk Area with flood risk present from a combination of river flooding and surface water flood risk. The main areas identified as being at risk lie within Rushmoor Borough.</p>
<p>Future needs and planned provision</p>	<p>The SFRA references additional flood alleviation works in Chobham and the Environment Agency have confirmed they are completing a review of the Addlestone Bourne catchment which is considering flood risk from fluvial and pluvial sources. The principal mitigation being considered from this catchment is natural flood management techniques to provide some improvement in flood risk as well as improved habitat along the river corridor. The business case will be developed over the next financial year (2023/24) but it will depend on the preferred option identified and which organisation can deliver them on when any improvements will be constructed.</p> <p>The SFRA has informed the site allocations process and the development of a flood risk policy.</p> <p>SuD's are included at Mindenhurst, Deepcut and other major developments.</p> <p>Frimley Lodge Park Flood Alleviation – will endeavour to resolve the flooding issue at Sturt Road bridge (Frimley Green) and provide a pumped groundwater supply to the Basingstoke Canal – S106 contributions are secured from Mindenhurst and land at Sturt Road developments. SHBC is co-ordinating delivery.</p> <p>Measures in the Thames River Basin Management Plan relevant to Surrey Heath can be found here.</p>
<p>Future Funding</p>	<p>SCC is contributing £100,000 to improvements in the Addlestone Bourne catchment in 2023/24</p>



Issue	Comments
Information Sources	INA Section 12 Surrey Heath Flood Risk Assessment 2021 Thames River Basin Management Plan, 2022 SCC response to Draft IDP, May 2024

7. Next steps

- 7.1. Responses received during the pre-Submission Local Plan Publication will, if necessary, inform an addendum to this IDP prior to Submission of the Plan for Examination.
- 7.2. The next stages in the Local Plan preparation are:

Table 40: Local Plan Timetable

Stage	Date
Consultation on a Draft Local Plan (Regulation 18)	March – May 2022 and August – September 2022
Consultation on the Pre-Submission Local Plan (Regulation 19)	Summer 2024
Submission of the Local Plan, responses and evidence base to the Secretary of State for independent Examination	Winter 2024/25
Inspectors Report	Autumn 2025
Local Plan adoption	Autumn 2025



8. Infrastructure Delivery Schedules

- 8.1. The following Appendices set out anticipated delivery of infrastructure to support the Local Plan Spatial Strategy.
- 8.2. **Appendix 1** identifies infrastructure delivery related to Mindenhurst, Deepcut as this is the largest site allocation and already has planning consent. Infrastructure delivery is therefore taken from the relevant s106 (or as amended).
- 8.3. **Appendix 2** identifies the delivery of infrastructure on the proposed Local Plan allocated sites. **Appendix 3** sets out an infrastructure delivery schedule and supporting information that has been identified from discussions with infrastructure providers, **Appendix 4** sets out the response received from infrastructure providers in 2022 and **Appendix 5** sets out the source of SANG for each allocated site.

9. Appendix 1 – Infrastructure Delivery at Mindenhurst.

- 9.1. This schedule was approved under application 21/0390/DTC and identifies the Approved Development Works and s106 Works and Contributions being provided per development phase. The Approved Development Works and s106 Works / Contributions are as approved in 12/0546 (as amended).
- 9.2. The applicant was required to submit all Reserved Matters applications by April 2024. The application also assumes the following timescales for each Phase:
- Phase 1 – 0 to 2 years from commencement (2017 – 2020)
 - Phase 2 – 1 to 3 years from commencement (2018 – 2021)
 - Phase 3 – 1 to 3 years from commencement (2018 – 2021)
 - Phase 4 – 2 to 5 years from commencement (2021 – 2023)
 - Phase 5 – 3 to 5 years from commencement (2021 – 2023)
 - Phase 6 – 3 to 5 years from commencement (2021 – 2025)

Table 40: Schedule of Infrastructure at Mindenhurst

Phase 1: Comprising:

- Spine Road
- Northern Access Roundabout
- Village Green (an area of 2ha)
- Central SANGS (in accordance with the approved ES – 13ha of 35ha total provision)
- SANGS Hut
- Other Open Space

SI06 Obligations	Status as at May 2024
Schedule 4 Part 1 and Part 2 - Primary School and Nursery School <ul style="list-style-type: none"> • Notice and Specification to be served no later than 6 months prior to commencement 	Notice complete
<ul style="list-style-type: none"> • Written approval to be required prior to commencement 	Approval completed - first phase 1 reserved matters applications 15/1062 and 17/0774 amended by 19/0735/RRM which is awaiting completion of legal agreement for drainage
Schedule 5 Part 2 - Provision of SANGS Land	Plans and management plan approved for Central SANG



SI06 Obligations	Status as at May 2024
<ul style="list-style-type: none"> A plan identifying the location and boundaries of the Southern SANGS or the Central SANGS; a Landscaping Scheme relating to the Southern SANGS or Central SANGS; and a Maintenance and Management Plan relating to the Southern SANGS or the Central SANGS shall be submitted. 	<p>pursuant to first phase I reserved matters applications 15/1062 and 17/0774 amended by 19/0735/RRM which is awaiting completion of legal agreement for drainage. Plans and management plan approved for Southern SANG and SANG link under reserved matters approval 22/0233/RRM</p>
<ul style="list-style-type: none"> SANGS Transfer. 	<p>Works not yet complete</p>
<ul style="list-style-type: none"> the Central SANG shall be laid out, Practically Completed and made available for use by the public prior to first occupation of any dwelling on the site save for the part of the Central SANG hatched in black on Plan A within the sI06 (as amended). 	<p>Open to public but not yet complete</p>
<p>Schedule 5, Part 3 - the SANGS Site Hut</p> <ul style="list-style-type: none"> The SANGS Site Hut shall be provided prior to the issue of the Practical Completion Certificate relating to the Central SANGS. 	<p>Complete but no practical completion certificate has been sought or issued</p>
<p>Schedule 5, Part 4 – SAMM Contribution</p> <ul style="list-style-type: none"> The SAMM Contribution in relation to each Phase to be paid to the Council prior to Commencement of each Phase. 	<p>Ongoing as part of each reserved matters application</p>
<p>Schedule 5 Part 6 - Provision of Village Green and combined LEAP/NEAP</p> <ul style="list-style-type: none"> A plan identifying the location and boundaries of the Village Green and the Combined NEAP/LEAP as well as a Maintenance and Management Plan relating to the Village Green and the Combined NEAP/LEAP shall be submitted. 	<p>Plans and management plan approved for Village Green and combined NEAP/LEAP pursuant to first phase I reserved matters applications 15/1062 and 17/0774 amended by 19/0735/RRM which is awaiting completion of legal agreement for drainage</p>
<p>Schedule 5 Part 8 - Provision of Other Open Space</p> <ul style="list-style-type: none"> A plan identifying the location and boundaries of the Other Open Space in the relevant Phase; and a Maintenance and Management Plan relating to the Other Open Space shall be submitted. 	<p>Ongoing as part of reserved matters applications</p>
<p>Schedule 5 Part 9 - Provision of LEAPs and NEAPs (outside Sports Hub)</p> <ul style="list-style-type: none"> A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full 	<p>Ongoing as part of reserved matters applications</p>

SI06 Obligations	Status as at May 2024
details of the LEAPs and/or LAPs in each Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted.	
Schedule 6 Part 1 – Deepcut Bridge Road/Blackdown Road Access Roundabout <ul style="list-style-type: none"> • A Highways Agreement for these works to be entered into prior to Commencement 	Completed
Schedule 6, Part 1 - Internal Spine Road/Spine Road Infrastructre <ul style="list-style-type: none"> • The Internal Spine Road shall be substantially completed prior to the occupation of the 230th dwelling, the opening of the primary school, nursery school or supermarket. 	Completed
Schedule 7 Part 1 – Shared Pedestrian / Cycle Infrastructure <ul style="list-style-type: none"> • Cycle Network Strategy submitted prior to Commencement 	Completed
<ul style="list-style-type: none"> • Provision of Shared Pedestrian / Cycle Route between Spine Road and Deepcut Bridge Road prior to occupation of 230th Dwelling, Primary School or Supermarket 	Completed
<ul style="list-style-type: none"> • No commencement until the draft implementation programme has been agreed with the County Council 	County Highway Authority to confirm.
Schedule 7 Part 1 – The Frith Hill Cycle Route <ul style="list-style-type: none"> • Frith Hill Cycle Route details submitted to the County Council prior to commencement 	Completed
Schedule 7 Part 3 – Travel Planning <ul style="list-style-type: none"> • Appointment of Travel Plan co-ordinator prior to Commencement 	Confirmation of Travel-Plan co-ordinator requested
<ul style="list-style-type: none"> • Travel Plan submitted prior to commencement 	Received.
Schedule 8 Part 5 – Class A3/A4 Land <ul style="list-style-type: none"> • Submit a Marketing Strategy for A3/A4 Land with reserved matters application 	Completed
<ul style="list-style-type: none"> • Reserve A3/A4 land at Phase 1, and market for 8 years. 	Completed
Schedule 8 Part 6 – Healthcare Facility	Notice served, no response



SI06 Obligations	Status as at May 2024
<ul style="list-style-type: none"> • Serve notice to relevant healthcare commissioning body prior to commencement to determine if a Healthcare Facility is needed on the site 	received, financial contribution to be paid

Phase 2 Comprising: Circa 346 new build residential units (of 1,119 new build units)

SI06 Obligations	Status as at May 2024
<p>Schedule 3 - Affordable Housing</p> <ul style="list-style-type: none"> • Scheme to be in accordance with approved Affordable Housing Strategy and conditions as set out at Paragraph 3 of Schedule 3 of the Agreement. 	Ongoing as part of reserved matters applications having regard to sixth deed of variation of legal agreement
<ul style="list-style-type: none"> • Condition 9 – Affordable Housing Strategy 	As above
<p>Schedule 4 Part 1 and Part 2 -Primary School and Nursery School</p> <ul style="list-style-type: none"> • Primary School and Nursery School to be transferred by no later than the first occupation of the 200th dwelling. No more than 199 dwellings shall be occupied until the Primary School site has been transferred to the County Council and 1 Form Entry Constructed. 	Completed
<ul style="list-style-type: none"> • The Nursery School shall be constructed on the Primary School Site on or before the first occupation of the 200th dwelling. No more than 199 dwellings shall be occupied until the Nursery School has been constructed. 	Completed
<p>Schedule 4 Part 3 – Secondary School Education Contribution</p> <ul style="list-style-type: none"> • Secondary School Education Contribution to be paid prior to the occupation of the first dwelling to be occupied pursuant to each phase. 	Ongoing as part of reserved matters applications
<p>Schedule 5 Part 1 – Sport England Contribution</p> <ul style="list-style-type: none"> • Sport England Contribution to be paid prior to the full occupation of the second phase or first occupation of the 750th dwelling on Site (whichever is the earlier). The second phase or more than 749 dwellings (whichever is earlier) shall not be occupied until the Sport England Contribution 	Trigger not yet met.
<p>Schedule 5, Part 4 – SAMM Contribution</p> <ul style="list-style-type: none"> • The SAMM Contribution in relation to each Phase to be paid to the Council prior to Commencement of each Phase. 	Ongoing as part of reserved matters applications
<p>Schedule 5 Part 9 - Provision of LEAPs and NEAPs (outside Sports Hub)</p> <ul style="list-style-type: none"> • A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each Phase complying with the general requirements of the LEAP 	Ongoing as part of reserved matters applications

SI06 Obligations	Status as at May 2024
Specification and the LAP Specification shall be submitted.	
Schedule 6 Part 1 – Internal Spine Road / Spine Road Infrastructure <ul style="list-style-type: none"> Highway Agreement to be entered into before construction of more than 230 dwellings, the Primary School, Nursery or the supermarket 	Completed
Schedule 6 Part 1 – Red Road / The Maultway / Upper Chobham Road <ul style="list-style-type: none"> Highway Agreement to be entered into before construction of more than 230 dwellings Works substantially complete prior to occupation of 230th dwelling, or within 24 months of Commencement 	Completed
Schedule 6 Part 1 – Deepcut Bridge Road Railway Bridge <ul style="list-style-type: none"> Highway Agreement to be entered into before commencing the construction of more than 230 dwellings. Works substantially complete prior to occupation of 230th dwelling, or within 24 months of Commencement 	Completed
Schedule 6 Part 1 – Environmental Improvements to Deepcut Bridge Road <ul style="list-style-type: none"> Agreement of scheme of environmental approvals to Deepcut Bridge Road prior to occupation of 230th Dwelling 	Underway
Schedule 6 Part 3 – Highway Safety Contribution <ul style="list-style-type: none"> Pay Highway Safety Contribution prior to occupation of 230th Dwelling or within 24 months of commencement 	County Highway Authority to confirm
Schedule 6 Part 4 – Bellew Road Closure Contribution <ul style="list-style-type: none"> Payment of Bellew Road Closure Contribution prior to commencement of residential development on site east of Deepcut Bridge Road 	Paid.
Schedule 7 Part 1 – Shared Pedestrian / Cycle Infrastructure <ul style="list-style-type: none"> Provision of Shared Pedestrian / Cycle Route between Site east of Deepcut Bridge Road and Deepcut Bridge Road prior to occupation of any dwelling Provision of Shared Pedestrian / Cycle Route between Site east of Deepcut Bridge Road and Blackdown Road prior to occupation of any dwelling 	At site east of Deepcut Bridge Road, nearing completion
<ul style="list-style-type: none"> Provision of Shared Pedestrian / Cycle Route between Spine Road and Deepcut Bridge Road prior to 	



SI06 Obligations	Status as at May 2024
<p>occupation of 230th dwelling, Primary School or Supermarket</p> <ul style="list-style-type: none"> • Upgrade of Shared Pedestrian / Cycle Route between Deepcut Bridge Road and Frimley Lock prior to occupation of 230th dwelling or within 24 months of Commencement • Provision of Shared Pedestrian / Cycle Route from Deepcut Bridge Road bridge to towpath prior to occupation of 230th dwelling or within 24 months of commencement 	Completed
<p>Schedule 7 Part 1 – The Frith Hill Cycle Route</p> <ul style="list-style-type: none"> • Frith Hill Cycle Route implemented prior to occupation of 230th dwelling 	Completed
<ul style="list-style-type: none"> • Council costs paid prior to occupation of 230th unit or within 24 months of commencement 	Assume paid – County Highway Authority to confirm
<p>Schedule 4 Part 1 and Part 2 - Primary and Nursery School</p> <ul style="list-style-type: none"> • Construct the Primary School on the Primary School Site and in accordance with the Primary School I Form Entry Specification and shall construct the Nursery on the Primary School Site in accordance with the Nursery Specification 	Completed
<p>Schedule 5, Part 4 – SAMM Contribution</p> <ul style="list-style-type: none"> • The SAMM Contribution in relation to each Phase to be paid to the Council prior to Commencement of each Phase. 	Ongoing as part of reserved matters applications
<p>Schedule 5 Part 8 - Provision of Other Open Space</p> <ul style="list-style-type: none"> • A plan identifying the location and boundaries of the Other Open Space in the relevant Phase; and a Maintenance and Management Plan relating to the Other Open Space shall be submitted. 	Ongoing as part of reserved matters applications
<p>Schedule 5 Part 9 - Provision of LEAPs and NEAPs (outside Sports Hub)</p> <ul style="list-style-type: none"> • A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted. 	Ongoing as part of reserved matters applications
<p>Schedule 5 Part 10 – Provision of the Formal Park</p> <ul style="list-style-type: none"> • Submission of plan identifying the boundaries of the formal park and a Maintenance and Management Plan for the formal park 	Approved under reserved matters 22/1068/RRM
<p>Schedule 6 Part 1 – Internal Spine Road / Spine Road Infrastructure</p> <ul style="list-style-type: none"> • Highway Agreement to be entered into before construction of 	Completed

SI06 Obligations	Status as at May 2024
more than 230 dwellings, the Primary School, Nursery or the supermarket	
Schedule 8 Part 2 – Information Packs (SANGS / Thames Basin Heaths SPA) <ul style="list-style-type: none"> • Approved Information Packs provided to all employers, with all new staff issued one within 5 working days 	Ongoing
Schedule 7 Part 1 – Brookwood Cycle Parking <ul style="list-style-type: none"> • Brookwood Cycle Parking Contribution paid prior to occupation of 230th dwelling 	Paid
Schedule 7 Part 2 – Bus Infrastructure and Support <ul style="list-style-type: none"> • Approve and implement Bus Infrastructure Scheme prior to occupation of 230th dwelling 	Bus service 12 now running
Schedule 7 Part 4 – Basingstoke Canal Towpath <ul style="list-style-type: none"> • Basingstoke Canal Towpath Contribution paid prior to occupation of 230th dwelling 	Paid
Schedule 8 Part 2 – Information Packs (SANGS / Thames Basin Heaths SPA) <ul style="list-style-type: none"> • Submit Information Packs to Council 3 months prior to 1st occupation • Information Packs ready to distribute prior to 1st occupation, with approved documents distrusted to new residents within 5 working days 	Information packs approved
Schedule 8 Part 4 – Public Art <ul style="list-style-type: none"> • Public Art strategy submitted, related to public art provision within each phase • Not to commence construction of dwellings until the Public Art Strategy is approved 	Strategy received and approved but work ongoing re implementation.
Schedule 8 Part 7 – Waste and Recycling Contribution <ul style="list-style-type: none"> • Not to occupy any dwelling in this phase until the Waste and Recycling Contribution has been paid 	Ongoing as part of reserved matters applications

Phase 3 Comprising:

- Primary School/Nursery School (site of up to 2ha)
- New Public House (maximum GFA of 1000sqm)
- Local Parade – maximum combined GFA of 180 sqm (no more than 60 sqm of A5 use at any one time))
- New Church Hall (maximum GFA of 250 sqm)



- Formal Park and Cemetery (a minimum of 1.3ha but not more than 2.54ha Formal Park and Gardens site wide)
- Other Open Space

SI06 Obligations	Status as at May 2024
<p>Schedule 4 Part 1 and Part 2 - Primary and Nursery School</p> <ul style="list-style-type: none"> • Construct the Primary School on the Primary School Site and in accordance with the Primary School 1 Form Entry Specification and shall construct the Nursery on the Primary School Site in accordance with the Nursery Specification 	Completed
<p>Schedule 5, Part 4 – SAMM Contribution</p> <ul style="list-style-type: none"> • The SAMM Contribution in relation to each Phase to be paid to the Council prior to Commencement of each Phase. 	Ongoing as part of reserved matters applications
<p>Schedule 5 Part 8 - Provision of Other Open Space</p> <ul style="list-style-type: none"> • A plan identifying the location and boundaries of the Other Open Space in the relevant Phase; and a Maintenance and Management Plan relating to the Other Open Space shall be submitted. 	Ongoing as part of reserved matters applications
<p>Schedule 5 Part 9 - Provision of LEAPs and NEAPs (outside Sports Hub)</p> <ul style="list-style-type: none"> • A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted. 	Ongoing as part of reserved matters applications
<p>Schedule 5 Part 10 – Provision of the Formal Park</p> <ul style="list-style-type: none"> • Submission of plan identifying the boundaries of the formal park and a Maintenance and Management Plan for the formal park 	Approved under reserved matters 22/1068/RRM
<p>Schedule 6 Part 1 – Internal Spine Road / Spine Road Infrastructure</p> <ul style="list-style-type: none"> • Highway Agreement to be entered into before construction of more than 230 dwellings, the Primary School, Nursery or the supermarket 	Completed
<p>Schedule 8 Part 2 – Information Packs (SANGS / Thames Basin Heaths SPA)</p> <ul style="list-style-type: none"> • Approved Information Packs provided to all employers, with all new staff issued one within 5 working days 	Ongoing

Phase 4 comprising

- Circa 275 Residential units (including 48 conversion units)

- Care home (up to 1.2 ha)

SI06 Obligations	Status as at May 2024
<p>Schedule 3 - Affordable Housing</p> <ul style="list-style-type: none"> • Scheme to be in accordance with approved Affordable Housing Strategy and conditions as set out at Paragraph 3 of Schedule 3 of the Agreement. 	Ongoing as part of reserved matters applications having regard to sixth deed of variation of legal agreement
<p>Schedule 4 Part 3 – Secondary School Education Contribution</p> <ul style="list-style-type: none"> • Secondary School Education Contribution to be paid prior to the occupation of the first dwelling to be occupied pursuant to each phase. 	Ongoing as part of reserved matters applications
<p>Schedule 5, Part 4 – SAMM Contribution</p> <ul style="list-style-type: none"> • The SAMM Contribution in relation to each Phase to be paid to the Council prior to Commencement of each Phase. 	Ongoing as part of reserved matters applications
<p>Schedule 5 Part 9 Provision of LEAPS and LAPs</p> <ul style="list-style-type: none"> • A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted. • No First Occupation of more than 449 dwellings on site unless or until the LEAPs/LAPs of the first Phase have been laid out and completed and made available for public use. 	Ongoing as part of reserved matters applications
<p>Schedule 5 Part 10 – Provision of the Formal Park</p> <ul style="list-style-type: none"> • The dwellings of the first Phase shall not be Fully Occupied or no more than 449 dwellings shall be first occupied on site unless or until the Formal Park has been laid out and completed and made available for public use. 	Approved under reserved matters 22/1068/RRM – under construction
<p>Schedule 5 Part 11 – Provision of Allotments</p> <ul style="list-style-type: none"> • The dwellings of the first Phase shall not be Fully Occupied or no more than 449 dwellings shall be first occupied on site unless or until the Allotments has been laid out and completed and made available for public use. 	Approved under reserved matters 22/1066/RRM works not yet commenced
<p>Schedule 6 Part 1 – Frimley Green / Sturt Road / Wharf Road</p>	In progress – commons land application to be submitted



SI06 Obligations	Status as at May 2024
<ul style="list-style-type: none"> Highway Agreement to be entered into before construction of more than 450 dwellings Works substantially complete prior to occupation of 450th dwelling or within 42 months of Commencement 	shortly
<p>Schedule 6 Part 1 – Environmental Improvements to Deepcut Bridge Road</p> <ul style="list-style-type: none"> Work substantially complete prior to occupation prior to occupation of 400th dwelling or within 37 Months of Commencement 	In progress
<p>Schedule 7 Part 2 – Bus Infrastructure and Support</p> <ul style="list-style-type: none"> Contribution payment prior to occupation of 325th dwelling 	Paid
<p>Schedule 8 Part 1 – Library Facility</p> <ul style="list-style-type: none"> Library Facility Offer submitted to council prior to occupation of 300th dwelling 	Offer made but declined by SCC, financial contribution sought
<p>Schedule 8 Part 3 – Financial Contribution to Existing Community Hall</p> <ul style="list-style-type: none"> Community Hall contribution paid to council prior to occupation of 450th dwelling 	Trigger not yet reached
<p>Schedule 8 Part 7 – Waste and Recycling Contribution</p> <ul style="list-style-type: none"> Not to occupy any dwelling in this phase until the Waste and Recycling Contribution has been paid 	Ongoing as part of reserved matters application
<p>Schedule 9 – Care Home Obligations</p> <ul style="list-style-type: none"> Care Home only to be occupied in accordance with Class C2 of the Use Classes Order 	Reserved matters application 24/312/RRM received for C2 care home

Phase 5 Comprising:

- ANGST Land (maximum 19.85ha)
- Sports Hub (a site of 7ha)
- Allotments (a maximum of 1.16ha)
- Residual Retail (Foodstore – no more than 2,000 sqm (1,400 sqm net tradable area)
- Southern SANGS (in accordance with the approved ES – 22ha of 35ha total provision)
- SANGS Link (1.07ha)
- Blackdown Road Playing Field and Upgrade to Blackdown Road Play Area

SI06 Obligations	Status as at May 2024
<p>Schedule 5 Part 2 - Provision of SANGS Land</p> <ul style="list-style-type: none"> A plan identifying the location and boundaries of the Southern SANGS or the Central SANGS; a Landscaping Scheme relating to the Southern SANGS or Central SANGS; and a Maintenance and 	Plans and management plan approved for Central SANG pursuant to first phase 1 reserved matters applications 15/1062 and 17/0774

SI06 Obligations	Status as at May 2024
<p>Management Plan relating to the Southern SANGS or the Central SANGS shall be submitted.</p> <ul style="list-style-type: none"> • SANGS Transfer • SANGS Link 	<p>amended by 19/0735/RRM which is awaiting completion of legal agreement for drainage. Plans and management plan approved for Southern SANG and SANG link under reserved matters approval 22/0233/RRM</p>
<ul style="list-style-type: none"> • The Southern SANG will be laid out, Practically Completed and made available for use by the public prior to First Occupation of the 500th Dwelling. 	<p>Trigger not yet met but under construction</p>
<p>Schedule 5, Part 4 – SAMM Contribution</p> <ul style="list-style-type: none"> • The SAMM Contribution in relation to each Phase to be paid to the Council prior to Commencement of each Phase. 	<p>Ongoing as part of reserved matters applications</p>
<p>Schedule 5 Part 5 - Provision of ANGST Land</p> <ul style="list-style-type: none"> • A plan identifying the location and boundaries of the ANGST Land in the relevant Phase and a Maintenance and Management Plan shall be submitted. 	<p>Blackdown ANGST subject of reserved matters approval 21/1288/RRM construction nearing completion. North Dettingen ANGST and North Alma ANGST subject of reserved matters approval 22/1066/RRM works not yet commenced</p>
<ul style="list-style-type: none"> • ANGST land shall be laid out, Practically Completed and made available for public use in the relevant phase prior to the first occupation of any dwelling in the relevant phase. 	<p>No dwellings within Blackdown, North Dettingen or North Alma ANGST</p>
<ul style="list-style-type: none"> • ANGST Transfer. 	<p>Works not complete</p>
<ul style="list-style-type: none"> • No more that 75% of dwellings in the relevant phase shall be first occupied unless or until the ANGST Land in the relevant Phase has been transferred to the Council together with the relevant proportion of the ANGST Maintenance Contribution. 	<p>No dwellings within Blackdown, North Dettingen or North Alma ANGST</p>
<p>Schedule 5 Part 7 – Provision of the Sports Hub</p> <ul style="list-style-type: none"> • A plan identifying the location and boundaries of the Sports Hub; a plan identifying the boundaries of each of the Combined NEAP/LEAP, MUGA, Outdoor Adult Gym, Sports Pavilion, Sports Pitches and associated landscaping with the Sports Hub; a Maintenance and Management Plan relating to the Sports Hub and full 	<p>Reserved matters approval 22/1123/RRM for sports hub exc sports pavilion no works commenced. Current application for sports pavilion 24/0212/RRM</p>



SI06 Obligations	Status as at May 2024
<p>details of the Combined NEAP/LEAP, the MUGA, Outdoor Adult Gym, Sports Pavilion, Sports Pitches and associated landscaping (complying with each Specification) to be submitted with the Reserved Matters Application for the relevant Phase.</p>	
<ul style="list-style-type: none"> The Sports Hub shall be laid out, Practically Completed and made available for public use prior to Full Occupation of the Dwellings in the first Phase or the First Occupation of the 450th dwelling. 	Trigger not yet met
<p>Schedule 5 Part 8 - Provision of Other Open Space</p> <ul style="list-style-type: none"> A plan identifying the location and boundaries of the Other Open Space in the relevant Phase; and a Maintenance and Management Plan relating to the Other Open Space shall be submitted. 	Ongoing as part of reserved matters applications
<p>Schedule 5 Part 9 - Provision of LEAPs and NEAPs (outside Sports Hub)</p> <ul style="list-style-type: none"> A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted. 	Ongoing as part of reserved matters applications
<p>Schedule 5 Part 10 – Provision of the Formal Park</p> <ul style="list-style-type: none"> Submission of plan identifying the boundaries of the formal park and a Maintenance and Management Plan for the formal park 	Approved under reserved matters 22/1068/RRM – under construction
<p>Schedule 5 Part 11 – Provision of Allotments</p> <ul style="list-style-type: none"> A plan identifying the number, location and boundaries of the Allotments; and a Maintenance and Management Plan relating to the Allotments shall be submitted. 	Approved under reserved matters 22/1066/RRM works not yet commenced
<p>Schedule 5 Part 12 – Blackdown Road Playing Field and Upgrade to Blackdown Road Play Area</p> <ul style="list-style-type: none"> Financial Contribution and transfer the Blackdown Road Play Area/Playing Fields to be made to SHBC prior to First Occupation of the 500th Dwelling on the Site for the total consideration of £1 	Trigger not yet met
<p>Schedule 7 Part 1 – Shared Pedestrian / Cycle Infrastructure</p> <ul style="list-style-type: none"> Provision of Shared Pedestrian / Cycle Route between Deepcut Bridge Road and site north of Dettingen Park prior to first occupation or use of this site. Provision of Shared Pedestrian / Cycle Route to Deepcut Bridge Road via Aisne Road and Minorca 	Subject to reserved matters approval 22/1066/RRM under construction

SI06 Obligations	Status as at May 2024
Road prior to first occupation or use of the site north of Dettingen Park.	

Phase 6 Comprising:

- Residual new build and conversion Residential units (capped to 1200 overall at end of this phase – 1119 new build and 81 conversion dwellings)
- Circa 579 Residential Units (including 33 conversion dwellings)

SI06 Obligations	Status as at May 2024
Schedule 3 - Affordable Housing • Scheme to be in accordance with approved Affordable Housing Strategy and conditions as set out at Paragraph 3 of Schedule 3 of the Agreement.	Ongoing as part of reserved matters applications having regard to sixth deed of variation of legal agreement
Schedule 4 Part 1 and Part 2 -Primary and Nursery School • No more than 749 dwellings shall be occupied until the 7no.additional classrooms necessary for the Primary School to become 2 Form Entry have been constructed.	Completed
Schedule 4 Part 3 – Secondary School Education Contribution • Secondary School Education Contribution to be paid prior to the occupation of the first dwelling to be occupied pursuant to each phase.	Ongoing as part of reserved matters applications
Schedule 5 Part 2 - Provision of SANGS Land • Former Vehicle Maintenance Depot to be reinstated as part of the Southern SANGs and made available for public use prior to the occupation of the 500th dwelling. No more than 499 dwellings to be occupied prior to the reinstatement and availability of the Former Vehicle Maintenance Depot within the Southern SANGs.	Reserved matters approval 22/0233/RRM under construction but trigger not yet met
• No First Occupation of more than 1,000 Dwellings on the Site unless or until the SANGS Land has been transferred to the Council and all of the Southern and Central SANGS Maintenance Contribution has been paid.	Trigger not yet met and option to transfer SANG land to third party
Schedule 5 Part 9 - Provision of LEAPs and LAPs (outside of Sports Hub) • A plan identifying the number, location and boundaries of the	Ongoing as part of reserved matters applications



SI06 Obligations	Status as at May 2024
LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each	
Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted. <ul style="list-style-type: none"> Not to Fully Occupy the dwellings of the second Phase or not to First Occupy more than 749 dwellings on site unless or until the LEAPs/LAPs of the second Phase have been laid out and completed and made available for public use. Not to Fully Occupy the dwellings of the third Phase or not to First Occupy more than 1,199 dwellings on site unless or until the LEAPs/LAPs of the first Phase have been laid out and completed and made available for public use. 	Triggers not yet met
Schedule 6 Part 1 – Red Road / A322 <ul style="list-style-type: none"> Highway Agreement to be entered into before construction of more than 600 dwellings Works substantially complete prior to occupation of 600th dwelling or within 42 months of Commencement 	Triggers not yet met
Schedule 6 Part 1 – Junction 3 / M3 <ul style="list-style-type: none"> Highway Agreement to be entered into before construction of more than 600 dwellings Works substantially complete prior to occupation of 600th dwelling or within 54 months of Commencement 	Triggers not yet met
Schedule 6 Part 1 – Gole Road / Dawney Hill Traffic Signal Works <ul style="list-style-type: none"> Highway Agreement to be entered into before construction of more than 800 dwellings Works substantially complete prior to occupation of 800th dwelling or within 72 months of Commencement 	Triggers not yet met
Schedule 7 Part 2 – Bus Infrastructure and Support <ul style="list-style-type: none"> Contribution payments prior to occupation of 490, 615, 745, 980, 1090 and 1200 dwellings Bus Revenue Sharing Report submitted 	Trigger not yet met County Highway Authority to confirm
Schedule 8 Part 7 – Waste and Recycling Contribution <ul style="list-style-type: none"> Not to occupy any dwelling in this phase until the Waste and Recycling Contribution has been paid 	Ongoing as part of reserved matters applications
Schedule 10 – Basingstoke Canal Water Supply <ul style="list-style-type: none"> Basingstoke Canal Water Supply Contribution paid to County 	Trigger not yet met

SI06 Obligations	Status as at May 2024
Council prior to occupation of 750th dwellings	



10. Appendix 2 - Infrastructure Requirements: Allocated Sites

- 10.1. This Schedule identifies site specific infrastructure required to deliver the sites allocated for housing in the Local Plan. It does not cover wider cumulative needs on for example, the wider highway network. It is anticipated that funding for these will come from the developer through planning obligations, direct delivery or through CIL (specifically SANG). The requirements include comments from SCC Highways Development Management and other infrastructure providers.

Table 41: Infrastructure Requirements for allocated sites

Policy Reference	Infrastructure requirements	Net number of new homes
<p>HAI/01 Bagshot Depot and Archaeology Centre, London Road, Bagshot, GUI9 5HN</p>	<ul style="list-style-type: none"> • SANG - see Appendix 7 • Open space and Biodiversity net gain requirements in line with Policy. • Improved pedestrian and cycle access to Bagshot District Centre • SCC site specific highway and access requirements: Given the turning that takes place at the depot entrance by traffic leaving the gym next door, the island outside the gym may need to be reconsidered. Need to improve the pedestrian route from the development site towards Longacres Garden Centre. There is already an item on ITS list and the existing use is demonstrated by paths worn into verge. There are issues with widths over the railway bridge and a crossing might be required. Also issues with sightlines when crossing the on/off slips at the A322 junctions - possibly need to modify these junctions with A322, which both lie to the west of A322 (this might become a major scheme). • Thames Water – do not envisage infrastructure concerns. The developer and local planning authority are advised to liaise with Thames Water at the earliest opportunity. • Affinity Water – may require local reinforcements in the network and/or development specific reinforcements and connections 	<p>50</p>
<p>HAI/02</p>	<ul style="list-style-type: none"> • SANG – see Appendix 7 	<p>35</p>

Camberley Centre France Hill Drive, Camberley	<ul style="list-style-type: none"> • Protection and enhancement of green infrastructure and provision of biodiversity net gain in line with Policy requirements. • Retention of or re-provision off site of existing educational community use. • Improved pedestrian and cycle access to Camberley Town Centre. • SCC site specific highway and access requirements: Route from this site to A30 would take traffic along The Avenue and we have an item for traffic calming along The Avenue on our work programme. Might need to consider pedestrian crossing facilities on The Avenue to the south of Southwell Park Road for access to and from the school but there are space limitations, and it is not clear if a crossing could be accommodated. • Thames Water – do not envisage infrastructure concerns. The developer and local planning authority are advised to liaise with Thames Water at the earliest opportunity. 	
HA1/03 Camberley Station, Station House Pembroke Broadway, Camberley	<ul style="list-style-type: none"> • SANG - see Appendix 7 • New railway station and associated car and cycle parking • Improved cycle/pedestrian connectivity to the town centre, Portesbury Road and Knoll Road • Provision of Green infrastructure and biodiversity net gain in line with Policy requirements. • Thames Water – do not envisage infrastructure concerns. The developer and local planning authority are advised to liaise with Thames Water at the earliest opportunity. 	150
HA1/04 York Town Car Park, Sullivan Road, Camberley	<ul style="list-style-type: none"> • SANG – see Appendix 7 • Improved local pedestrian access and connectivity • Retain or re-provide existing car parking. • Provision of green infrastructure and biodiversity net gain in line with Policy requirements. 	27



	<ul style="list-style-type: none"> • SCC site specific highway and access requirements: Although we do not have an item for it on our work programme, consideration might need to be given to pedestrian crossing facilities on Frimley Road for access to shops (Co-op etc) and also for easier access to bus stops on Frimley Road. • Thames Water – do not envisage infrastructure concerns. The developer and local planning authority are advised to liaise with Thames Water at the earliest opportunity. 	
<p>HA1/05 Sir William Siemens Square, Chobham Road, Frimley</p>	<ul style="list-style-type: none"> • SANG – see Appendix 7 • Site specific access requirements • Improved pedestrian and access links to Frimley District Centre and the Station. • Provision of green infrastructure and biodiversity net gain in line with Policy requirements. • SCC site specific highway and access requirements (response to planning application SU/24/0116): <ul style="list-style-type: none"> - A modified vehicular access from the site to Chobham Road, with the implementation of a continuous footway and cycleway across the access, to give priority to pedestrians and cyclists; - The upgrading of two bus stops on Chobham Road, and the existing southbound bus stop on the A325 Portsmouth Road, to include provision of RTPI systems, access-for-all compatible kerbing, shelters, seating, lighting and power. - The provision of facilities for the secure, lit and covered parking of bicycles, and the provision of a charging point with timer for e-bikes, within the site. - The provision of a fast charge Electric Vehicle Charging Point for each of the dwellings and for the proposed two car club spaces within the site. 	<p>170</p>

	<ul style="list-style-type: none"> The scale of development is likely to require upgrades to the wastewater network and it is recommended that the developer and the local planning authority liaise with Thames Water at the earliest opportunity to agree a phasing plan. Upgrades would be delivered by Thames Water and funded through the Infrastructure Charge that is paid by the all new residential development connecting to the network. 	
<p>HAI/06 Chobham Rugby Club, 50 Windsor Road, Chobham</p>	<ul style="list-style-type: none"> SANG – see Appendix 7 Alternative provision of the existing on site community and recreational use. Site specific vehicular access and highway improvements. Based on previous application SCC has advised this is likely to be: <ul style="list-style-type: none"> The construction of new and modified vehicular accesses to Fowlers Mead The widening of the footway on the eastern side of Windsor Road through the site to the new club building The provision of tactile paving at each of the junctions between Windsor Road and Fowlers Mead The upgrading of the existing bus stop on Windsor Road adjacent to the site to include the provision of a shelter, bus cage and accessible kerbing The provision of facilities for the secure, lit and covered parking of bicycles at each of the proposed dwellings and the new club building The provision of a fast charge Electric Vehicle Charging Point for each of the proposed dwellings. On-site recreational play facilities Provision of green infrastructure, open space and biodiversity net gain in line with Policy requirements. 	<p>91</p>



	<ul style="list-style-type: none"> • Thames Water – do not envisage infrastructure concerns. The developer and local planning authority are advised to liaise with Thames Water at the earliest opportunity. • Affinity Water – may require local reinforcements in the network and/or development specific reinforcements and connections 	
HAI/07 St James House, Knoll Road, Camberley	<ul style="list-style-type: none"> • SANG – see Appendix 7 • Green infrastructure and Biodiversity net gain requirements in line with Policy. 	30
HAI/08 Land off Spencer Close, Frimley Green	<ul style="list-style-type: none"> • SANG – see Appendix 7 • Green infrastructure and Biodiversity net gain requirements in line with Policy. 	60
HAI/09 Former Portesbury School, Portesbury Road, Camberley	<ul style="list-style-type: none"> • SANG – see Appendix 7 • Improved pedestrian and cycle access to Camberley Town Centre • Green infrastructure and Biodiversity net gain requirements in line with Policy. 	36
HAI/10 to HAI/25 Small sites of less than 25 net dwellings.	<ul style="list-style-type: none"> • SANG – see Appendix 7 • Site specific access improvements as required. • Biodiversity Net Gain and green infrastructure improvements • Those in Affinity Water supply area – may require local reinforcements in the network and/or development specific reinforcements and connections 	
HAI/26 Pinehurst, 141 Park Road, Camberley	<ul style="list-style-type: none"> • SANG – see Appendix 7 • Provision of green infrastructure and biodiversity net gain in line with Policy requirements. • Site specific vehicular access and highway improvements. • Pedestrian and cycle access improvements to linkages to Camberley Town Centre. 	32(C3 equivalent)
HAI/27	<ul style="list-style-type: none"> • SANG – see Appendix 7 	60 (C2 Use)

Land at Loen, St Catherines Road, Deepcut	<ul style="list-style-type: none"> • Site specific highway improvements 	
HA1/28 61-63 London Road, Camberley	<ul style="list-style-type: none"> • SANG – see Appendix 7 • Site specific highway improvements 	32 (C3 Equivalent)
HA2 London Road Block, Camberley	<p>Contributions toward highways and public transport improvements;</p> <ul style="list-style-type: none"> • Transport infrastructure comprising: <ul style="list-style-type: none"> ○ Improvements to the London Road junctions with the High Street and Park Street and the creation of pedestrian friendly areas at Obelisk Way (east) and the High Street (north) ○ Improved pedestrian and cyclist links between the High Street and Park Street, and London Road to the Square Shopping Centre; ○ Provision of bus and taxi infrastructure; ○ Potential provision of a short stay drop off/pick up point and on-street disabled parking located at the London Road Gateway; ○ Support for accessible and well-connected bus services to the London Road Gateway; ○ Appropriate accesses for service vehicles that are convenient for use but designed discreetly to ensure they do not detract from the attractiveness of the new development; ○ Suitable parking provision in accordance with adopted parking standards • In line with Policy INI appropriate mitigation for the impacts on social infrastructure; • Green infrastructure which may include green roofs, green walls, and both public and private garden amenity spaces; <ul style="list-style-type: none"> ○ Delivery of a suitable off-site SANG solution, with an agreed Management Plan and contributions towards SAMM (see Appendix 7). 	550 (gross)



	<ul style="list-style-type: none"> ○ SCC Highway comments Feb 2022 - For SLAA site 814 there will be a strong desire line from the site to the railway station along High St. The improvements and public realm works being carried out under the High Street regeneration scheme helps to provide an attractive connection to the station and are supportive of several LTP4 policy areas. The works prioritise the creation on a pedestrian and cycle friendly environment, which is supportive of LTP4's modal hierarchy as well as better facilitating active travel (policy area 3). Reduction of on street parking/loading further supports this as well as supporting demand management strategies for cars and goods vehicles, which make up policy area 5 and 6 of LTP4 respectively. <p>Thames Water – the scale of development is likely to require upgrades to the wastewater network and advise that the developer and Thames Water should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. Upgrades would be delivered by Thames Water and funded through the Infrastructure Charge that is paid by the all new residential development connecting to the network.</p>	
<p>HA3 Land East of Knoll Road, Camberley</p>	<p>Transport and highways infrastructure:</p> <ul style="list-style-type: none"> ● Transport infrastructure comprising: <ul style="list-style-type: none"> ○ Vehicular accesses to the site from Knoll Road to the west and Hillside to the south east; ○ Differentiation of user zones and crossings through changes to the materials and colours used for surfacing; ○ Improved pedestrian and cyclist links between the site and Camberley High Street, with suitable crossing points implemented at Knoll Road; ○ Improvements to the streetscape of Knoll Road to provide a pedestrian and cyclist friendly environment; ○ The retention of existing bus stops at Knoll Road and improved pedestrian access to Camberley Train Station, ○ Support for accessible and well-connected bus services to Knoll Road; 	<p>340</p>

	<ul style="list-style-type: none"> • In line with Policy INI measures to mitigate the impacts on social infrastructure • Green infrastructure: <ul style="list-style-type: none"> ○ The protection and enhancement of the existing designated green space at Camberley Park; ○ Delivery of a suitable off-site SANG solution, with an agreed Management Plan and contributions towards SMM (see Appendix 7); ○ Green corridors, one incorporating Camberley Park and The Obelisk and one linking the site to Knoll Road and Camberley High Street; ○ The retention and expansion of the play area facilities at Camberley Park including woodland trails, an equipped play area and open space; ○ Other on-site measures which may include green roofs, green walls, and both public and private garden amenity spaces. ○ SCC Highways comments Feb 2022 - Walking and cycling facilities on Knoll Road require improvement. SLAA site 27 is a large scale development, where the main desire line will be to cross Knoll Road to access the town centre. There is currently one signalised crossing to cross Knoll Road therefore crossing facilities along the road should be improved. Current cycle facilities along Knoll Rd are poor and disjointed. In line with LTP4 policy area 3: Active travel, the facilities should be improved in order to encourage more trips by bicycle. 	
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	<p>Thames Water – the scale of development is likely to require upgrades to the wastewater network and advise that the developer and Thames Water should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. Upgrades would be delivered by Thames Water and funded through the Infrastructure Charge that is paid by the all new residential development connecting to the network.</p>	
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11. Appendix 3 – Infrastructure Schedule

- 11.1. This Schedule identifies infrastructure improvements that have been identified to date. It excludes site specific infrastructure from Mindenhurst and the site allocations. Further supporting information is included after the Schedule.

Table 42: Infrastructure Schedule

	Infrastructure Type Infrastructure project	Timing (where known)	Delivered by (lead)	Likely cost (where known)	Potential Funding source (where known)	Information Source
	Transport					
	Rail					
TP1	Camberley Station – improved accessibility, connectivity	N/K	Network Rail	£5,000,000 for Access for All footbridge Other improvements unknown	Developer contributions/CIL/Network Rail	Network Rail SCC
TP2	Bagshot Station	N/K	Network Rail	£5,000,000 for Access for All footbridge	Developer contributions/CIL Network Rail	Network Rail
TP3	Frimley Station	N/K	Network Rail	£5,000,000 for Access for All footbridge	Developer contributions/CIL Network Rail	Network Rail
	Active Travel					
TP4	Camberley – Frimley Cycle Route feasibility	Summer/autumn 2024	SCC	Funding secured	National Highways	SCC - Category 2 SIP project
TP5	LCWIP feasibility for Priority	Summer 2025 to	SCC/SHBC	Funding secured	SCC/SHBC	Surrey Heath

	Infrastructure Type Infrastructure project	Timing (where known)	Delivered by (lead)	Likely cost (where known)	Potential Funding source (where known)	Information Source
	cycle routes and core walking zones	summer 2025				LCWIP
TP6	Priority cycle route - Camberley to Bagshot Railway Station	N/K	SCC	£26.7 million (estimate – to be refined through feasibility)	Government funding sources/S106/CIL	Surrey Heath LCWIP
TP7	Priority cycle route – Camberley to Blackwater	N/K	SCC	£11.5 million (estimate – to be refined through feasibility)	Government funding sources/S106/CIL	Surrey Heath LCWIP
TP8	Priority cycle route – Frimley Road to Camberley High Street	N/K	SCC	£9.3 million (estimate – to be refined through feasibility)	Government funding sources/S106/CIL	Surrey Heath LCWIP
TP9	Priority cycle route – Camberley to Rushmoor – via Frimley Park	N/K	SCC	£15.5 million (estimate – to be refined through feasibility)	Government funding sources/S106/CIL	Surrey Heath LCWIP
TP10	Priority cycle route – Frimley to Frimley Green	N/K	SCC	£11.5 million (estimate – to be refined through feasibility)	Government funding sources/S106/CIL	Surrey Heath LCWIP
TP11	Priority cycle route – Bagshot to Windlesham	N/K	SCC	£10.3 million (estimate – to be refined through feasibility)	Government funding sources/S106/CIL	Surrey Heath LCWIP



	Infrastructure Type Infrastructure project	Timing (where known)	Delivered by (lead)	Likely cost (where known)	Potential Funding source (where known)	Information Source
TP12	Priority Core walking zone – Camberley Town Centre	N/K	SCC	£13.5 million (estimate to be refined through feasibility)	Government funding sources/S106/CIL	Surrey Heath LCWIP
TP13	Priority core walking Zone – Frimley High Street	N/K	SCC	£9.0 million (estimate to be refined through feasibility)	Government funding sources/S106/CIL	Surrey Heath LCWIP
TP14	Priority core walking zone – Bagshot High Street	N/K	SCC	£18.4 million (estimate to be refined through feasibility)	Government funding sources/S106/CIL	Surrey Heath LCWIP
TP15	Priority core walking zone – Chobham Village	N/K	SCC	£6.8 million (estimate to be refined through feasibility)	Government funding sources/S106/CIL	Surrey Heath LCWIP
TP16	Digital Demand Responsive Transport expanded to whole Borough	September 2024	SCC	N/K	SCC	SCC
TP17	Blackwater Valley improved bus priority feasibility study	2024/25 for delivery 2027/28	SCC	N/K	SCC, external funding, developer contributions	SCC
	SCC Strategic Infrastructure Projects – see Map 5 below					
TP18	A30 London Road Bagshot – including congestion and cycle improvements	N/K	SCC	N/K	Not known	SCC – Category 4 SIP Project
TP19	A322 Smarter Highway – M3 Junction improvements	N/K	SCC	£5 million	Not known	SCC – Category 4 SIP Project
TP20	A322 Smarter Highway –	N/K	SCC	£4 million	Not known	SCC – Category 4

	Infrastructure Type Infrastructure project	Timing (where known)	Delivered by (lead)	Likely cost (where known)	Potential Funding source (where known)	Information Source
	West End to Knaphill					SIP Project
TP21	Bisley Bridge replacement	N/K	SCC	£3 million	Not known	SCC – Category 4 SIP Project
TP22	Bagshot High Street (now potentially within LCWIP)	N/K	SCC	N/K	Not known	SCC – Category 4 SIP Project
TP23	Camberley Station and Pembroke Broadway: Interchange & last Mile links	N/K	SCC	£1.5 million	Not known	SCC – Category 4 SIP Project
TP24	Camberley TC14 London Road Block Regeneration	N/K	SCC	£2 million	Not known	SCC – Category 4 SIP Project
TP25	Frimley Smarter Highways & Bus Corridor Improvements	N/K	SCC	£3 million	Not known	SCC – Category 4 SIP Project
TP26	Heatherside improvements	N/K	SCC	N/K	Not known	SCC – Category 4 SIP Project
TP27	Intelligent Networks (West Surrey)	N/K	SCC	£5 million	Not known	SCC – Category 4 SIP Project
TP28	Railway Station hubs and access programme	N/K	SCC	£2.5 million	Not known	SCC – Category 4 SIP Project
TP29	Surrey Heath Villages Cycle Links (now within LCWIP)	N/K	SCC	£3 million	Not known	SCC – Category 4 SIP Project
	SCC Integrated Transport Scheme Projects					
TP30	Benner Lane (West End) School Safety Scheme	2023/2024	SCC	N/K - funded	SCC	SCC correspondence, 2024
TP31	A319 Portsmouth Road,	2023/2024	SCC	N/K - funded	SCC	SCC



	Infrastructure Type Infrastructure project	Timing (where known)	Delivered by (lead)	Likely cost (where known)	Potential Funding source (where known)	Information Source
	Frimley					correspondence, 2024
TP32	Bagshot Village proposals consisting of (summary): <ul style="list-style-type: none"> - 20mph speed limit along Guildford road and Bridge Road and potentially on side roads - Traffic calming measures along the B3029 Guildford Road and B3029 Bridge Road - 7.5 tonne environmental weight limit on Guildford Road and Bridge Road 	2024/2025	SCC	N/K - funded	SCC	SCC correspondence, 2024
TP33	Improved pedestrian crossing on Old Bisley Road and a 20mph speed limit around Ravenscote/Tomlinscote/St Augustine's schools	2024/2025	SCC	N/K - funded	SCC	SCC correspondence, 2024
	Education					
ED1	Frimley Oak Academy specialist school	2027	SCC	N/K - funded	Department for Education, SCC	SCC correspondence
ED2	Early years provision	Ongoing	SCC	N/K	SCC, private providers, developer contributions	SCC correspondence
	Utilities					
UTI	Camberley Sewage treatment	2025 - 2030	Thames Water	Not known	Thames Water	Thames Water,

	Infrastructure Type Infrastructure project	Timing (where known)	Delivered by (lead)	Likely cost (where known)	Potential Funding source (where known)	Information Source
	works upgrade					2024
	Health					
H1	Additional primary healthcare capacity	Plan period	NHS Frimley ICS/NHS Surrey Heartlands ICS	Estimate between £3 million and £4.75 million of which improvements to Camberley Health Centre comprise £1 – 2million (estimate)	NHS/CIL (subject to SHBC approval)/S106	NHS Frimley and NHS Surrey Heartlands correspondence 2023/2024
H2	Future Acute Care Needs [Note information provided prior to announcement that Frimley Park Hospital is in the New Hospitals programme]	Plan period	Frimley Health NHS Foundation Trust	£4.95 million (new bed spaces only) 2023 Surrey Heartlands SIDM report estimates £6.1m for acute bed needs.	NHS/ CIL (subject to SHBC approval)/S106	Frimley Health NHS Foundation Trust correspondence 2022
H3	Mental care beds	Plan period	NHS Surrey Heartlands/NHS Frimley/Frimley Health NHS Foundation Trust	2023 Surrey Heartlands SIDM report estimates £1.0 m	NHS/ CIL (subject to SHBC approval)/S106	NHS Surrey Heartlands correspondence 2023
	Green Infrastructure					



	Infrastructure Type Infrastructure project	Timing (where known)	Delivered by (lead)	Likely cost (where known)	Potential Funding source (where known)	Information Source
GI1	St Catherine's Road SANG	Set up to 2026	SHBC	Set up £0.45 million	SHBC	SHBC Capital programme. SANG set up costs
GI2	Diamond Ridge Woods SANG	In place - Ongoing	SHBC	CIL or SANG costs as set out in paras 5.6 and 5.7	CIL/Developer contributions	SHBC
GI3	Chobham Meadows SANG	In place - Ongoing	SHBC	CIL or SANG costs as set out in paras 5.6 and 5.7	CIL/Developer contributions	SHBC
GI4	Windlemere SANG	In place - Ongoing	SHBC	CIL or SANG costs as set out in paras 5.6 and 5.7	CIL/Developer contributions	SHBC
GI5	Hawley Meadows SANG	In place - Ongoing	SHBC	CIL or SANG costs as set out in paras 5.6 and 5.7	CIL/Developer contributions	SHBC
GI6	Swan Lakes SANG	In place – ongoing	SHBC	CIL or SANG costs as set out in paras 5.6 and 5.7	CIL/Developer contributions	SHBC
GI7	Blackwater Park SANG	In place – ongoing	SHBC	CIL or SANG costs as set out in paras 5.6 and 5.7	CIL/Developer contributions	SHBC
GI8	Windlemere Biodiversity Net Gain site	From 2025	SHBC	Budget being developed	Sale of Biodiversity units to developers	SHBC
	Sport, Recreation and Open Space					
	See Tables 43 and 44 below for Playing Pitch Strategy projects.					
SR1	Relocation of Chobham Rugby Club	2029 to 2033	Private owner	N/K	Private owner	Local Plan allocation, developer

	Infrastructure Type Infrastructure project	Timing (where known)	Delivered by (lead)	Likely cost (where known)	Potential Funding source (where known)	Information Source
						discussions
SR2	Lightwater leisure Centre improvements	2025	SHBC/Leisure centre operator	£0.5 million	Leisure centre operator	SHBC
SR3	Astro turf tee-off areas for Frimley Lodge Park pitch and putt	2024/25	SHBC	£0.08 million	SHBC	SHBC Capital programme
SR4	Parks refurbishment programme	2024/25	SHBC	£0.28 million	SHBC	SHBC Capital programme
SR5	Old Dean Bowls Club – sprinkler heads and irrigation repairs	2024/25	SHBC	£0.010 million	SHBC	SHBC Capital Programme
SR6	Replacement of 5 s side and 7 a side goals for the 3G at Frimley Lodge Park	2024/25	SHBC	£0.010 million	SHBC	SHBC Capital Programme
SR7	Shower replacement at Heatherside changing rooms	2024/25	SHBC	£0.012 million	SHBC	SHBC Capital Programme
SR8	Lightwater Park Trim Trail	2024/25	SHBC	£0.025 million remaining funding from UKSPF fund	SHBC	SHBC Capital Programme
SR9	Whitmoor Road Play Area	2024/25	SHBC	£0.025 million	SHBC	SHBC Capital Programme/Annual Plan
SR10	Replacement of Burrel Road playground, Mytchett Rec and Briars Centre	2024/25	SHBC	N/K	UK Shared Prosperity fund	SHBC Annual Plan 2024/25
	Emergency Services					



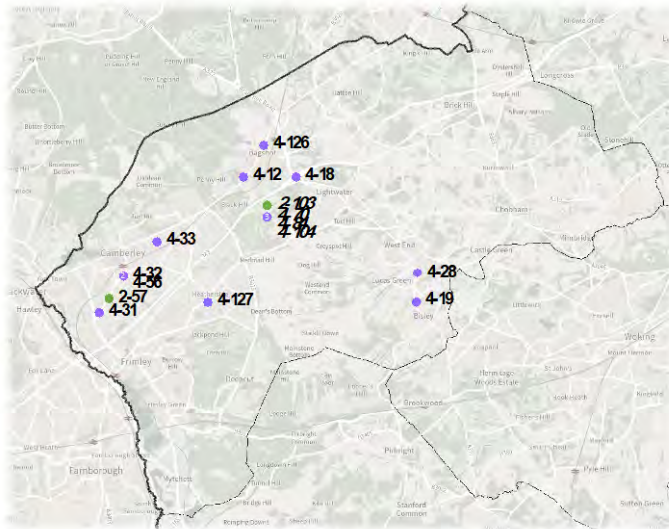
	Infrastructure Type Infrastructure project	Timing (where known)	Delivered by (lead)	Likely cost (where known)	Potential Funding source (where known)	Information Source
ES1	Chobham Fire Station	Summer 2024 to summer 2025	SCC	Not known – funding secured	SCC Capital programme	SCC, 2024
ES2	Additional police officers, vehicles, accommodation, ANPR cameras, CCTV	N/K	Sussex and Surrey Police	Approx £1.1 million	N/K	Sussex and Surrey Police correspondence 2022 and 2024
	Flooding					
F1	Frimley Lodge Park Flood Alleviation	N/K	SHBC	Not available	SI06 contributions	SHBC
F2	Addlestone Bourne catchment improvements	N/K	Environment Agency	Not known SCC contributing £100,000 in 2023/24	EA, SCC	EA and SCC correspondence 2023, 2024
	Community Uses					
CI	Relocation of Camberley Library	By 2033	SCC/SHBC	N/K	SCC/SHBC	Local Plan allocation/SCC and SHBC engagement

Surrey Strategic Infrastructure Plan Transport Projects, SCC, March 2023

- **Note** – some projects are at multiple locations across the Borough although shown as one geographic point on the Map.
- Category 1 – schemes ready for SCC Cabinet sign off to implement subject to a detailed business case
- Category 2 – schemes on a ‘live’ list ready for feasibility funding
- Category 3 – interest in the scheme progressing but not the delivery body, e.g. Network Rail schemes
- Category 4 – long list, schemes not in Categories 1 – 3.

Map 5: Surrey County Council Strategic Infrastructure Plan projects

Borough of Surrey Heath: All Projects



Projects with geographically dispersed locations are indicated in italics

Category 1 Projects (blue)
Nil

Category 2 Projects (green)
2-57 Camberley to Frimley (NH Designated Funds)
2-103 Surrey Heath LCWIP

Category 3 Projects (orange)
Nil

Category 4 Projects (purple)
4-12 A30 London Road Bagshot
4-18 A322 Smarter Highway - M3 Junction Improvements
4-19 A322 Smarter Highway - West End to Knaphill
4-28 Bisley Bridge replacement
4-31 Camberley & Frimley Cycle Links
4-32 Camberley Station & Pembroke Broadway: Interchange & Last Mile Links
4-33 Camberley TC14 London Road Block Regeneration
4-56 Frimley Smarter Highway & Bus Corridor Improvements
4-70 Intelligent Network: West Surrey (aka Wider Network Benefits (West))
4-84 Railway Station Hubs & Access Programme (Blackwater Valley)
4-104 Surrey Heath Villages Cycle Links
4-126 Bagshot High Street
4-127 Heatherside Arcade, Camberley



Open Space

Table 43: Rural Analysis Area Priority Recommendations

Sport	Headline findings
Football	<ul style="list-style-type: none"> ◀ Protect provision. ◀ Explore options to bring provision back into use where it has in recent years been lost, e.g., Chobham Cricket Club. ◀ Improve pitch quality at key sites to alleviate overplay, especially at key, poor quality and/or overplayed sites such as Connaught Pavilion. ◀ Enable use of currently unavailable sites, e.g., Coworth Flexlands School. ◀ Explore opportunities to utilise actual spare capacity via the transfer of demand from overplayed sites to reduce future Analysis Area shortfalls, e.g., Bagshot Playing Fields. ◀ Provide improved ancillary provision, where it is necessary, e.g., Bisley Recreation Ground. ◀ Transfer match play demand to existing and new 3G pitches. ◀ Explore options to add to the adult and youth 11v11 pitch stock.
3G pitches	<ul style="list-style-type: none"> ◀ Consider installation of one additional full size 3G pitches to alleviate football training shortfalls.



Sport	Headline findings
	<ul style="list-style-type: none"> ◀ Resurface pitches to improve quality and ensure a sinking fund is in place for long-term sustainability, i.e., at Bisley Recreation Ground and Lightwater Leisure Centre. ◀ Consider options to install a World Rugby Compliant 3G pitch to eradicate shortfalls of grass rugby union provision.
Rugby Union	<ul style="list-style-type: none"> ◀ Protect provision. ◀ Sustain pitch quality at key sites to ensure overplay does not occur, especially at poor/standard quality and/or overplayed sites such as Fowlers Well. ◀ Support Chobham RFC in its plans to relocate, providing that a sufficient number of pitches are provided, that quality is maximised and that sports lighting is provided.
Hockey	<ul style="list-style-type: none"> ◀ No action required.
Cricket	<ul style="list-style-type: none"> ◀ Protect provision. ◀ Sustain quality of squares through dedicated maintenance regimes. ◀ Improve pitch quality at key sites to alleviate overplay, especially at poor quality and/or overplayed sites such as Bagshot Park. ◀ Encourage further utilisation of sites with existing NTPs, whilst considering the options of providing NTPs at overplayed sites currently without such provision, e.g., at Windlesham Road. ◀ Seek to gain access to Woodcote House School as a means to accommodating future demand or provide an additional square elsewhere.

Source: Playing Pitch Strategy 2023

Table 44: Urban Analysis Area Priority Recommendations

Sport	Headline findings
Football	<ul style="list-style-type: none"> ◀ Protect provision. ◀ Explore options to bring provision back into use where it has in recent years been lost, e.g., London Road Recreation Ground. ◀ Improve pitch quality at key sites to alleviate overplay, especially at poor quality and/or overplayed sites such as Tomlinscote School. ◀ Enable use of currently unavailable sites, e.g., Lakeside Primary School. ◀ Explore opportunities to utilise actual spare capacity via the transfer of demand from overplayed sites to reduce future shortfalls, e.g., Chobham Road Recreation Ground. ◀ Transfer match play demand to existing and new 3G pitches. ◀ Explore options to add to the adult and youth 11v11 pitch stock. ◀ Provide improved ancillary provision, where it is necessary, e.g., Frimley Green Recreation Ground.

Sport	Headline findings
3G pitches	<ul style="list-style-type: none"> ◀ Consider installation of two additional full size 3G pitches to alleviate football training shortfalls. ◀ Enable use of currently unavailable sites, e.g., St Augustine's Catholic Primary School. ◀ Consider options to install a World Rugby Compliant 3G pitch to eradicate shortfalls of grass rugby union provision.
Rugby Union	<ul style="list-style-type: none"> ◀ Protect provision. ◀ Sustain pitch quality at key sites to ensure overplay does not occur or worsen, especially at poor/standard quality and/or overplayed sites such as Watchetts Recreation Ground.
Hockey	<ul style="list-style-type: none"> ◀ Protect pitch at Kings International School for continued hockey use. ◀ Secure long-term tenure for club. ◀ Improve ancillary facility access. ◀ Support the installation of a new full size AGP at the site to accommodate future demand aspirations if they are realised.
Cricket	<ul style="list-style-type: none"> ◀ Protect provision. ◀ Sustain quality of squares through dedicated maintenance regimes.

Source: Playing Pitch Strategy 2023



Future Acute Care Needs Summary – Frimley NHS Foundation Trust, February 2022

Trust Acute Requirement

The following summary includes a proportionate cost estimate of the impact on new housing on Frimley Health NHS Foundation Trust
The proportionate estimates are derived from overall impact analysis included on pg. 16 and proportions as summarised on pg.12

	Total provision and cost impact across Surrey Health BC	Proportion of housing growth in Surrey Health impacting healthcare provision at Frimley Hospital Trust	Frimley Health NHS Foundation Trust
Acute Beds	19,274	80.9%	15.5 Beds
Acute Floorspace (sqm)	924.8	80.9%	748.2 sqm
Acute Costs (£)	£6119647	80.9%	£4,950,794

Final Summary

Total Units (C3)	5,003
Total Units (C2)	203
Total Population (C3)	9,583
Total Population (C2)	175
Total Capital Cost	£12,262,850
Av. Capital Cost Per Unit (C3)	£2,417
Av. Capital Cost Per Unit (C2)	£2,624

12. Appendix 4 - Infrastructure Provider Responses, January 2022

- 12.1. Letters were sent to the following infrastructure providers on 15th December 2021 along with information as to the location and scale of allocated and SLAA sites and the housing mix arising from the Housing Needs Assessment. The Council sought early views on the likely impacts on infrastructure provision. A follow up email was sent to all those who had not yet responded on 20th January 2022.

Table 45: Responses from Infrastructure Providers, 2022

Infrastructure Provider	Summary of Response
SCC Director of Public Health NW Surrey	No response
Guildford and Waverley CCG	No response
Frimley CCG (now NHS Frimley ICB)	<p>Welcome being part of continued development of the Local Plan and IDP and keen to ensure the Plan improves the health and quality of life for residents.</p> <p>New homes will require additional capacity. Current strategy is to add capacity by investing in existing facilities rather than building new.</p> <p>There are GP practices that with investment, would be able to meet the increase in demand and that are situated in easy reach of the proposed development sites. The type of homes proposed will have an impact on future health needs and infrastructure, for example a residential institution may require more capacity than market homes.</p> <p>Look forward to continued engagement and to identify opportunities for financial and infrastructure contributions to the local health framework as well as working more broadly with the Council on the wider determinants of health.</p>
Surrey Heartlands CCG (Now NHS Surrey Heartlands ICB)	No response



Infrastructure Provider	Summary of Response
NHS England Local Area team and south	No response
Frimley Park Hospital/Frimley Health NHS Foundation Trust	<p>Provided a detailed analysis of the impact of projected increases in population arising from development in Surrey Heath on Acute Care and Frimley Hospital Trust. It sets out the funding gap for acute healthcare over the Plan period and justifies the proportion of funding that would be required based on the additional housing arising within its catchment.</p>
South East Coast Ambulance Service	<p>Have outgrown all 5 of their existing sites. Has a strategy to provide a central reporting Ambulance Make Ready Centre in each operational area but this is challenging due to high land values and competition from the development industry. Additional residential development will put pressure on the ability to respond in a timely manner.</p>
Frimley Green Medical Practice	<p>Future proofed for around 5 years for NHS patients. Consider they can manage developments that fall in their catchment provided they can recruit GPs.</p>
Surrey Fire and Rescue Service	No response
Sussex and Surrey Police	<p>Sets out a comprehensive overview of current policing resources for the Borough comprising just over 140 total staff.</p> <p>Identifies that the level of development proposed will require additional staff being deployed at a level consistent with the current policing of Surrey Heath. Primary funding is insufficient to be able to add capital infrastructure to support new development. Capital infrastructure is funded by borrowing. An explanation of Police funding is provided, along with supporting information regarding the need for developer contributions towards increased demand on policing services.</p> <p>A detailed breakdown of the additional facilities that would be required and the associated costs to support the additional development in Surrey Heath is provided along with a total funding gap of £1.3m.</p>

Infrastructure Provider	Summary of Response
Network Rail	No response
Office of Road and Rail	No response
Network Rail Infrastructure	No response
South Western Railway	No response
The Rail Estate Consultancy Ltd	No response
Scotia Gas Networks	No response
Affinity Water	Requested shapefiles and detailed data – not currently available in the right format.
South East Water	<p>Covers the west part of the Borough (except Bagshot). References the SE Water Resources Management Plan 2019 and the recent business plan. There is a commitment to play an active role regionally in relation to the impact of housing growth on water. There is also close working with neighbouring water companies to create a regional water resource plan.</p> <p>They have a duty to connect any new dwelling and normally accept this but have some concerns about getting water to some of the developments in the west of the Borough and maintain supplies to existing customers due to the difficulties especially timescales and routes involved for mains schemes.</p> <p>The Water Resource Management Plan makes clear that they may need some support from local government to deliver this water to customers.</p> <p>They recommend the need for mandatory housing standards for water use to support water efficiency.</p> <p>New resources are being made available at the Keleher Water Treatment works to support increased demand but mains and supporting infrastructure are needed to transfer this water to customers. Need to find a way to transfer water across the M3 to support much of the new</p>



Infrastructure Provider	Summary of Response
	<p>development as are reaching capacity in the systems that they have. Looking to install a spine main that would assist with both the strategic transfer above and leakage management.</p> <p>No preferred route options yet but will engage with the Borough Council once they have further information.</p>
Thames Water Property Services	No response
Thames Water Utilities	No response
Scottish & Southern Electricity Networks	No response
First Beeline buses ltd	No response
Stagecoach Hants and Surrey	No response
EE	No response
BT	No response
Surrey County Council – Transport Policy/Development Control	<p>A number of general points are made regarding links to LTP4 and improving walking and cycling routes and improved connectivity. Specific comments on individual SLAA sites are made (and reflected in Appendix 2 of the IDP).</p>
Surrey County Council Early Years	<p>Identifies capacity for demand for Early Years places across the Borough and additional demand based on the location of sites. Identifies that in Bagshot, Camberley, Deepcut, Frimley Mytchett and West End current provision will not meet anticipated demands with some uncertainty over Frimley Green, Chobham and Windlesham.</p>
Primary and Secondary Education	<p>General – based on data providing for annual forecasting update in 2021 although having reviewed the Local Plan data the School Place Planning team suggest there shouldn't be future impacts on education although will be carefully monitored.</p> <p>Secondary – It is likely that there will be some challenge to secondary school provision in the near future but by the end of the planning period it is forecast that there will be a</p>

Infrastructure Provider	Summary of Response
	<p>surplus of spaces after several years of fluctuating deficits. Unlikely to consider permanent expansions but will monitor closely.</p> <p>Primary – forecasts up to 2031</p> <p>Windlesham, Bagshot and Lightwater planning area – gradual increase to a 1FE surplus in Reception and a 1FE surplus for Year 3.</p> <p>South Camberley Planning Area – Forecasts a surplus of 1.5FE in Reception and a surplus of approximately 2FE in Year 3 by the end of the planning period.</p> <p>North Camberley Planning Area – Forecasts a surplus of approximately 1 FE for Reception and Year 3.</p> <p>Frimley Green, Mytchett and Deepcut Planning Area – forecast indicates a surplus of approximately 1FE in Reception and Year 3.</p> <p>Frimley and Heatherside Planning Area – Forecast indicates a surplus of up to 2FE Reception places and similarly for Year 3.</p> <p>Chobham, West End and Bisley planning area – Forecast indicates a steady minimal number of surplus Reception places while projections for Year 3 fluctuate and will be monitored closely.</p>
Surrey County Council - Flooding	<p>Each development should deal with its own surface water in accordance with the NPPF and supporting documents. Each site assessment should seek to address any local flood risk in terms of surface water flood risk improvements.</p> <p>Some proposed sites are close to flood risk infrastructure projects – suggest look at the details of these schemes.</p>



13. Appendix 5 – SANG Capacity (April 2024)

- 13.1. The following tables demonstrate that there is sufficient SANG capacity to deliver the local housing requirement set out in Policy SSI of the Pre-Submission Surrey Heath Local Plan.

Table 46: Surrey Heath Strategic SANGs

Strategic SANG	Total people capacity for SANG	Total people capacity remaining
Chobham Meadows	2516	550
Windlemere	2000	950
Shepherds Meadows	1200	263
Hawley Meadows	1091	201
Swan Lakes	194	12
Blackwater Park	434	24
Chobham Place Woods	280	0

Table 47: Summary of additional sources of additional SANG for Surrey Heath

SANG option	Potential dwelling capacity (at 2.5 average occupancy)
Diamond Ridge Woods SANG with enhancements and amended site area	350
Additional capacity from Hart District Council (agreed March 2024)	850
Additional SANG capacity from new site in Frimley Green, expected to be operational in early 2026	1500

Table 48: SANG allocations for site allocations (in size order)

Policy reference	Site	Capacity	SANG
HA4	Mindenhurst Deepcut	1,200	Bespoke (Deepcut PRB).
HA2	London Road Regeneration Block	550	Likely to be allocated to new SANG at St Catherines Road.
HA3	Land East of Knoll Road	340	Likely to be allocated to new SANG at St Catherines

			Road or the Diamond Ridge SANG.
HAI/05	Sir William Siemens Square, Chobham Road, Frimley	170	Additional SANG capacity from Hart.
	Camberley Station, Station House, Pembroke Broadway	150	Additional SANG capacity from Hart.
HAI/06	Chobham Rugby Club, Windsor Road, Chobham	91	Chobham Meadows or Windlemere.
HAI/08	Land at East Curve, Frimley Green	60	Additional SANG capacity from Hart .
HAI/01	Bagshot Depot and Archaeology Centre, London Road	50	Windlemere
HAI/09	Former Portesbury School, Portesbury Road, Camberley	36	Likely to be allocated to new SANG at St Catherines Road.
HAI/02	Camberley Centre, Francis Hill Drive	35	Likely to be allocated to new SANG at St Catherines Road.
HAI/07	St James House, Knoll Road, Camberley	30	Likely to be allocated to new SANG at St Catherines Road.
HAI/04	Yorktown Car Park, Sullivan Road, Camberley	27	Likely to be allocated to new SANG at St Catherines Road.
HAI/10 to HAI/25	Small allocated sites of less than 25 homes	264	Mixture of all remaining SANG options.
HAI/26	Pinehurst, 141 Park Road, Camberley	32	Additional SANG capacity from Hart or SANG in Bracknell.
HAI/28	61-63 London Road, Camberley	32	If requires, additional SANG capacity from Hart.
HAI2/01	Swift Lane	5 pitches	Windlemere.

