



Surrey Heath Borough Council  
Local Plan (2011-2028)  
**Authority Monitoring  
Report 2023-2024**



**October 2024**

Surrey Heath Borough Council  
Knoll Road, Camberley GU15 3HD  
[planning.policy@surreyheath.gov.uk](mailto:planning.policy@surreyheath.gov.uk)



## Foreword

The Surrey Heath Authority Monitoring Report (AMR) monitors the period 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024. It sets out the progress achieved in implementing the Local Development Plan and performance against the policies of the Surrey Heath Core Strategy and Development Management Policies Development Plan Document 2011-2028.

In line with the Localism Act 2011 the AMR has to be made publicly available at least yearly.

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

Planning Policy and Conservation Team

Surrey Heath Borough Council

Surrey Heath House

Knoll Road

Camberley

Surrey

GU15 3HD

Telephone: 01276 707100

E-mail: [planning.policy@surreyheath.gov.uk](mailto:planning.policy@surreyheath.gov.uk)



# Contents

<b>Executive Summary</b> .....	<b>5</b>
The Progress of the Local Development Scheme.....	5
The Review of Existing Local Plan Policies.....	6
Camberley Town Centre Area Action Plan (CTCAAP) .....	6
<b>Summary of Performance</b> .....	<b>7</b>
Housing.....	7
Biodiversity .....	8
Infrastructure.....	9
Local Character.....	9
Green Infrastructure.....	9
Sustainability and Climate Change .....	10
Travel .....	10
Employment and Retail.....	11
Community .....	11
Camberley Town Centre Area Action Plan Indicators .....	12
Area Action Plan (AAP) Sites.....	13
<b>Introduction</b> .....	<b>15</b>
<b>1 Key Characteristics of the Borough</b> .....	<b>16</b>
<b>2 Progress of the Local Development Plan</b> .....	<b>20</b>
<b>3 Monitoring Policies in the Surrey Heath Local Plan</b> .....	<b>23</b>
Delivering Sustainable Development.....	24
Housing Delivery .....	28
Princess Royal Barracks.....	36
Biodiversity .....	37
Infrastructure.....	42
Local Character.....	47
Environment .....	48
Climate Change.....	50
Travel and Transport.....	54
Employment and Retail.....	62
District and Local Centres .....	70



Community .....	74
Leisure and Culture .....	75
<b>4 Monitoring Policies in the Camberley Town Centre Area Action Plan .....</b>	<b>76</b>
Camberley Town Centre Area Action Plan.....	76
Area Action Plan (AAP) Themes and Objectives .....	77
Area Action Plan Allocated Sites.....	84
Completed Floorspace in Camberley Town Centre.....	86
<b>Appendix 1: Table detailing progress on the LDS .....</b>	<b>88</b>
<b>Appendix 1a: List of Adopted Development Plan Documents and SPDs.....</b>	<b>90</b>
<b>Appendix 2: Duty to Co-operate .....</b>	<b>92</b>
<b>Appendix 3: Housing Completions 2023-2024 .....</b>	<b>97</b>
<b>Appendix 4: Housing Trajectory.....</b>	<b>101</b>
<b>Appendix 5: Completed projects from the 2013 Infrastructure Delivery Plan .....</b>	<b>102</b>
<b>Appendix 6: Number and Details of Archaeological Finds Within Areas of High Archaeological Potential and Within Development Sites of 0.4ha or Above .....</b>	<b>113</b>
<b>Appendix 7: Units in Use - District and Local Centres .....</b>	<b>122</b>



## Executive Summary

The Surrey Heath Authority Monitoring Report (AMR) has been produced in line with the requirements set out in the Localism Act 2011 which states a report must still be produced, and planning authority must publish this information direct to the public at least yearly.

The purpose of this Report is to provide details of what actions have been taken to implement a Local Development Plan and the Local Development Scheme, to indicate the extent to which policies in the current Surrey Heath Local Plan have been achieved, and to identify any solutions and changes where targets are not being met.

**This AMR monitors the period from 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024.**

In February 2012, the Surrey Heath Core Strategy and Development Management Policies Development Plan Document (CSDMP) was adopted to replace the majority of the policies in the Surrey Heath Local Plan 2000. The Camberley Town Centre Area Action Plan (AAP) was also adopted in 2014 and compliments the 2012 Core Strategy by delivering a suite of development policies focussed on the Town Centre. Progress against the policies in both the CSDMP and the AAP are therefore the focus of this report.

### The Progress of the Local Development Scheme

[The Local Development Scheme](#) (LDS) sets out a timetable for the preparation of a new Local Plan. The Council has reached a key milestone of going out to Publication for its Pre-Submission (Regulation 19) Local Plan. An LDS was approved in March 2024 to cover the period of 2024-2027 which replaced the previous LDS agreed in March 2023 which covered the period of 2023-2026.

The Camberley Town Centre Area Action Plan (CTCAAP), Community Infrastructure Levy Charging Schedule and Infrastructure Delivery Supplementary Planning Document were adopted in July 2014.



## The Review of Existing Local Plan Policies

Based on the monitoring data available, the Council is performing well in a number of areas, in particular environmental protection / biodiversity, green infrastructure and sustainability / climate change. Areas where targets have not been met over the plan period to date include delivery of additional Gypsy and Traveller pitches, new dwelling accessibility to services and some employment and retail indicators.

## Camberley Town Centre Area Action Plan (CTCAAP)

The CTCAAP was adopted in July 2014. In addition, a supplementary master-planning and public realm planning document which adds details to the policies in the AAP was adopted in April 2015.



## Summary of Performance

This section of the AMR provides summaries of the Borough's performance on Core Strategy and Development Management Policy 2012 indicators.

The below table demonstrates how performance against each indicator is summarised, utilising colours and text to note whether targets have been met, partially met, not met, or if there is no target or data available to make an assessment.

Analysis results examples
Target met
Target partially met
Target not met
No target, or data is unavailable

### Housing

CSDMP Indicator	Performance against the target	Page no.
% New dwellings on Previously Developed Land	Target met	24
New dwelling accessibility to services	Target not met – In particular, location of strategic health facilities and secondary schools limit ability to direct development to these specific areas and have much wider catchments than shown in this target, including areas outside of Surrey, in Hampshire & Berkshire.	24
Housing completions by settlement	Target met	25
Net additional dwellings	Target met	28
Housing Trajectory	Target met	29



CSDMP Indicator	Performance against the target	Page no.
Rural Exception Dwellings Completed	No target	29
Implementation of the Local Plan 2000 Housing Allocation	<b>Target partially met</b>	30
Affordable Housing Completions	<b>Target not met</b> – Affordable housing completions for monitoring year are lower than average completions over the plan period so far.	32
Affordable Housing type and size	<b>Target partially met</b>	33
Net additional Gypsy pitches	<b>Target not met</b> – Sites to be identified through new Local Plan.	35

## Biodiversity

CSDMP Indicator	Performance against the target	Page no.
Condition status of SPA, SAC, and SSSI's	<b>Target partially met</b> – target set as 2020, therefore for information purposes only.	37
Change in area of biodiversity importance	<b>Target met</b>	39
Visitor number surveys for SPA/SAC	<b>Target met</b>	39
Condition status of SINC's and LNR's (Local)	<b>Target not met</b> – Primarily a land management issue and outside of planning control.	40





## Infrastructure

CSDMP Indicator	Performance against the target	Page no.
Infrastructure projects completed	<b>Target partially met</b>	42

## Local Character

CSDMP Indicator	Performance against the target	Page no.
Archaeological finds	No target	47
Local list	No target	47

## Green Infrastructure

CSDMP Indicator	Performance against the target	Page no.
Green Belt, Countryside and Settlement Designations	<b>Target met</b>	48
SANGs implemented	<b>Target met</b>	48
Loss of open space or recreational areas	<b>Target met</b>	49



## Sustainability and Climate Change

CSDMP Indicator	Performance against the target	Page no.
Waste recycling	<b>Target met</b>	50
Renewable energy generation	No target	50
Planning permissions – Environment Agency advice on flooding	<b>Target met</b>	51
Number of developments complete with SUDS measures	<b>Target met</b>	51
CO <sub>2</sub> emissions	<b>Target met</b>	51

## Travel

CSDMP Indicator	Performance against the target	Page no.
Dwelling and B Class floorspace accessibility (bus)	<b>Target partially met</b>	54
Dwelling and B Class floorspace accessibility (rail)	<b>Target not met</b> – limited rail coverage in many parts of the Borough.	56
Travel plan implementation	Unable to determine – data unavailable.	57



## Employment and Retail

CSDMP Indicator	Performance against the target	Page no.
Employment floorspace completions	<b>Target met</b>	63
Employment floorspace pre-developed land (PDL)	<b>Target not met</b> – due to 2 significant developments on non-previously developed land.	66
Employment Land Available	<b>Target met</b>	68
Town, District and Local Centre Retail Development	<b>Target not met</b> – due to 2 specific large sites completed on non-previously developed land.	68
Percentage of units in AI use in district and local centres	<b>Target partially met</b>	70-71
B Class floorspace outside of Core Employment Areas and Camberley Town Centre	No target	72

## Community

CSDMP Indicator	Performance against the target	Page no.
Community and cultural facilities gained or lost by type	No target	74
New open space provided	No relevant applications	75



## Camberley Town Centre Area Action Plan Indicators

Theme	Indicator	Performance / Target met	Page no.
A vital and viable shopping centre	Aim to achieve 41,000sqm (gross) comparison and convenience floorspace in CTC over the AAP period.	<b>Target partially met</b>	77
A range of cultural and leisure facilities offered	Aim to achieve no net loss of community, cultural or leisure floorspace in CTC over AAP period.	<b>Target not met</b> - There has been a loss of 1,150 square metres due to the development of residential and commercial floorspace.	77
A thriving employment centre	No target – contextual.	No target	78
A place to live	Aim to deliver at least 200 new dwellings over AAP period with 35% as affordable.	<b>Target partially met</b>	79
A well connected, accessible town centre	Number of travel plans implemented in association with major developments in CTC over AAP period.	<b>Target partially met</b>	80
A clean, high quality centre (I)	40% of waste sent for reuse, recycling and composting over AAP period.	<b>Target met</b>	81



Theme	Indicator	Performance / Target met	Page no.
A clean, high quality centre (2)	No exceedance of Air quality Strategy targets of 30µgm <sup>-3</sup> in CTC	<b>No target</b> – air quality monitoring station closed in 2012	81
A safe, attractive centre (1)	Complete all public realm improvements identified in Public Realm Strategy by end of AAP period.	<b>Target met / on track</b>	82
A safe, attractive centre (2)	To provide a well-managed, safe and attractive town centre	Not applicable – No target	83

### Area Action Plan (AAP) Sites

Site	Indicator	Performance against the target	Page no.
London Road Block Site	Commencement of major redevelopment scheme at London Road Block in 2016/17 with 21,000 sqm gross retail floorspace to be completed.	<b>Not applicable</b> – commencement not required in the monitoring year.	84
Camberley Station Site	Commencement of improvements to Camberley Rail Station & Transport Interchange. No. of market and affordable dwellings completed at site	<b>Not applicable</b> – commencement not required in the monitoring year.	84



Site	Indicator	Performance against the target	Page no.
Land at Park Lane Site	No. of market and affordable dwellings completed at site over AAP Period – target of 100 net units	<b>Target met</b>	84
Pembroke Broadway North	Commencement of major redevelopment scheme at Pembroke Broadway North pre-2020.	<b>Target met / on track</b>	84
Land East of Knoll Road Site	Number of market and affordable dwellings completed – target of 80 net units over AAP Period. Total leisure/community/cultural floorspace completed and amount of open space created or enhanced at land East of Knoll Road over AAP Period.	<b>Target met</b>	84
Magistrates Court Site	Commencement of development by end of 2016 and number of market and affordable dwellings completed at site.	<b>Target met</b>	85



## Introduction

### The requirement for an Authority Monitoring Report

The Authority Monitoring Report (AMR) has been published in line with Section 113 of the Localism Act 2011. The AMR is an annual report which provides information on how a Local Authority is implementing their Local Development Scheme and how policies in their Local Development Documents are being achieved.

There are specific topics that the Council must report on, whilst others are discretionary. The Local Development Plan Documents monitored in this report are the Core Strategy and Development Management Policies DPD (CSDMP), saved policies of the Local Plan 2000 and the Camberley Town Centre Area Action Plan (CTCAAP). These can be viewed on the [Council's website](#).

### Structure of the Report

The Authority Monitoring Report is divided into the following sections:

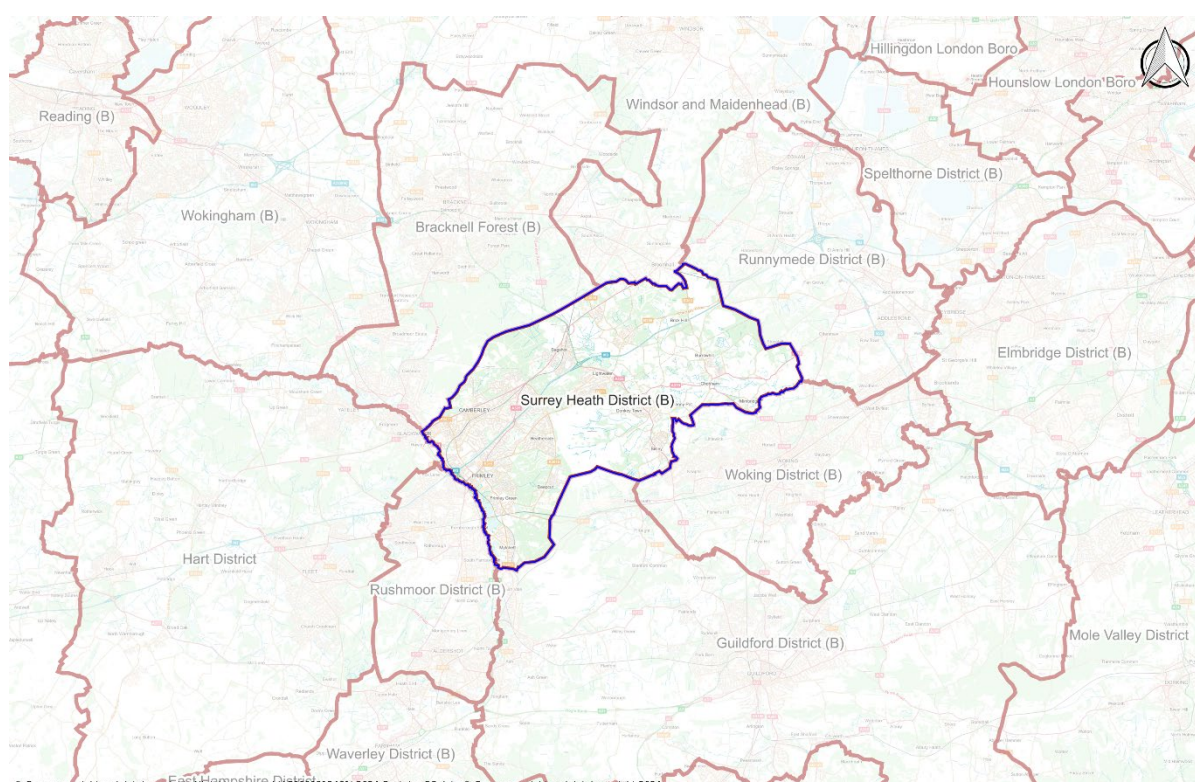
- Section 1: Sets out the key characteristics, issues, challenges and opportunities in the Borough.
- Section 2: Sets out details on timetable and milestones, the Local Development Scheme (LDS), Neighbourhood Development Orders / Neighbourhood Development Plans, Duty to Cooperate, and more.
- Section 3: Sets out how policies in the Core Strategy and saved policies from the 2000 Surrey heath Local Plan are being implemented and analyses the Council's performance in meeting monitoring framework indicators.
- Section 4: Monitors the implementation of the Camberley Town Centre Area Action Plan (CTCAAP) objectives and sites.



## I Key Characteristics of the Borough

Surrey Heath lies in the north-west corner of Surrey, adjoining the counties of Berkshire and Hampshire. The western half of the Borough is mainly urban in character and comprises Camberley, Bagshot, Frimley, Frimley Green, Mytchett and Deepcut. Camberley is the main centre within the Borough. The eastern half of the Borough is mostly countryside but includes the settlements of Lightwater, and the villages of Bisley, Chobham, West End and Windlesham. In total the Borough covers an area of some 9,507 hectares.

*Figure 1 - The Location of Surrey Heath Borough*



The [ONS Census 2021](#) figures revealed a population of 90,500, of which 49.2% are male and 50.8% are female. Since 2011, the population has increased by 4.99%. Just over 90% of the population of Surrey Heath is defined within a white ethnic group (84.95% white British), with a number of other ethnic groups making up the remaining 10% population. In comparison with other Surrey districts and the national average, Surrey Heath has a younger age profile. However, since the 2011 Census, the proportion of older residents in Surrey Heath has increased more quickly than in other Surrey Authorities; the 85+ age group has increased by 47% against a Surrey wide increase of 18%. According to the Local Housing Needs Survey





(2024), from 2021 to 2040, it is projected that the 65+ population will increase by 42%, and the 75+ population will increase by 55.6%.

Additionally, data from [Surrey-i](#) (data sourced via the Office for National Statistics (ONS) and the 2021 Census), show that the average household size in Surrey Heath is 2.51 people per household (compared to 2.48 in 2001). The [ONS](#) report that there are now 36,008 households within the borough, representing a 3.6% increase since 2011, and a 13.5% increase since 2001. Moreover, 43.7% of the [housing stock](#) within Surrey Heath comprises detached houses as compared to 32.2% overall in Surrey and 22.43% in England. In terms of tenure, the [ONS](#) report that there are high levels of owner occupation (75%) compared to the national average 64%. An [ONS](#) data release identified the median price paid for residential property in the Borough as being £455,000 in March 2023. This represents an increase of the median price paid in Surrey Heath of 57% since March 2013.

## Economy

Surrey Heath has a high standard of living and is one of the most attractive places in the country to live. The Borough has an excellent leisure offer with a range of golf courses, bridleways, tennis courts, cricket, football and rugby pitches; good lakes for fishing and water sports, as well as the country's National Rifle Centre at Bisley.

Over 4,000 companies are registered to do business in Surrey Heath, including national and international companies such as Bank of America Merrill Lynch, Siemens and Novartis. The largest employer in the Borough is Frimley Park Hospital employing over 4,000 staff and contains the biggest Accident and Emergency facility in Surrey. The Ministry of Defence (MOD) remains a major landowner and employer in the Borough.

[ONS](#) data indicates that Surrey Heath has relatively high levels of economic activity, with 82.2% of its population in employment (year ending September 2023). This compares against [South East figures](#) of 78.1% and a national figure of 75% over the same period. In the year ending September 2023, 2.6% of the economically active population were unemployed, which was lower than the South East average of 3.3% and the average UK unemployment rate of 4.3%.

Overall, Surrey Heath has low levels of deprivation. According to the [ONS](#), in 2019, Surrey Heath was ranked 309th out of 317 local authorities in the indices of multiple deprivation. The Indices of Deprivation 2019 analyses the level of deprivation in each of the 32,844 Lower Layer Super Output Area (LSOAs) in England, and uses the [Index of Multiple Deprivation](#) (IMD) to measure relative deprivation. Surrey Heath ranks as the 10th least deprived local authority in England with an IMD score of 8.066. In 2015, the English Indices of Deprivation indicated parts of St Michaels ward and Old Dean ward to be amongst the top 30% of most deprived neighbourhoods. In 2019, these areas are now amongst the 40% most deprived neighbourhoods.



In contrast, over half of the LSOAs in Surrey Heath are amongst the 10% least deprived in England.

## Transport

There are almost equal flows of commuters entering and leaving the Borough each day. Rail services from Bagshot, Camberley and Frimley are slow, with few trains direct to central London and as such, usage by local people is low. Rail connections to other towns in the Blackwater Valley are varied, with direct trains from Camberley to Frimley, Aldershot and Ash Vale, but no rail links to Farnborough. The absence of a regular, fast London service means many local residents drive out of the Borough to Brookwood, Farnborough or Sunningdale to join “main-line” services to London Waterloo. Bus services are improving from centres like Camberley supported by “Quality Bus Partnerships,” but the service frequency can be uneven from the rural villages and absent altogether at weekends.

The major road network within the Borough comprises the M3 motorway, the A30, A322, A325 and A331 (Blackwater Valley Relief Road). The A322 provides a link from the M3 to the M4 and the A331 provides a link from the M3 to the A31 and subsequently the A3. In recent years, the M3 had suffered from heavy peak time congestion. This in turn often led to congestion on the local road network, particularly when accidents occurred. In June 2017, Highways England completed a major scheme to transform the M3 into a Smart Motorway from Junction 2 to 4a, covering the entire stretch of the motorway in Surrey Heath.

In 2020, [Surrey County Council](#) reported that Surrey Heath had the highest rate of car ownership in Surrey with 1.7 cars per household, resulting in around 61,214 vehicles owned in the Borough. With similar growth, we can estimate that 62,468 vehicles are owned in the Borough in 2024. Regarding vehicles owned per household, Surrey Heath’s rate has increased by 0.46 when compared with England’s rate of 1.24, according to [NimbleFins](#). The [2021 Census](#) solidifies this by demonstrating that the Borough has the lowest rate of households not owning a car or van in Surrey.

## Biodiversity

The Borough contains extensive areas of heathland which are recognised as being of national and international importance. The sites recognised as being of international importance are: the Thames Basin Heaths Special Protection Area (SPA) and the Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC). The Thames Basin Heaths SPA provides breeding and wintering habitats for rare bird species, including the Nightjar, Woodlark, and Dartford Warbler. The Special Area of Conservation consists of important dry and wet cross-leaved heath. In addition, the Borough contains a number of Sites of Importance for Nature



Conservation which were identified following surveys by Surrey Wildlife Trust and recognise wildlife of county or regional value.

To ensure that residential development does not adversely affect the integrity of the Thames Basin Heaths SPA, Surrey Heath BC, along with the other local authorities in the Joint Strategic Partnership Board and Natural England have adopted an avoidance strategy based on the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring plans (SAMM). [SANGs](#) provide alternative recreational land to attract new residents, mitigating the risks to wildlife in SPAs. To this end the Council adopted the Thames Basin Heaths Special Protection Area Supplementary Planning Document (January 2012), which was updated in February 2019. This document along with Policies CPI4a and CPI4b in the adopted Core Strategy set out the Council's approach to avoiding harm caused by new residential development.



## 2 Progress of the Local Development Plan

### Timetable and Milestones

A new Local Development Scheme (LDS) was adopted in the monitoring period. The LDS 2024 covers the period 2024-2027 and sets out the timetable for preparing a new Local Plan, updating the LDS 2023. To view the LDS, go to [Surrey Heath Borough's website](#). The table in appendix I sets out the progress of the Local Plan Documents set out in the LDS 2024. The table in appendix Ia set out those Development Plan Documents and Supplementary Planning Documents (SPD's) that have been adopted prior to this AMR 2023-2024.

### Local Development Order and Neighbourhood Development Order or Neighbourhood Development Plan

No Local Development Orders have been adopted in the monitoring period under section 61A of the Town and Country Planning Act 1990. There is one adopted Neighbourhood Plan in the Borough for Windlesham (June 2019) and two designated Neighbourhood Areas – Chobham in November 2013 and Deepcut in October 2014. A Neighbourhood Forum for Deepcut was first created in October 2014 and was renewed in 2021.

### Community Infrastructure Levy

The Community Infrastructure Levy (CIL) has, in the majority of cases, replaced developer contributions through S106 planning obligations. CIL is a tariff system based on pounds per square metre of net additional development. Tariffs are set out in a CIL charging schedule and priority funding is set out in the Regulation 123 List. Indexation of CIL charges is set out on Surrey Heath Borough Council's [website](#). CIL has been implemented from 1st December 2014. Over the course of the monitoring year, the total boroughwide CIL income received was £1,595,002.00. In line with the CIL regulations, an annual [Infrastructure Funding Statement](#) is required which sets out CIL and Section 106 income and spending. 15% of CIL funds from parished areas received over the monitoring year has been transferred to those Parish Councils where development has occurred. These amounts are as follows:

- Bisley: £0
- Chobham: £0
- West End: £0
- Windlesham: £152,680



The Borough Council continues to consult with unparished areas regarding the spending of any CIL recipients in such localities. The amount spent in unparished localities is 15% of the overall CIL payments made.

Following agreement at the 14th March 2023, Executive, it was agreed to adopt a revised CIL policy, that would provide for Parishes and Wards to have the scope to put forward proposals to the Executive for local infrastructure, up to a maximum indicative value of 45% of the CIL receipts generated for their area over the past three years. Any future allocations under this new revised CIL policy will be set out in future AMR reports.

### **Duty to Cooperate**

In November 2011 the Localism Act introduced provisions to enable the removal of the regional tier of planning. In its place, Section 110 of the Act imposed a duty on local planning authorities and other prescribed bodies to cooperate in relation to the preparation of planning documents as far as they related to strategic matters. Strategic matters are defined as sustainable development or use of land that would have a significant impact on at least 2 planning areas. Following the introduction of the Duty to Cooperate in 2011 Surrey Heath has been involved in, and undertaken, a range of activities relating to fulfilment of the duty, including meetings with neighbouring local authorities and other prescribed bodies to explore the nature of strategic issues, on-going partnership working and involvement with a range of sub-regional bodies. A Duty to Cooperate Compliance Statement was published alongside the Regulation 18 Local Plan in March 2022 and will be updated alongside the next version of the Local Plan. A summary of the Council's Duty to Cooperate activities in the period April 2023 to March 2024 are contained in Appendix 2 of this AMR.



## Self-Build and Custom Housebuilding

In accordance with the Self-Build and Custom Housebuilding Act 2015, Surrey Heath Borough Council maintains and regularly updates a Register to help determine the demand for self-build and custom housebuilding in Surrey Heath. The Register is publicised on the Council's website where individuals or groups can apply to be included on it. For more information, visit [Surrey Heath Borough Council's website](#). This register provides the Council with a record of individuals and groups who are interested in building their own homes within the local area. In September 2021 revised criteria for entry onto the Register were implemented including the introduction of fees, a financial solvency test and modification of the Local Connection Test criteria.

During the monitoring year 2023-24, 4 new entrants were added to the register; 1 entrant has joined Part 1 and 3 entrants have joined Part 2.<sup>1</sup> Registrations for the self-build register have declined over previous years in comparison to the first years of the scheme, as a result of the revised entry criteria. However, these figures are considered to provide a realistic reflection of genuine demand for self-build within the Borough.

For more information, you can view the [national self-build register dataset](#).

## Brownfield Land Register

In accordance with The Town and Country Planning Brownfield Land Register Regulations 2017, the Council first published the Surrey Heath Brownfield land Register in December 2018 and updates this annually. The Register comprises a list of Previously Developed (or Brownfield) sites that have the potential to accommodate residential development. The Brownfield Land Register is published on the Council's website. For more information, visit [Surrey Heath Borough Council's website](#). On the 2023 Brownfield Land Register there are currently 63 sites included in Part 1, and no sites included in Part 2.

---

<sup>1</sup> Importantly, entrants can join Part 1 from Part 2 of the register if they meet one of the Part 1 eligibility criteria and pay the £30 annual fee. Only 4 new entrants joined the register as a whole from 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024.



### 3 Monitoring Policies in the Surrey Heath Local Plan

In February 2012 the Surrey Heath Core Strategy and Development Management Policies DPD (CSDMP) was adopted to replace the Local Plan 2000. However, a small number of Local Plan 2000 policies remain “saved” until such time as they will be replaced by policies contained in forthcoming Development Plan Documents.

This Authority Monitoring Report (AMR) monitors the objectives and policies of the Surrey Heath Local Plan, namely the Core Strategy and Development Management Policies Development Plan Document (CSDMP - adopted 2012), the objectives of the Camberley Town Centre Area Action Plan (CTCAAP, adopted 2014) along with a small number of extant saved policies from the Surrey Heath Local Plan 2000. The monitoring indicators used reflect those in the CSDMP Monitoring Framework and the CTCAAP Monitoring Framework as set out in Appendix 1 of the Core Strategy and Appendix 2 of the CTCAAP respectively.

The structure of the monitoring section closely follows that of the CSDMP monitoring framework and follows the structure of the CTCAAP framework by assessing thematic areas and specifically allocated sites. Each set of monitoring indicators is grouped within an overarching objective. Colour coding is used (as shown below) to allow the reader to see at a glance how well the policies are performing. If a monitoring indicator is not reported in the AMR this will be set out, with reasons, in the main report.

<b>Analysis results example</b>
<b>Target met</b>
<b>Target partially met</b>
<b>Target not met</b>
No target, or data is unavailable



## Delivering Sustainable Development

**Objective I: To promote and deliver sustainable development in the Borough.**

**CSDMP Delivery Policies:** CPI, CP2, CPI1, CPI2, DM7, DM8, DM9, DM10.

Indicator	Target	Performance against the target	Analysis
New and converted dwellings on Previously Developed Land within plan period	Achieve 60% of all new and converted dwellings on PDL within plan period	<b>Target met</b>	In 2023/24, 66.5% of completed dwellings were on previously developed land. Over the plan period to date (2012 – 2024), 86.1% of completed dwellings were on previously developed land. The CSDMP target is therefore being met.
Percentage of dwelling completions within 5 minute walk time or 400m walking distance of a designated employment area, retail centre, GP, Hospital, Primary School, Secondary School or Major Health Centre	Aim to achieve 60% across all categories within plan period	<b>Target not met</b>	Percentage of completed housing development (net) within 400m walk of services over Plan Period to date (2012-24). As the table below demonstrates, the target of 60% of completions within 400m of facilities has not been met for any category. Further analysis is set out below.





Table 1 – Percentage of dwellings completed within sustainable distance of facilities

GP	Hospital	Primary School	Secondary School	Major Health Centre <sup>2</sup>	Designated Employment Area <sup>3</sup>	Retail Centre <sup>4</sup>
15.9%	0.23%	19.5%	0.16%	1.26	26.5%	44.9%

At 44.9%, a significant proportion of completions are within the proximity of a Retail Centre over the plan period. At 26.5%, a large proportion of completions over the plan period are within proximity of designated employment areas, a slight decrease from earlier in the plan period. In the case of other facilities, Frimley Park Hospital and Camberley Health Centre is the only hospital and one major health centre in Surrey Heath, with a catchment area extending beyond the Borough’s boundaries. It is therefore not feasible for all residential development in the Borough to be located within 400m of this. Furthermore, there are 4 secondary schools in Surrey Heath, most of which cover the western urban area of the borough. As such it may continue to be difficult to meet the hospital, major health centre or secondary school indicators in the future.

Indicator	Target	Performance against the target	Analysis
Number of dwellings completed by settlement location	Achieve percentage of completions in line with Policy CP3 of the Core Strategy	<b>Target met</b>	Housing completions by settlement 2011-2024 are set out in the table below. The total units delivered over 2011-2024 has now surpassed the plan period target of 2,740 from 2011-2025, with 3,659 units.

<sup>2</sup> Major health centre defined using space standard of 83.3 sqm as set out in Surrey Heath Borough Council Infrastructure Needs Assessment 2011.

<sup>3</sup> Camberley Town Centre and Core Employment Areas as defined on the Local Plan Proposals Map.

<sup>4</sup> Camberley Town Centre, District and Local Centres and Neighbourhood Parades as defined on the Local Plan Proposals Map.



Table 2 – Tally of dwellings delivered against target

Ward	Plan period 2011-2025 target (%)	Plan period 2011-2025 target	2023-2024 units delivered (net %)	2023-2024 units delivered (net)	2011-2024 units delivered (%)	2011-2024 units delivered
Bagshot	10	270	13.1	42	11.8	430
Bisley	2	45	0.3	1	5.9	217
Camberley	31	860	28	90	33.3	1217
Chobham	2	55	0.6	2	3.4	123
Deepcut	45	1235	26.1	84	13	477
Frimley	4	120	1.2	4	11.5	420
Frimley Green	1	20	0	0	0.4	14
Lightwater	1	40	0.6	2	1.6	58
Mytchett	2	55	29.2	94	7.3	267
West End	1	20	0.3	1	10.6	387
Windlesham	1	20	0.6	2	1.2	49
<b>TOTAL</b>	<b>100</b>	<b>2740</b>	<b>100</b>	<b>322</b>	<b>100</b>	<b>3659</b>

Over the plan period to date it can be demonstrated that the target has been exceeded (in percentage terms) of housing in the majority of areas in the Borough. In most such cases, the apparent exceeding of the plan period target can be accounted for generally by specific large developments in each settlement, namely former Bisley Office Furniture in Bisley, the Land at Waters Edge Mytchett, the Ridgewood Centre in Frimley and the housing reserve sites in West End. Camberley has seen additional development in the form of numerous large offices to



residential conversions through Prior Approval under the General Permitted Development Order (GPDO) 2015. The apparent exceeding of the plan period target in Bagshot has plateaued in recent years compared to earlier monitoring years. The apparent under-delivery at Deepcut can be accounted for by the expected redevelopment of Princess Royal Barracks which is anticipated to deliver some 1,200 homes. 359 units have now been completed. Therefore, the target has been partially met.



## Housing Delivery

**Objective 2: To provide sufficient housing to meet the Borough's needs without causing harm to areas of importance for biodiversity.**

**CSDMP Delivery Policies:** CP3, DM5 and Saved Local Plan 2000 **Delivery Policies:** H3, H6, H8.

Indicator	Target	Performance against the target	Analysis
Net additional dwellings for reporting year	<p>The CSDMP set an annualised Housing Requirement of 191 dwellings 2011 – 2028.<sup>5</sup></p> <p>The local housing need figure, following the introduction of the <a href="#">standard method</a>, is 321 per annum.</p>	<b>Target met</b>	<p>The delivery of housing in the monitoring year exceeds the CSDMP annual target figure of 191. Taking into account cumulative completions for the plan period to date, an average of <b>304 units</b> per year have been delivered, demonstrating that the CSDM target for net additional dwellings has now been exceeded both during the monitoring year and over the plan period to date.</p> <p>The delivery of <b>322 dwellings</b> during the monitoring year also meets the annualised local housing need figure of 321 dwellings. Therefore, the target is met. Appendix 3 lists all housing units completed during the monitoring year.</p>

<sup>5</sup> Policy CP3 of the CSDMP sets out an overall requirement of 3,240 dwellings to be completed between 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2028.



Indicator	Target	Performance against the target	Analysis
Housing Trajectory	The NPPF indicates that Local Plans should make a provision for 15 years' supply of housing. <sup>6</sup> This is assessed against both the annualised housing target of 191 units set out in the CSDMP as well as the standard methodology figure of 324 dwellings per annum.	<b>Target met</b>	The Council has produced a housing trajectory for the period 2019-2038 which includes past and estimated future housing completions on an annual basis, shown in Appendix 4, and reflects the trajectory applied in the 2023 Strategic Land Availability Assessment (SLAA). It demonstrates an adequate supply of sites to meet both the Core Strategy housing delivery target over the plan period and the local housing need figure of 321 dwellings per annum up to 2038. In future Annual Monitoring Reports, the housing supply and trajectory will need to be reviewed and measured against any revisions agreed to the Plan Period for a new local Plan in Surrey Heath.
Number of rural exception dwellings completed by location within AMR year and within Plan Period	No Target	<b>Not applicable</b>	No rural exception sites have completed in the current monitoring year. Rural exception sites will continue to be monitored in subsequent AMRs.

<sup>6</sup> The NPPF also requires the Council to demonstrate a 5-year housing land supply (plus 5% buffer).



Indicator	Target	Performance against the target	Analysis
Implementation of the Housing Allocation Sites (Local Plan Indicator)	See table below	<b>Target partially met</b>	The majority of the Local Plan 2000 Housing Allocation sites have now been built and the expected total number of units on these sites has been exceeded. Therefore, the target has been partially met. The table below provides further details.

Table 3 – Housing Allocation Sites

Site	Target	Completions 31/03/2024
Sergeants Mess, Bellew Road, Deepcut	25	0
Alma-Dettingen Barracks, Deepcut (phase 2)	145	197
Grange Nurseries/ No 11 Coleford Bridge Road and Linsford Bungalow, Mytchett	38	41
Notcutts Nursery and Woodside Cottage, Bagshot	150	182
83 College Ride, Bagshot	30	0
Dyckmore, Streets Heath, West End	10	60 C2 bed spaces (31 C3 equivalent). <sup>7</sup>

<sup>7</sup> When considering the contribution non-independent care home and nursing home C2 uses will make to housing land supply, the PPG requires a discount to calculate the number of C3 equivalent dwellings.



Site	Target	Completions 31/03/2024
Salisbury Terrace, Mytchett	16	2
Whitehill Farm, Kings Ride, Camberley	10	64 C2 bed spaces (33 C3 equivalent) <sup>14</sup>
<b>TOTAL (net)</b>	<b>424</b>	<b>486</b>



### Objective 3: Provide housing that meets the need of all sections of the community.

Indicator	Target	Performance against the target	Analysis
Gross affordable housing completions and number of net completions as a percentage of total housing completions	See table below	<b>Target not met</b>	Over the plan period to date, approximately 16.72% of housing completions overall have been affordable, which is below the CSDMP target. During the monitoring year the 35% affordable housing target was not met and is almost equal to the average affordable housing completions for the plan period to date. There is a particular and significant decrease in the number of intermediate units for the monitoring year. This in part was due to the relative proportion of small sites which are not required to provide affordable housing.

The below table sets out the target associated with the above indicator: affordable housing completions and number of completions as a percentage of total housing completions.





Table 4 – Affordable housing completions against target

Type of affordable housing	2023-2024 net completions (no.)	2023-2024 net completions (%)	Plan Period to Date net completions (no.)	Plan Period to Date net completions (%)	CSDMP Target (% of total completions)
All Affordable Housing	46	14.29	612	16.72	35
Intermediate	12	3.73	360	9.83	17.5
Affordable Rented	34	10.56	252	6.89	17.5

Indicator	Target	Performance against the target	Analysis
Percentage of affordable and market units completed by type and size	Aim to achieve a range of housing types as set out below.	<b>Target partially met</b>	The target range of housing type and tenure has not been fully met but has generally improved over the course of the plan period, indicating that the relevant policies are gradually taking effect. Therefore, the target has been partially met. Further analysis is set out below.

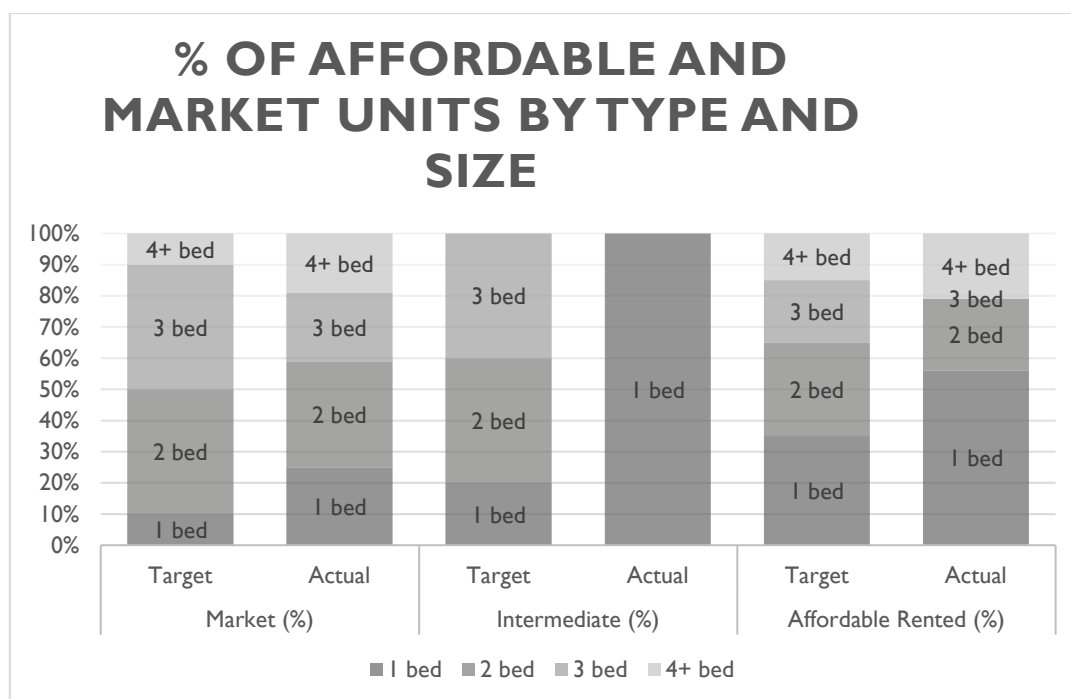
As seen in the table below, targets for 1 and 4+ bed market units has been surpassed, yet there has been an under-delivery of 2 and 3 bed market units. This monitoring year shows an improvement in balancing dwelling types with their targets in comparison with the 2022-23 monitoring year. Delivery of intermediate units has been solely 1 bed, resulting in an over-delivery of 1 bed intermediate units, and not contributing to 2, 3, and 4+ bed intermediate unit targets at all. Delivery of affordable rented units has increased for 1, and 4+ bed units, and has decreased significantly for 2 bed units, and has not contributed to 3 bed units. Overall, 5 targets and been met and 6 have not been met. Therefore, the overall target above has been partially met.



Table 5 – Annual percentage of actual housing tenure delivery for 2023-24 compared with target

Dwelling Type	Target Market (%)	Actual Market (%)	Target Intermediate (%)	Actual Intermediate (%)	Target Affordable Rented (%)	Actual Affordable Rented (%)
1 bed	10	25	20	100	35	56
2 bed	40	34	40	0	30	23
3 bed	40	22	40	0	20	0
4+ bed	10	19	No target	0	15	21

Figure 2 - Percentage of market, intermediate and affordable units by type and size for 2023-24 monitoring year



Indicator	Target	Performance against the target	Analysis
Net additional Gypsy and Traveller pitches	Policy CP7 of the CSDMP states that the borough will seek to provide 19 Gypsy and Traveller pitches by 2027.	<b>Target not met</b>	Since the date of adoption of the Surrey Heath Local Plan (2012) up until 31 <sup>st</sup> March 2023 two additional permanent Gypsy pitches have been provided, relating to planning reference 19/2074. One additional pitch has been allowed on a temporary basis under planning reference 22/1031/FFU. Overall, there are 3 net new Gypsy and Traveller pitches. As a result, the target has not been met.



## Princess Royal Barracks

**Objective 4: Through the regeneration of the Princess Royal Barracks site, to deliver a sustainable rural community set within a high quality built and natural environment.**

CSDMP Delivery Policies: CP4.

A hybrid application for the redevelopment of the Princess Royal Barracks site as a major residential-led development totalling 1,200 new dwellings was approved in April 2014. As of the 31st March 2024, 359 dwellings had completed, 87 of which were affordable.



## Biodiversity

### Objective 5: Protect and enhance biodiversity within the Borough including sites of local importance for biodiversity and aim to deliver Surrey Biodiversity Action Plan (BAP) Targets.

CSDMP Delivery Policies: CPI4A & B.

Indicator	Target	Performance against the target	Analysis
Condition of SPA, SAC and SSSIs	Currently data is only available on SSSIs condition status. In Surrey Heath, this area corresponds with land designated as SPA and SAC. The Surrey Nature Partnership (SyNP) has produced policy statements containing targets for Biodiversity Opportunity Areas (BOAs), including 5 within SH which correspond with the SPA, SAC and SSSIs. <sup>8</sup>	<b>Target partially met</b>	The SyNP targets are generally on track to be met, with the notable exception of Chobham Common SSSI and the Basingstoke Canal SSSI (see table below detailing the condition of SSSIs as of March 2023), <sup>9</sup> and therefore the target has been partially met. The condition of SSSIs is largely outside of planning control and is primarily a land management issue. The extent and speed to which habitats can be restored to a favourable position is uncertain and relies largely on Natural England working with landowners. However, the Council will endeavour to work with partners to help address what can be done in the particular designated areas that are currently not meeting targets. The target for this indicator is dated to 2020 which has now passed. The indicator will continue to be monitored for information purposes in the AMR.

<sup>8</sup> Policy Statements which are based upon the National Biodiversity 2020 Strategy.

<sup>9</sup> [Natural England, designated sites](#)



Table 6 – Sites of Special Scientific Interest targets, condition, and performance against target

SSSI	Surrey Nature Partnership (SNP) Target (percentage)	Percentage of site in favourable condition	Percentage of site in unfavourable recovering condition	Performance against the target
Ash to Brookwood Heaths	50% to achieve favourable condition by 2020	90.50%	8.52%	Target met
Basingstoke Canal	50% to achieve favourable condition by 2020	16.63%	20.32%	Target not met
Broadmoor to Bagshot Woods and Heath	75% to achieve favourable condition by 2020	75.63%	23.83%	Target met
Chobham Common	50% to achieve favourable condition by 2020	43.05%	56.95%	Target not met
Colony Bog and Bagshot Heath	50% to achieve favourable condition by 2020	94.94%	4.39%	Target met



Indicator	Target	Performance against the target	Analysis
Change in area of biodiversity importance	Maintain 100% land area of all designated sites	<b>Target met</b>	There have been no additions or deletions to any designations of biodiversity importance in 2023/24. The target has therefore been met.
Visitor number surveys for SPA/SAC	No increase in visitor numbers over plan period	<b>Target met</b>	Natural England commissioned a visitor survey of the Thames Basin Heaths SPA that took place in 2018. The results of this can be assessed against the baseline figures of a previous survey over 2012 and 2013. Further analysis is set out below.

In order to maintain a consistent approach, only the results from the borough's seven access points surveyed in 2012/13 have been compared with those that were resurveyed. The results from the 2018 survey (see table below) demonstrate 286 less people entered the SPA in Surrey Heath, when compared to the 2012/13 survey. This resulted in a 34% decrease in the number of visitors recorded in 2018 when compared to the number recorded in 2012/13.

*Table 7 – Special Protection Area visitor survey results*

Access Point	Number of people entering SPA, August 2012 or 2013	Number of people entering SPA, August 2018	% change between 2012/13 and 2018
Chobham Common (staple Hill)	68	37	-46%
Sandpit Hill, Lightwater	161	67	-58%
Mytchett Place Road, Mytchett	159	73	-54%
Top of Kings Ride, near Camberley Town Centre	127	115	-9%



Access Point	Number of people entering SPA, August 2012 or 2013	Number of people entering SPA, August 2018	% change between 2012/13 and 2018
Chobham Road, Chobham Common	128	54	-58%
Top of Bracknell Road, Old Dean Estate, Camberley	80	101	26%
Lightwater Country Park, Lightwater	112	102	-9%
Total	835	549	34% decrease

Indicator	Target	Performance against the target	Analysis
Condition status of SINC's	Maintain 100% of local sites in favourable condition over plan period	<b>Target not met</b>	The condition of SINC's is not assessed on an annual basis. Evidence is acquired from surveys undertaken by the Surrey Wildlife Trust on SINC's in the borough have not been resurveyed since previous monitoring years. Therefore, the information may not accurately reflect the current situation. This will be updated in future monitoring reports, once the information becomes available.

The 2011/12 survey demonstrates that the target has not been fully met, with only 51% of sites currently in a favourable condition (see table below). However, this matter is largely outside of planning control and is primarily a land management issue. The extent and speed to which habitats can be restored to a favourable condition is uncertain and relies largely on the actions of landowners. The Borough Council will continue to use planning policies to avoid adverse impacts from additional development where this is appropriate.





Table 8 – Site conditions based on 2011/12 surveys

Site Condition based on 2011/12 surveys	Number of sites	% of sites
Favourable	28	51%
Unfavourable	2	4%
Unfavourable – Recovering	5	9%
Unfavourable – Declining	9	16%
Permission to resurvey not granted	11	20%



## Infrastructure

**Objective 6: Ensure that new development contributes to environmental, infrastructure and service improvements and minimises impacts upon both the natural and built environment.**

CSDMP Delivery Policies: CP2, CPI2, DM9.

Indicator	Target	Performance against the target	Analysis
Infrastructure projects completed during AMR year	To achieve delivery in line with Infrastructure Delivery Plan	<b>Target partially met</b>	<p>In February 2013 an Infrastructure Delivery Plan for the period 2012-28 was introduced. This document was produced in order to support the delivery of the Surrey Heath Local Plan; in particular, development identified in the Core Strategy &amp; Development Management Policies DPD and Camberley Town Centre AAP. The table below details the progress of projects phased in 2013 Infrastructure Delivery Plan. Infrastructure projects from the IDP that are shown to take place in 2013-19 have not been included in the performance data unless already under construction or complete, as they have a further year of their indicative phasing period.</p> <p>The target has partially been met. Overall, 11 projects have been completed within their indicative phasing period or early, and 1 was completed behind schedule. A further 2 projects have been secured but not yet commenced. These projects rely on external organisations for delivery and therefore the Council has little influence in fulfilling their date of commencement. Appendix 5 sets out a list of infrastructure projects included in the 2013 Infrastructure Delivery Plan which have now been completed.</p>



Table 9 – Summary of progress on infrastructure schemes

Scheme	Indicative Phasing	Completed or in line with indicative phasing	Not committed within indicative phasing
Replacement of Portesbery Road Primary School with new build facility	2013/2015	<b>Completed 2015</b>	
Increase capacity at Bisley C of E Primary School	2013	<b>Completed 2013/14</b>	
Additional shared SANG for 146 people (61 units)	2013-2018	Swan Lakes - Capacity: 194 (80 units). Hawley Meadows - Additional capacity: 386 (154 units). <b>Completed 2014</b>	
Modernisation of Burrell Road Play Area	2013	<b>Completed 2013</b>	
London Road Recreation Ground PHASE 2 refurbishment works	2013	<b>Completed 2013</b> (received additional information)	
Provision of new timber play area at Southcote Park	2013	<b>Completed 2013</b>	
Increase capacity at Watchetts Recreation Ground and provision of new play equipment	2013		<b>Completed 2016</b>



<b>Scheme</b>	<b>Indicative Phasing</b>	<b>Completed or in line with indicative phasing</b>	<b>Not committed within indicative phasing</b>
Increase capacity at Frimley Green Recreation Ground	2013	<b>Completed 2013</b>	
Toucan crossings, cycle crossing at Watchmoor Park	2012/13	<b>Completed 2017</b>	
Improvements to Meadows Roundabout to relieve congestion and improve accessibility	2016	<b>Completed 2019</b>	
Off-carriageway pedestrian and cycle route along A331	2016	<b>Completed Spring 2017</b>	
Four bus lay-bys on the A331	2016		<b>Secured. Not commenced.</b>
Blackwater Valley Route cycle route	2013-2018	<b>Completed Spring 2017</b>	



Table 10 – Summary of progress on infrastructure projects linked to junction improvements, supporting Camberley Town Centre AAP, and to reduce congestion and improve accessibility

Scheme	Indicative phasing	Completed or in line with indicative phasing	Not committed within indicative phasing
A30 London Road/Knoll Road/Kings Ride	2017		<b>Completed in December 2021.</b> Due to cost savings, the scope was extended to include entry tables on the Avenue (completed Oct 2023) and Grand Avenue (expected to start in August 2024 for 3 months).
Realignment and refurbishment of B3411 Frimley Road/ A30 London	2016		<b>Completed in December 2021.</b>
A30 London Rd between town centre and Meadows gyratory			<b>Completed in December 2021.</b>
A cycle network along A30 London Rd/Knoll Rd/Portesbery Rd/ Pembroke Broadway/Charles St			<b>Works completed Dec 2021</b> on the A30 section between Frimley Road and Camberley Town Centre. Knoll Rd/Portesbury Rd/ Pembroke Broadway/Charles St was omitted from the scope of work.



## Infrastructure Completions in Mindenhurst, Deepcut

The following key infrastructure has been completed or is substantially progressed to date at Mindenhurst by the end of the Monitoring period:

Infrastructure	Comments
Central SANG	Open to the public and largely operational, but still to complete
Southern SANG	Largely operational but under construction
Internal spine road, cycle and pedestrian infrastructure	e.g. Frith Hill cycle route
Primary school and nursery	
Village green and pond	
Improvements to Deepcut Bridge Road railway Bridge	
Financial contributions	Ongoing as triggers reached for e.g. healthcare, library, Strategic Access Management and Monitoring on the Thames Basing Heaths Special Protection Area, secondary education and towards waste and recycling
Bus Infrastructure and support	Bus service 12 now running
Formal Park	Under construction
Blackdown ANGST	Largely operational and substantially complete



## Local Character

**Objective 7: Ensure that new development respects the essential character of the local area, including historic structures and environment.**

CSDMP Delivery Policies: CP2, CPI2, DM9.

Indicator	Target	Performance against the target	Analysis
Number and details of archaeological finds within areas of high archaeological potential and within development sites of 0.4ha or above	No target – contextual	Not applicable – no target	During the monitoring period there were some discoveries of archaeological features within areas of high archaeological potential and sites above 0.4ha in size. Appendix 6 includes a table detailing the discoveries in the monitoring year.
Indicator: Number of buildings and structures maintained, added or deleted from the local list	No target – contextual	Not applicable – no target	In 2023/24 there have been no additions or deletions to the local list. A review of the local list has been undertaken in collaboration with Surrey County Council, to determine whether any new additions to the list should be made. Work is also being conducted to identify whether it is necessary to add any local heritage assets to the list. The results of this study will be provided in subsequent AMRs when the information is available.



## Environment

**Objective 8: Maintain and Protect the Countryside and Green Spaces in settlement areas and provide an integrated green infrastructure network.**

**CSDMP Delivery Polices:** CPI, CPI3, DM4, DMI5, DMI6.

Indicator	Target	Performance against the target	Analysis
Amount of land in Surrey Heath designated as Settlement, Countryside Beyond the Green Belt or Green Belt	Achieve no net loss of Green Belt land	<b>Target met</b>	In 2023/24 and over the plan period there has been no change to Green Belt, Countryside or Settlement Area designations. The target has therefore been met.
Amount of land (ha) implemented as SANGs during AMR year and plan period	8ha per 1,000 net new population	<b>Target met</b>	All net new residential dwellings permitted in Surrey Heath must be assigned to an existing SANG. As no net new dwellings have been permitted without SANG provision being made, it is considered that the target has been met. The Council recently purchased a 30ha site east of St Catherines Road and is progressing work to make the site operational.





Indicator	Target	Performance against the target	Analysis
Amount of open space or recreational areas lost to other uses	Aim to achieve no greater loss than 10% over plan period	<b>Target met</b>	A planning application for the erection of a replacement leisure centre at the Arena in Camberley was granted in May 2019 and a further non-material amendment for the Leisure centre was granted in October 2020 to alter the site layout. This has involved the creation of additional parking within the recreational area; however, this loss is minimal and significantly below the overall 10% target. Previously in the plan period an application was permitted which led to the loss of green spaces or recreational areas at Camberley Heath Golf Club, but cumulatively, this and the application at the Arena Leisure Centre is significantly below the 10% target. Overall, defined green space designations have not been altered and the target has therefore been met.



## Climate Change

**Objective 9: To support the development of a waste strategy that improves levels of recycling and minimises waste production.**

CSDMP Delivery Policies: DM9.

Indicator	Target	Performance against the target	Analysis
Percentage of waste sent for reuse, recycling and composting	40% of waste sent for reuse, recycling and composting per annum	<b>Target met</b>	In 2023/24, 60% of waste was sent for reuse, recycling and composting. The overall average for the plan period to date is 62.23%. The target has therefore been met.

**Objective 10: To minimise impact on climate change and to minimise the effect of climate change upon the Borough through a reduction of greenhouse gas emissions and adoption of more environmentally friendly technologies and practices.**

CSDMP Delivery Policies: CP2, DM7, DM8, DM9, DM10.

Indicator	Target	Performance against the target	Analysis
Renewable energy generation	No target	Not applicable – no target	No relevant schemes were permitted or completed during the monitoring year.



Indicator	Target	Performance against the target	Analysis
Number of planning permissions granted contrary to Environment Agency advice on flooding and water grounds	0% of all applications to be granted contrary to EA advice	Target met	There have been no planning permissions granted contrary to Environment Agency advice in 2023-2024. Therefore, the target has been met.
Number of developments completed with SUDS measures implemented	Achieve SUDS in all development where flood risk identified	Target met	All schemes where additional dwellings were created have a form of SUDS incorporated, as a requirement. In particular, schemes within areas of potential flood risk.
Carbon Dioxide Emissions (kilotonnes)	Reduce CO <sub>2</sub> emissions to 34% below 1990 levels by 2020	Target met (within the scope of Local Authorities)	See further information below, including the table and Figure 3.

**Analysis**

Figure 3 (see below) demonstrates that within the scope of influence of Local Authorities (namely Surrey County Council and SHBC), there has been a reduction of 315.2 kilotonnes CO<sub>2</sub> emissions for the 2020 target year, from the 1990 base rate of 670. This is a 47% reduction of 1990 levels. Therefore, the reduction of emissions in Surrey Heath within the scope of Local Authorities is above the target of a 34% reduction for 2020.

The overall reduction of 1990 base levels is 33.7% at 2020, a reduction from the previous monitoring year due to an incremental correction to national data. For the purpose of monitoring this target, Surrey Heath’s performance is being measured at 2020 and consequently, it is considered within the scope of Local Authorities. Therefore, the target has been met.



Figure 3 demonstrated that for 2021, there was an increase in emissions, but in 2022 this had declined below 2020 levels, indicating this was likely connected to the increased demand for energy during the first national COVID-19 lockdown. Whilst the target year of 2020 has been met, future AMRs will continue to monitor annual carbon emissions when it is made available by the Department for Energy Security and Net Zero.

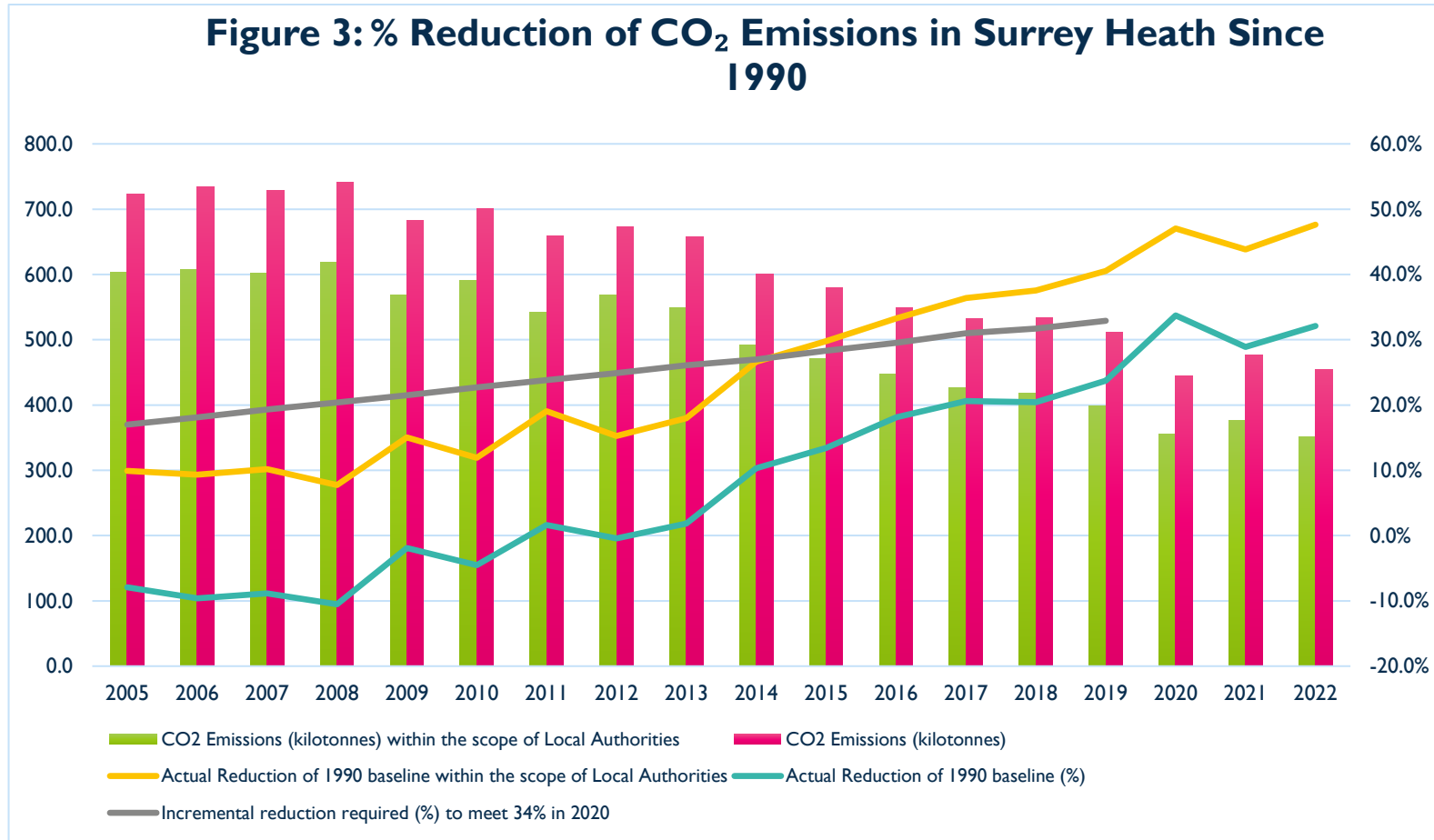
*Table 11 – Level of CO<sub>2</sub> emissions for Surrey Heath by calendar year*

Year	CO <sub>2</sub> Emissions (kilotonnes)	Actual Reduction of 1990 baseline (%)	Incremental reduction (%) required to meet 34% in 2020
1990	670	0%	0%
2020	444.1	33.7%	34%
2020 (within the scope of Local Authorities)	354.8	47%	34%
2021	476.4	28.8%	NA
2021 (within the scope of Local Authorities)	376.2	43.8%	NA
2022	455	32%	NA
2022 (within the scope of Local Authorities)	350.9	47.6%	NA





Figure 3 - Reduction of CO2 emissions in Surrey Heath since 1990



## Travel and Transport

**Objective 11: Improve travel choice and transport services to encourage sustainable travel patterns and, in particular, reduce reliance on the car.**

CSDMP Delivery Policies: CPI, CPII, DMII.

Indicator	Target	Performance against the target	Analysis
Percentage of dwellings or B/E(g) use class floorspace completed within 400m or 5 minute walk time of a half hourly bus service in urban areas and within 800m or a 10 minute walk time of an hourly bus service in rural areas	To achieve 80% of all development over plan period	<b>Target partially met</b>	As seen in the tables below, the target has been partially met. The total percentage of urban dwellings completed being within 400m or a 5-minute walk of a bus stop has surpassed the 80% target. On the other hand, the total percentage of rural dwellings completed within 800m or a 10-minute walk of a bus stop site is just below 50%. Moreover, B/E(g) use class completions tend to lack appropriate proximity with local bus services and have longer than usual walking times. Rural employment completions have a higher transport and walking connection rate than urban employment completions, and urban residential completions have a higher transport and walking connection rate than rural residential completions. As a result, this target has been partially met.



Table 12 – B and E(g)(i)/(ii)/(iii) class floorspace completions over the plan period, 2012-2024

Area	Total B/ E (g) class floorspace completed (net) <sup>10</sup>	B/E (g) class floorspace completed within 400m/ 5 min walk of bus stop (urban)	B/E (g) class floorspace completed within 800m/ 10 min walk of bus stop (rural)	% B/E(g) class floorspace completed within prescribed distance of bus stop
Urban	32,962	10,063	N/A	30.53%
Rural	14,771	N/A	11,132	75.36%
Total	47,733	10,063	11,132	44.40%

Table 13 – Dwelling completions over the plan period, 2012-2024

Area	Total dwellings completed (net) <sup>11</sup>	Dwellings completed within 400m/ 5 min walk of bus stop (urban)	Dwellings completed within 800m/ 10 min walk of bus stop (rural)	% Dwellings completed within prescribed distance of bus stop
Urban	2,648	2,456	N/A	92.74%
Rural	1,011	N/A	495	48.96%
Total	3659	2,456	495	80.65%

<sup>10</sup> Only applications where there has been a net gain in B-class floorspace have been included in these calculations.

<sup>11</sup> Only applications where there has been a net gain in dwellings have been included in these calculations.



Indicator	Target	Performance against the target	Analysis
Percentage of dwellings or B/E(g) class floorspace completed within a 10 minute walk time or 800m of a rail service (local)	To achieve 50% over plan period	<b>Target not met</b>	The target of 50% has not been met. The percentage of B/E(g) floorspace within 800m of a rail service has reduced which is due to two large developments taking place outside of the 800m zone. However, 100% of rural B/E(g) completions have met the target in the monitoring year, but not over the plan period. The overall percentage for the number of dwellings within 800m of a rail service has increased, but this still falls short of the 50% target. Therefore, the target has not been met.

*Table 14 – B and E(g)(i)/(ii)/(iii) class floorspace and dwelling completions within the prescribed range of rail services*

Plan period to date (2012-2024)	Development falling within 10 min walk / 800m of rail service	Development Total across Plan Period	% Development falling within 10 min walk / 800m of rail service
B/E(g) class floorspace completions (sqm) (net)	4,393	49,671	8.84
Dwellings (no. units)	1,181	3,659	32.3





Indicator	Target	Performance against the target	Analysis
Number of travel plans implemented in association with major developments	Aim to achieve travel plans in 50% of all major development	Unable to determine – data unavailable	The following tables below provide details of applications with Travel Plans that are either being implemented or that Surrey County Council (SCC) has commented on, during the monitoring year 2023-24. The Council continues to seek travel plans in consultation with Surrey County Council – implementation is monitored by the County Council, and it has not been possible to gather the data required to fully monitor this indicator.

**Table 15 – Travel Plan assessments on Surrey Heath applications during the monitoring period**

Development	Details	Status
Watchmoor Park, Camberley	Planning application submitted for replacement of office units, with a mix of flexible-use units in the business park.	Travel plan, dated January 2024. Feedback sent to Surrey Heath Borough Council in early January.



**Table 16 – Developments which currently have Travel Plans**

Development	Details	Status
Mytchett Primary	Green accreditation on Modeshift STARS is current until 29.8.33.	Voluntary, not development-related.
The Grove Primary	Green accreditation on Modeshift STARS is current until 28.8.33	Voluntary, not development-related.
Ravenscote Primary	Bronze accreditation on Modeshift STARS is current until 28.8.33	Voluntary, not development-related.
Holy Trinity CE Primary	Bronze accreditation on Modeshift STARS is current until 31.7.24	Voluntary, not development-related.
Crawley Ridge School	Green accreditation on Modeshift STARS is current until 29.4.33	Voluntary, not development-related.
Connaught Junior	Bronze accreditation on Modeshift STARS is current until 31.12.24	Condition 5 of SU14/0852.
Lakeside Primary	Non-STARS, dated October 2023, produced. However, the school should have used this travel plan as the basis of a STARS travel plan by now but haven't done so.	Lakeside Primary relocated from their original site to the new school building at Mindenhurst last year, opening in September 2023 in time for the new academic year.
Collingwood College	Bronze accreditation on Modeshift STARS is current until 31.7.24	Voluntary, not development-related.
St Lawrence CE Primary, Chobham	Bronze accreditation on Modeshift STARS is current until 31.12.24	Voluntary, not development-related.



Development	Details	Status
<p>Mindenhurst (Princess Barracks, Deepcut) – site 2B</p>	<p>1200 homes, including school and supermarket.</p> <p>Site 2b is for 215 dwellings – Framework TP approved in June 2017 for SU/17/0871 for 215 dwellings (Cala Homes).</p> <p>Phase I, Parcel A is for 127 dwellings (Bovis) – outline SU/12/0546 and RM SU/18/1027</p>	<p>The Waterman Group are acting as the Travel Plan Co-ordinator for the whole Mindenhurst site. A travel plan for the whole site was agreed in November 2022. A monitoring report for the whole site was sent to Surrey County Council in November 2023, although there are outstanding queries about the data.</p> <p>Travel plan condition for site 2B has been discharged, occupation is at least 2 years. Travel plan packs have been distributed.</p> <p>Baseline report received from Paul Basham Associates for Bovis site and approved in June 2023. Put PBA in touch with the Waterman Group so that travel surveys can be co-ordinated.</p>
<p>Next, Camberley</p>	<p>Store opened in 2013.</p>	<p>TP Co-ordinator at Next provided Surrey County Council with travel plan data in November 2021. This shows a reduction in single occupancy vehicle use to the store by staff. SCC will request another report in 2023. Travel2Next website is up to date.</p>



**Table 17 – Developments required to submit updated travel plans / monitoring reports, but to date, these have not been received by Surrey County Council**

Development	Details
Ashwood House, 16-22 Pembroke Broadway, Camberley – Condition 7 of 2018/0373	Conversion of building to provide 116 residential apartments by Berkeley Homes
Pembroke House, Park Lane, Camberley – Condition 11 of 2014/0735	Care home for up to 97 frail and elderly residents
Premier Inn, Camberley – Condition 7 of 2010/0537	95 bed hotel, opened 2012
Lakeview, Lightwater – Condition 12 of 2012/0537	58 bed Hallmark Care Home
Archipelago – Condition 6 of 2012/0821	Offices, Lyon Way, Frimley
Camberley Manor – Condition 13 of 2013/0955	60 bed care home, occupied
Waitrose, Bagshot (former Notcutts Garden Centre site) – Condition 14 of 2013/0435	Store, opened in 2015.
King's Hundred, Bisley – Condition 21 of 2015/0035	110 dwellings
Bagshot Park Care Centre, London Road, Bagshot – Condition 9 of 2007/1302	Established 46 bed rehabilitation care home.
Bisley CE Primary School – Condition 3 of SCC 2012/0166	
Windlesham Village Infants – Condition 4 of SCC 2010/0072	



Development	Details
Tomlinscote School – Condition 16 of SCC 2018/0698	Bronze accreditation on Modeshift STARS expired on 2.7.21
Frimley Park Hospital – 2012/0719	The hospital produced a travel plan in 2013. The year 5 monitoring report should have been submitted in 2018 but wasn't. There is nothing on the hospital's website to suggest that a travel plan is being implemented.
Kings Lodge Care Home, Camberley – 2015/0106	64 bed care home – Phase I. Phase I required the implementation of a travel plan (April 2017) – a report on travel plan measures implemented to date for Phase I, along with travel data, was submitted in 2021 and SCC provided feedback to SHBC on this report in October 2021. No response received regarding queries about staff numbers.



## Employment and Retail

It should be noted that the [Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Regulations 2020](#) came into effect from September 1st 2020. These regulations amend the Town and Country Planning (Use Classes) order 1987, revoking Parts A and D and creating new use classes.

Where possible employment and retail indicators below have been updated to reflect the new use class changes alongside the former use and targets have remained. Current targets will be reviewed in the next AMR monitoring year.

### **Objective 12: Maintain the economic role of the Borough within the Western Corridor and Blackwater Valley sub-region**

**CSDMP Delivery Policies:** CP8, DMI, DM2, DM3, DMI3 and Saved Local Plan 2000 Policies: E6, E8.



Indicator	Target	Performance against the target	Analysis
Total amount of additional employment floorspace by type	Achieve no net loss of employment floorspace over plan period	<b>Target met</b>	<p>See tables 18 and 19 for more information. The target has been met, with an overall net gain of 13,855 net square meters of employment floorspace across the plan period to date. However, there has been an overall net loss of 29 net square metres of employment floorspace in the monitoring year.</p> <p>It should be noted most cases of employment floorspace loss relates to the E(g)(i) use class (office floorspace). Such losses are primarily a result of the expansion of the General Permitted Development Order (GPDO) to include Class J and Part 3, allowing prior notifications for a change of use from Class E(g)(i) (office) to Class C3 (dwelling houses). As such, the Borough Council has been unable to prevent the loss of employment floorspace falling within a E(g)(i) use class.</p>



Table 18 – Additional employment floorspace (sqm) completed across Borough (net) during plan period, 2012-2024

Period	A1/E(a)	A2/E(c)(i)(ii)(iii)	A3/E(b)	A4/SG	A5/SG	B1a/E(g)(i)	B1(b)/E(g)(ii)	B1(c)/E(g)(iii)	Mixed B1/E(g)(i)(ii)(iii)	B2	B8	B Mixed unable to split	C1	Mixed across > 1 use class	D1/E(e)/E(f)/F1	D2/E(d)/F2	Total
2023-2024	0	0	0	0	0	93	0	0	0	52	-2,001	1,827	0	0	0	0	-29
Plan Period	-5,079	-493 -682	-101	-313	218	-31689	1,110	1,557	15,859	-785	13,822	6,789	-581	2,915	12,169	-1,543	13,855





Table 19 – B/E(g) Employment Floorspace completions (sqm) in Core Employment Areas during monitoring year and Plan Period

Context	BI(a)/E (g)(i)	BI(b)/E (g)(ii)	BI(c)/E (g)(iii)	Mixed Across BI/E (g) (i)/(ii)/(iii)	B2	B8	B Mixed/E(g) (i)/(ii)/(iii) (unable to split)	Total (sqm)
2023-24 Completed floorspace (square metres, gross)	0	0	0	0	0	0	6,832	6,832
2023-24 Completed floorspace (square metres, net)	0	0	0	0	0	0	1,827	1,827
Plan Period (2012-24) (square metres, gross)	5,678	0	0	16,083	-469	20,603	12,042	53,937
Plan Period (2012-24) (square metres, net)	-3,144	0	-466	16,083	-686	15,136	6,789	33,712



Indicator	Target	Performance against the target	Analysis
Total amount of employment floorspace on previously developed land by type	Achieve 80% of employment development on PDL over plan period	<b>Target not met</b>	There have been 2 recent significant completions on greenfield land which have caused the overall percentage of the plan period to drop significantly below the target. However, this target has been met in previous monitoring years.



## Analysis

Table 20 – Completed B/E(g) Employment Floorspace (sqm) on previously developed land (PDL) over Plan Period to date

The below figures include only those applications where there has been a net gain in employment floorspace.

Period	E(g)(i)	E(g)(iii)	B2	B8	Mixed Across B/E (g) (i)/(ii)/(iii)	Total Employment Floorspace
2012-24 plan period sqm PDL	1,943	286	600	2,587	19,293	24,709
2012-24 plan period sqm non-PDL	5,095	4,577	888	15,709	0	26,269
2012-24 plan period % sqm PDL	27.6%	6%	40%	14%	100%	48.4%



Indicator	Target	Performance against the target	Analysis
Employment Land Available	Maintain sufficient land to meet demand	<b>Target met</b>	An Employment Land Review (ELR) of the Functional Economic Area (FEA) which includes Hart District, Rushmoor Borough and Surrey Heath Borough was undertaken in 2015, and an update was published in December 2016. The results of the study demonstrated that overall, across the FEA there is a sufficient supply of employment land required to meet current and future projected employment forecasts. The Employment Land Technical Paper (2023) found there to be relatively low vacancy rates in employment use buildings and identified ongoing supply through completions and extant permissions, including both new development and redevelopment of office uses, to industrial and storage/distribution (B2/B8) uses. The Employment Supply Assessment (2023) identified a variety of further supply opportunities, within Core Employment areas.
Total amount (gross) and percentage of retail floorspace completed in town centres, edge of centre locations and outside centres	Achieve 75% of town centre uses within Town, District and Local centres over plan period	<b>Target not met</b>	In terms of gross completions for new retail floorspace, 62% has been achieved in the borough's Town/District/Local centre locations with 1% in edge of centre locations and 37% outside of centres over the plan period. This is mainly due to a specific retail site being completed outside of centres during the 2019-20 monitoring year. Therefore, the target has not been met over the plan period. In previous monitoring years this target has been exceeded.



Table 21 – Total retail floorspace completed in Plan Period, 2012-2024

Area	Gross (net) new floorspace completed (sqm) PLAN PERIOD	% total gross retail floorspace PLAN PERIOD
Town/District/Local Centres	4403(-3459)	62%
Edge of Town/District/Local Centres	64(-822)	1%
Outside Centres	2631(-144)	37%

**Objective 13: Promote the role of Camberley Town Centre as a secondary regional centre and as a safe and attractive retail, cultural and entertainment centre with a high quality of environment**

**CSDMP Delivery Policies:** CP8, CP9, CP10 and **Saved Local Plan 2000 Delivery Policies:** TCI, TC2, TC4-10, TC12-22.

Please note that objectives related to Camberley Town Centre are now monitored from the policies, indicators and targets within the Camberley Town Centre Area Action Plan (CTCAAP), which was adopted in July 2014. These policies are monitored in Section 5 of this report, following the monitoring of the local plan policies.



## District and Local Centres

**Objective 14: Maintain the role of Bagshot and Frimley as district centres for local shops, services and community facilities and protect these uses elsewhere in the Borough.**

CSDMP Delivery Policies: CP9, DM12.

### Indicator

Percentage of units in A1 use over plan period in Bagshot primary shopping area (frontage), Bagshot secondary shopping frontage, Frimley primary shopping area (frontage), Frimley secondary shopping frontage and Neighbourhood parades (frontage).

### Target

Maintain or achieve 75% of units as A1 in primary shopping areas and 50% of units as A1 in all other frontages.

### Performance against the target

Target partially met.

### Analysis

On 1<sup>st</sup> September 2020, changes to the Use Classes Order came into effect. One notable change was use class A being replaced by E, comprising most economic, retail, and employment uses.

The 2022 Retail Assessment monitored retail use class changes and vacancy rates between December 2020 and May 2021 within the Town Centre, District Centre, Local Centre and Neighbourhood parades. Due to changes in the use class order, this indicator is no longer directly relevant to retail monitoring undertaken by the Council and is completed for information only. It is based on the percentage of now E(a) (generally A1 use class before use class change) units within the designated Bagshot and Frimley Primary Shopping Areas and the Local Shopping Centre designations for Local Centres according to the 2022 Retail Survey. Furthermore, vacancy rates of those Primary shopping areas in District Centres and Local shopping Centre designations for Local Centres will be taken from the 2022 Retail Assessment against the previous 2017 assessment. These findings can be viewed in Appendix 7.

The 2020-21 survey demonstrated that 47.5% of the primary shopping areas in Bagshot and Frimley are in A1 retail use, compared to the CSDMP target of 75%. The borough's other retail frontages including all of the local centres were demonstrated to have 55.8% of units in A1 retail



use, which exceeds the CSDMP target of 50% of units in A1 use. The target has therefore been partially met, overall. It is also necessary to take into account that amendments made to the General Permitted Development Order in 2013 now mean that smaller A1 units (<150 sqm) can be temporarily changed to A2, A3 or B1 without the need for planning permission.<sup>12</sup> Furthermore, Under Schedule 2, Part 3, Class M of the Town and Country Planning (General Permitted Development) Order, this has been extended to enable conversions from an A1 use to C3 dwellinghouses, subject to prior approval.

---

<sup>12</sup> The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013



## Objective 15: Identify sites on which employment use should be maintained and growth encouraged.

CSDMP Delivery Policies: CP8, DM13.

Indicator	Target	Performance against the target	Analysis
Amount of (gross) B Class floorspace permitted or lost to other uses outside of Core Employment Areas and Camberley Town Centre	No target	Not applicable – No target	Over the plan period to date, in terms of completed gross new floorspace there has been a gain of 12,603 sqm E(g) class floorspace outside of Core Employment Areas and Camberley Town Centre, of which 7,249 sqm is in a E(g)(i) use class. However, there has been an overall net loss of completed employment (E(g) class) floorspace outside of these areas. This is in part due to recent changes to permitted development rights (particularly relating to the conversion of E(g) office use to C3 residential) which has made the loss of office floorspace increasingly challenging to manage.





## Analysis

Table 22 – B and E(g) use class floorspace permitted and completed outside of Camberley Town Centre and Core Employment Areas, Plan Period 2012-2024

Period	E(g)(i)	E(g)(ii)	E(g)(iii)	Mixed Across E(g) (i)/(ii)/(iii)	B2	B8	Mixed across B and E(g) (i)/(ii)/(iii)	Total
Permitted (gross) Plan Period 2012-24(sqm)	60,460	12,774	2,997	16,807	5,298	21,176	1,840	121,352
Permitted (net) Plan Period 2012-24 (sqm)	-33,740	26,715	-6,286	267	1,502	11,964	660	1,082
Completed (gross) Plan Period 2012-24 (sqm)	7,249	1,110	4,244	6,997	1,155	2,089	0	22,844
Completed (net) Plan Period 2012-24 (sqm)	-11,245	1,110	1,905	1,759	-429	-1,117	0	-8,017

References to older use classes (pre-2021 changes) in this table have been removed, and only new use classes will be utilised. E.g., references to “B1a” will now only be references as E(g)(i).



## Community

**Objective 16: Support the community through: protection from crime and the fear of crime, reflection of cultural diversity, improved facilities for health, well-being and life-long learning.**

**CSDMP Delivery Policies:** CP2, CPI0, CPI2, DM9, DM12, DM15.

Indicator	Target	Performance against the Target	Analysis
Total floorspace (net square metres) for community and cultural facilities gained or lost by type during AMR year and Plan Period	No Target	No target	The borough has gained 13,813 square metres of community and cultural facilities over the Plan Period to date. This can be primarily attributed to an increase in leisure provision over the plan period.

*Table 23 – Gains and losses of community and cultural facilities*

Period	Educational Facilities (sqm)	Healthcare Facilities (sqm)	Places of worship (sqm)	Leisure Facilities (sqm)	Total (sqm)
2023-24 (net)	307	43	0	0	350
Plan Period to date (2012-24) (net)	5,981	4,228	1,103	2,501	13,813



Indicator	Target	Performance against the target	Analysis
Amount of new open space provided on major housing development (ha)	Not applicable	Not applicable	No relevant schemes were completed during the monitoring period.

## Leisure and Culture

**Objective 17: Provide and support high quality leisure and cultural facilities that are accessible to all.**

**CSDMP Delivery Policies:** CP2, CP4, CP10, CP12, CP13, DM14, DM15, DM16.

Indicator: The monitoring for this objective is included within Objectives 8, 13 and 16.



## 4 Monitoring Policies in the Camberley Town Centre Area Action Plan

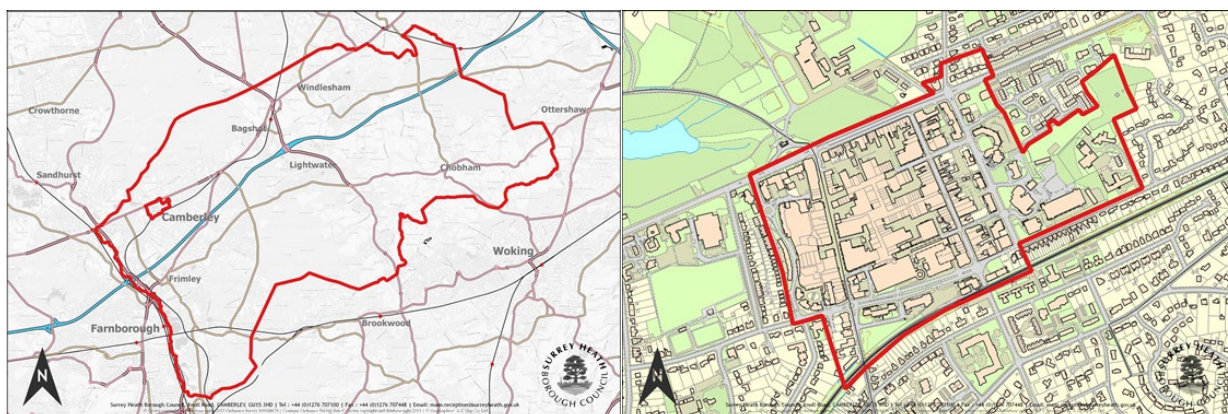
### Camberley Town Centre Area Action Plan

CTC AAP was adopted in July 2014. The AAP objectives are monitored and reported where evidence is demonstrable, and for allocated sites that are phased in the earlier part of the plan period.

The structure of this section aims to follow the CTCAAP framework, in a summarised tabular format which provides information relating to how well the policies in each thematic area of the AAP are performing. Each objective is grouped within an overarching theme, derived from the AAP framework. The colour coding system used to monitor performance in the CSDMP section is also applied here.

*Figure 4 (left) - Surrey Heath – Context of the AAP within the Borough*

*Figure 5 (right) - The Camberley Town Centre AAP Boundary*



## Area Action Plan (AAP) Themes and Objectives

Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A vital and viable shopping centre	1: Ensure Camberley TC continues to be a vital and viable shopping facility which meets the needs of its catchment population and to enable the improvements and any increases in floorspace needed to achieve this.	CSDM: CP8, CP9, CP10, CP12. AAP: TC2, TC3, TC13	Aim to achieve 41,000sqm (gross) comparison and convenience floorspace in CTC over the AAP period	The AAP was adopted in 2014, and the period runs until 2028. There has not yet been a completion of major development over the AAP period to date for which to measure this target against. However additional convenience floorspace has been completed during the AAP period to date.	<b>Partially on target</b>
A range of cultural and leisure facilities offered	2: Provide an excellent range of leisure, cultural and community facilities to meet the needs of the local population	CSDM: CPI0, CPI2, DMI4, DMI6. AAP: TC6.	Aim to achieve no net loss of community, cultural or leisure floorspace in CTC over AAP period	There have been no gains or losses in places of community, cultural, or leisure facilities in the CTC during this monitoring year. Historically, 1,150 sqm net has been lost in CTC over the AAP period to date. This is due to the erection of a 4-storey building with residential and commercial floorspace at 15-17 Obelisk Way.	<b>Target not met</b>



Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A thriving employment centre	3: To maintain Camberley town centre's role as an employment centre	CSDM: CPI, CP8, CP10 AAP: TC5, TC7, TC8	No target - contextual		Not applicable – no target



Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A place for people to live	4: To enhance Camberley town centre's role as a residential area including the provision of new homes	CSDM: CPI, CP3, CP5, CP6, CPI0, CPI4B AAP: TC4, TC14, TC15, TC16, TC17, TC18, TC19, TC20	Aim to deliver at least 200 new dwellings over AAP period with 35% as affordable	The AAP was adopted in 2014, and the period runs until 2028. However, to date, 307 net homes have already been delivered on the AAP allocated sites, including 7 affordable units. In addition, 92 C2 care home bed spaces have been delivered on allocated sites. The Ashwood House site at Pembroke Broadway North of 116 units now completed. 15-17 Obelisk Way, which is within the area of the London Road Block site, is also now complete. Overall, this demonstrates that the target to deliver at least 200 new dwellings has been met but will continue to be monitored. However, the target for 35% affordable housing has not been met.	<b>Partially on target</b>



Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A well connected, accessible town centre	5: To improve accessibility within and to the town centre by all means of transport	CSDM: CPI0, CPI1, CPI2, DM11  AAP: TC7, TC8, TC9	Number of travel plans implemented in association with major developments in CTC over AAP period	Four schemes over the AAP period to date have been submitted with accompanying travel plans. Of these, one development has been completed, which is the Pembroke House site at Pembroke Broadway. A framework travel plan was submitted as part of a large application in Park Street, Camberley, to comprise Restaurants, a drinking establishment and a 95-bedroom hotel. This application has not been implemented. The major application for 116 dwellings at Pembroke Broadway North, now complete, included a travel plan as an accompanying document.	<b>Partially on target</b>





Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A clean, high quality centre (1)	6: To improve environmental quality and enhance the character of the town centre and protect the amenity and character of the surrounding residential areas	CSDM: CP2, CP10, CP12, CP13, CP14A, DM7, DM9, DM10, DM17	40% of waste sent for reuse, recycling and composting over AAP period.	Monitored through Core Strategy targets – 60% achieved during 2023-24 and 62.23% over the AAP period to date.	On target
A clean, high quality centre (2)	6: To improve environmental quality and enhance the character of the town centre and protect the amenity and character of the surrounding residential areas	AAP: TC11, TC12, TC13	No exceedance of Air quality Strategy targets of 30µgm <sup>-3</sup> in CTC	Information for CTC air quality is currently unavailable due to the closure of the Camberley Air Quality Monitoring Station in 2012 which located outside of the town centre, at Castle Road, adjacent to the M3. Therefore, this theme and target cannot be appropriately monitored.	Not applicable



Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A safe, attractive centre (1)	7: To provide a well-managed, safe and attractive town centre	CSDM: CP2, CPI0, CPI2, CPI3, DM9, DMI0, DM11, DMI7	Complete all public realm improvements identified in Public Realm Strategy by end of AAP period.	On target. The AAP was adopted in July 2014 – public realm improvements have already been completed in The Square Shopping Centre and pedestrianised areas of Camberley High Street and Princess Way.  Some objectives and plans will be met in alternative ways, such as London Road Block comprising different use classes as it will now primarily be a residential allocation, as opposed to office use.	On target



Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A safe, attractive centre (2)	7: To provide a well-managed, safe and attractive town centre	AAP: TCI	No target. Number of crimes recorded in Camberley Town Centre can still be measured. <sup>13</sup>	<p>The data available on the number of crimes committed within 1 mile radius of Camberley Town Centre (GU15 3SL / Camberley Town and St Pauls) this monitoring year is limited. Data from April 2023 to December 2023 is available, returning a total of 1,311 crimes. Over these 9 months, there is an average of 143 crimes per month. By multiplying 145.6 crimes by 12 months, we result in an <b>estimated 1,748</b> crimes for the monitoring year from 01/04/2023 to 31/03/2024.</p> <p>Assuming this estimate is accurate, it may demonstrate a rise in the local crime rate in Camberley Town Centre. For the 2022-23 monitoring year, there were 1,022 crimes recorded from 01/04/2022 to 31/03/2023.</p>	Not applicable – No target

<sup>13</sup> [UKCrimeStats, Camberley Town Centre](#)



### Area Action Plan Allocated Sites

AAP Site	Phasing	Delivery at 31/03/2018
London Road Block	Commencement in 2016/2017	Development at the site has not yet been commenced. 15-17 Obelisk Way, which is within the area of the London Road Block site, has received planning permission for 16 units and is now complete.
Camberley Station	Commencement post 2020	No required commencement in monitoring year.
Land at Park Lane	Specific phasing not stated - 100 dwellings over AAP Period	Number of C3 residential dwellings completed: 61 (net) Number of C2 care home units completed: 92 (net) (C3 equivalent 47) Total no. of C3 equivalent units provided on site <sup>14</sup> : 108
Pembroke Broadway North	Commencement pre- 2020	No required commencement in monitoring year. However, an application for 116 C3 residential units has been permitted and completed for Ashwood House.
Land East of Knoll Road	Specific phasing not stated - 80 dwellings over AAP Period	31 (net) dwellings have been delivered at Former Camberley Police Station site. The remaining area of allocated site remains to come forward.

<sup>14</sup> When considering the contribution non-independent care home and nursing home C2 uses will make to housing land supply, the PPG requires the following discount to calculate the number of C3 equivalent dwellings: - The total number of bed spaces of C2 development divided by the average number of adults living in households in the borough, as recorded in the 2011 Census (1.94 persons).





AAP Site	Phasing	Delivery at 31/03/2018
Magistrates Court	Commencement of development by 2016	Re-development of the site has now completed.



## Completed Floorspace in Camberley Town Centre

Retail, employment and leisure floorspace completions within the boundaries of the CTC AAP during the monitoring year and over the plan period.

Table 24 – Town Centre Uses: Floorspace completions within the boundary of Camberley town Centre, 2023-24 and Plan Period 2012-24

Context	A1/E(a)	A2/E(c) (i)/(ii)/(iii)	A3(E (b))	A4/SG	A5/SG	B1a/E(g) (i)	B1b/E(g) (ii)	B1c/E(g) (iii)	Mixed B1/E(g)	B2	B8	D1/E(e)/E(f)/ F1	D2/E(d)/F2	C1	Mixed Across > 1 Use Class	Total
Gross new floorspace completed 2023-24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net floorspace completed 2023-24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Context	A1/E(a)	A2/E(c) (i)/(ii)/(iii)	A3(E (b))	A4/SG	A5/SG	B1a/E(g) (i)	B1b/E(g) (ii)	B1c/E(g) (iii)	Mixed B1/E(α)	B2	B8	D1/E(e)/E(f)/ F1	D2/E(d)/F2	C1	Mixed Across >1 Use Class	Total
Gross new floorspace completed Plan Period 2012-24	1319	1220	326	138	601	25	0	0	0	0	0	371	290	0	218	4,508
Net floorspace completed Plan Period 2012-24	-2,696	675	-242	138	517	-17,714	0	0	-120	0	-195	1034	645	-329	218	-18,069

### Analysis

There has been no net gain or loss of floorspace for town centre uses in Camberley town centre in the AMR year 2023-24, and there has been an overall net less over the Plan Period.



## Appendix I: Table detailing progress on the LDS

Title Of Document	Subject of Document	Progress made between 1/4/2023 and 31/3/2024	LDS Target Met?	Next Stage
Local Development Scheme (LDS)	A programme for the preparation of the Local Development Framework (Local Plan).	A new LDS to cover the period 2024-2027 was approved in March 2024.	Not applicable	Completed
The Surrey Heath New Local Plan to cover the period up to 2038	This Local Plan will set out strategic policies on issues such as housing and employment, allocation of sites for development and Development Management policies. This plan will on adoption replace the Council's adopted CS&DM DPD and Development Management (2012) and saved policies from the Surrey Heath Local Plan 2000.	Regulation 19: Consultation on the Pre-Submission Surrey Heath Local Plan between August and September 2024.	<b>Target met</b>	The LDS adopted in March 2023 covered the majority of this monitoring year but was superseded by the new LDS adopted in March 2024. Upon the completion of the Regulation 19 publication, the next stage will be submission of the Pre-Submission Local Plan to the independent Inspectorate for which we are on track.





Title Of Document	Subject of Document	Progress made between 1/4/2023 and 31/3/2024	LDS Target Met?	Next Stage
<p>Consultation on Gypsy and Traveller Site Allocation (Regulation 18)</p>	<p>As part of the plan-making process, the Council is required to address the needs of groups with specific housing requirements. This consultation set out a series of additional proposed site allocations for Gypsy and Traveller and Travelling Showpeople accommodation and collected comments on each site. These comments and local views will be considered as part of the process in preparing the Regulation 19 Local Plan.</p>	<p>Consultation responses have been received and reviewed, and further investigations are ongoing to establish the deliverability of sites in advance of the publication of the Regulation 19 Local Plan.</p>	<p><b>Target met</b></p>	<p>Completed</p>



## Appendix 1a: List of Adopted Development Plan Documents and SPDs

Title Of Document	Subject of Document	Date Adopted
Lightwater Village Design Statement SPD	Sets out design principles against which new development will be considered in recognition of the local distinctiveness of Lightwater.	October 2007
Yorktown Landscaping Strategy SPD	This document was prepared with the framework set by the Surrey Heath Local Plan 2000 and the Yorktown Strategy which gives guidance on how landscaping in new development can assist in the regeneration of the Yorktown Core Employment Area and the Residential Enhancement Area to the west of Frimley Road.	April 2008
Deepcut SPD	The SPD represents the chosen strategy for managing the future development of Deepcut.	September 2011
Developer Contributions SPD	Sets out the mechanism whereby planning obligations will be sought from planning permissions.	December 2011
Thames Basin Heaths Special Protection Area SPD	The SPD sets out the approach that Surrey Heath Borough Council will take to avoiding harm to the Special Protection Area as a result of new housing development.	January 2012
Core Strategy and Development Management Policies Development Plan Document (CSDMP)	Provides the vision for the future development of Surrey Heath until 2028 and will set out the key policies against which all development proposals will be assessed.	February 2012



Title Of Document	Subject of Document	Date Adopted
Local Heritage Assets SPD	The purpose of this SPD is to provide the methodology and criteria for identification of buildings, structures and sites of local importance.	May 2012
Western Urban Area Character SPD	Provides detailed policy guidance on character issues.	May 2012
Camberley Town Centre Area Action Plan (AAP)	Sets out the Council's approach to the future development and Strategy for Camberley Town Centre.	February 2014
Infrastructure Delivery SPD	Addresses the implementation of the Community Infrastructure Levy (CIL) and developer contributions.	February 2014
West End Village Design Statement SPD	Sets out design principles against which new development will be considered in recognition of the local distinctiveness of West End.	August 2016



## Appendix 2: Duty to Co-operate

The table below sets out a summary of the key duty to co-operate activities in the year ending 31<sup>st</sup> March 2024.

Organisation	Nature of Co-operation in year to 31st March 2024	Date	Outcome
Hart District Council	Officer meeting to discuss SANG capacity.	June 2023	Agreement to a MoU to provide shared SANG capacity from Hart. MoU was signed in March 2024.
Hart District Council	Officer meeting (virtual) to discuss strategic cross boundary matters.	September 2023	Update on key strategic matters provided and initial comments received from Hart on the SCG.
All neighbouring and Surrey Authorities	Virtual briefing on Gypsies and Travellers and travelling showpeople followed by a letter to all authorities.	September 2023	Updated on the challenges of finding capacity to meet gypsy and traveller and travelling showpeople needs. Opportunity for other local authorities to ask questions. Follow up letter included a request as to whether any other local authority could help meet unmet needs.
All neighbouring and Surrey Authorities	Virtual briefing on the Strategic Highway Assessment report (SHAR) followed by a letter to all authorities including a copy of the draft SHAR for comment.	September 2023	Provided local authorities with the outcomes of the SHAR and allowed for any questions/comments to be raised.



Organisation	Nature of Co-operation in year to 31st March 2024	Date	Outcome
Hart and Rushmoor	Officer meeting (virtual) to discuss cross boundary strategic matters.	December 2023	Information sharing, update on the review of the Rushmoor Local Plan and on key issues in the SHBLP.
Neighbouring local authorities and Surrey County Council	Virtual meetings to progress the Surrey Heath Local Cycling and Walking Infrastructure Plan. Two virtual workshops with neighbouring authorities.	On-going through 2023	SCC are leading development of the LCWIP. Input from neighbouring authorities into potential cross boundary cycle routes.
Surrey County Council	Ongoing engagement through the preparation and finalisation of the SHAR.  Ongoing bi-monthly joint infrastructure meetings.	On-going	Completion of the SHAR  Understanding of infrastructure projects and needs.
Natural England	Engagement on the emerging Habitat Regulation Assessment, on a new SANG at St Catherine's Road and agreement to a Statement of Common Ground.	On-going 2023/24.  SCG signed July 2023.	NE agreement to the HRA.  Signed SCG setting out agreed position on SANGs and relevant Local Plan policies.



Organisation	Nature of Co-operation in year to 31st March 2024	Date	Outcome
Bracknell Forest	Engagement on potential shared SANG.	On-going through 2023 and letter in December 2023.	Exploration of potential additional shared SANG but confirmation in December 2023 to BFC that due to other SANG options additional SANG capacity from Bracknell Forest would not be required.
Planning Working Group	Planning Working Group (PWG) - Regular meetings through-out year of senior Surrey Planning Policy officers.	On-going	Information sharing - recommendations on joint working made to SPOA.
Surrey Planning Officers Association	Surrey Planning Officers Association (SPOA) - Regular meetings through-out year of senior Surrey Planning officers.	On-going	Information sharing - decision-making on joint working projects at officer level.



Organisation	Nature of Co-operation in year to 31st March 2024	Date	Outcome
Joint Strategic Partnership Board	Joint Strategic Partnership Board (JSPB) and Thames Basin Heaths Joint Officers Group. Regular meetings of political and officer representatives of 11 constituent Local Authorities of TBH SPA plus Natural England.	On-going	Information sharing, decision taking and management of approaches to TBH SPA and JSPB.
Hampshire County Council	Joint working on SANG – Hawley Meadows.	On-going	Management of SANG and delivery of housing development in the Borough through it.
Natural England (NE)	Regular consultation in connection with development proposals, new SANG & SAMM contributions, air quality modelling and emerging Local Plan Policies.	Meetings and correspondence throughout 2022 – 2023. On-going	Information sharing and decision taking in relation to nature conservation and SANG and informing the evidence base to the new Local Plan.



Organisation	Nature of Co-operation in year to 31st March 2024	Date	Outcome
National Highways (NH)	Meetings and correspondence in relation to the Transport Assessment being undertaken by SCC.	On-going	NH input into the assumptions in the TA.
Surrey County Council (SCC)	Regular meetings and discussions on a variety of planning policy topics including transport, education, travellers, flood risk, climate change, SPA and SANG.	On-going	Information sharing and assistance in creation of evidence base and formulation of policy.
Surrey County Council (SCC)	Meetings and correspondence in relation to the preparation by SCC of the Transport Assessment to support the Local Plan.	On-going	The Transport Assessment will inform the preparation of the Local Plan.
Surrey County Council (SCC)	Joint working on Surrey Infrastructure Study.	On-going	Will help in the production of Local Plan documents.
Surrey County Council (SCC)	Involvement in the Surrey 2050 Place Ambition.	On-going	Input into the approach to future growth in Surrey particularly on matters affecting Surrey Heath.





## Appendix 3: Housing Completions 2023-2024

Location	Planning Reference Number	Address	Net Units Completed in Period I April 2023 - 31 March 24
Bagshot	18/0499	45 Guildford Road, Bagshot, GU19 5JW	4
Bagshot	20/0692	2 The Square Bagshot Surrey GU19 5AX	3
Bagshot	18/1083	42-44 London Road Bagshot GU19 5HL	36
Bisley	20/0954/FFU	326 Guildford Road Bisley Woking Surrey GU24 9AD	1
Camberley	16/0949	Hayward House   Portesbery Road	9
Camberley	16/0875/FFU	59-61 High Street Camberley GU15 3UL	1
Camberley	18/0033	Kings Court & Land to Front of Kings Court, 91-93 High Street, Camberley, GU15 3RN	51
Camberley	21/0542/FFU	42 Hillcrest Road Camberley Surrey GU15 1LG	1
Camberley	21/0976/FFU	22 Roundway Camberley Surrey GU15 1NS	0
Camberley	20/1134/FFU	Parkgate House 185 - 187 London Road Camberley Surrey	1
Camberley	21/0724/FFU	151 Gordon Avenue Camberley Surrey GU15 2NR	0



Location	Planning Reference Number	Address	Net Units Completed in Period 1 April 2023 - 31 March 24
Camberley	20/0694/FFU	12 Mayfield Road Camberley Surrey GU15 2RU	1
Camberley	21/0035/FFU	26A Cumberland Road Camberley Surrey GU15 1AG	1
Camberley	18/0671	11-13 High Street, Camberley, GU15 3RB	9
Camberley	19/0757	8 Tekels Park Camberley Surrey GU15 2LF	5
Camberley	22/0181/FFU	1 Frimley Road Camberley Surrey GU15 3EN	2
Camberley	21/1301/FFU	369 London Road Camberley Surrey GU15 3HQ	2
Camberley	21/1150/FFU	24 Bridge End Camberley Surrey GU15 2QX	1
Chobham	21/0114/FFU	St Johns Ambulance Centre 16B Bowling Green Road Chobham Woking Surrey GU24 8LJ	1
Chobham	19/2138/FFU	Land East Of 1 The Avenue Chobham Woking Surrey GU24 8RU	1
Deepcut	17/0871	Princess Royal Barracks 1, Brunswick Road, Deepcut	71



Location	Planning Reference Number	Address	Net Units Completed in Period I April 2023 - 31 March 24
Deepcut	19/2311/OOU	Land At Cheswycks School Guildford Road Frimley Green Camberley Surrey GU16 6PB	5
Deepcut	22/0754/GPD	Deepcut Business Centre 123-127 Deepcut Bridge Road GU16 6SD	8
Frimley	19/0555	15 Frimley High Street Frimley Camberley GU16 7HW	3
Frimley	18/0520	27 Frimley High Street, Frimley, Camberley, GU16 7HJ	2
Lightwater	21/0398/FFU	Stables West of Hook Mill Lane Lightwater Surrey GU18 5UD	1
Lightwater	19/0275	Mill Cottage Burnt Pollard Lane Lightwater GU18 5SR	1
Mytchett	19/0031	The Waters Edge 220 Mytchett Road Mytchett Camberley GU16 6AG	96
Town	22/0712/GPD	2B High Street Camberley Surrey GU15 3SX	1
Town	22/0677/FFU	Lochnabo 27 Upper Gordon Road Camberley Surrey GU15 2HJ	1
West End	20/0819	Laurel Farm, Fairfield Lane, West End, GU24 9QX	1
Windlesham	18/0931	The Cottage School Lane Windlesham GU20 6EY	1



Location	Planning Reference Number	Address	Net Units Completed in Period I April 2023 - 31 March 24
Windlesham	21/0210/GPA	Windlecroft Farm Windlesham Road Chobham Woking Surrey GU24 8SN	1
Total (Net)			322



## Appendix 4: Housing Trajectory

The below table displays the Borough’s housing trajectory. It demonstrates an adequate supply of sites to meet both the Core Strategy housing delivery target over the plan period and the local housing need figure up to 2038. In future Annual Monitoring Reports, the housing supply and trajectory will need to be reviewed and measured against any revisions agreed to the Plan Period for a new local Plan in Surrey Heath.



## Appendix 5: Completed projects from the 2013 Infrastructure Delivery Plan

In this appendix, each table will provide a summary of completed projects from the 2013 Infrastructure Plan, comprising different categories.

### Health

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Frimley Park Hospital	Modernisation and expansion of site.	Modernise A & E department, redevelop front of site and redevelop radiology and 2 <sup>nd</sup> Catheterisation Lab	£18.3m	Frimley Park Hospital Trust	-Planning application 10/0476 granted -Application 10/0574 under consideration	Frimley Park Hospital Trust	None identified	Project Complete





## Social & Community Infrastructure - Education

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Replacement of Portesbery Road Primary School	Additional education infrastructure	Replace Portesbery Road school with new build facility at a new site	£10m	SCC	2013/2014	Funding secured	None	Project complete



## Green Infrastructure

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Notcutts SANGS	TBH SPA mitigation for Notcutts development	Creation of new SANGS to serve Notcutts development	Provided on-site by developer	Developer & SHBC	2010-2012	£106	None	Project Implemented
Clewborough House/Burrow Hill SANGS	TBHSPA mitigation for 60 dwellings at Burrow Hill	Creation of SANGS and adoption by SHBC	Provided on-site by developer	Developer & SHBC	2010-2012	£106	None	Project Complete





Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Hawley Meadows & Blackwater Valley SANG shared between Surrey Heath, Hart & Rushmoor (31ha)	TBH SPA mitigation	Access improvements to car park and paths, improvements to signage, upgraded woodland management, part funding for new assistant ranger post		Hants CC, SHBC, RBC, HDC	2010-2011	SI06	None if tariff set at right level	Project Implemented



## Open Space & Recreation

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Children's play facilities at Windlesham playing fields, School Lane	Off-site facilities for Notcutts development	Provision and maintenance of equipped children's play equipment and facilities	£95,000	SHBC & Windlesham PC	2010-2012	S106	None	Project Complete
Heatherside Recreation Ground	Increase provision of informal youth recreation facilities in Heatherside, Camberley	Create village green with skate park, upgrade and relocate children's play area	£150,000	Safer Surrey Heath Partnership	2010-2011	Surrey Heath Crime & Disorder Reduction Partnership	None. Funding secured	Project Complete





## Transport

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Traffic Management scheme at Notcutts Development, Bagshot	Highway Improvements	Provision of traffic signal-controlled junction from new Notcutts Development and London Road (A30) with provision of pedestrian and cycling facilities	Provided on-site by developer	Developer and SCC	2010-2012	S106	None	Project Complete



Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Replacement Bus Stops for Notcutts Development	Public Transport	Provision of two replacement bus stops with shelters on London Road	Provided on-site by developer	Developer and SCC	2010-2012	£106	None	Project Complete
Footway/cycleway scheme at Notcutts Development	Highway Improvements	Provision of shared footway/cycleway between Notcutts site and Lambourne Drive, Bagshot	Provided on-site by developer	Developer & SCC	2010-2012	£106	None	Project Complete



Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Off-site drainage works for Nottcutts development	Environmental improvements	Off-site drainage requirements	£10,000	SCC & SHBC?	2010-2012	S106	None	Project Complete
Shared cycleway/footway, Old Bisley Road	Improve pedestrian and cycle links to Pine Ridge Golf Centre	Install shared pedestrian/cycle route along north side of Old Bisley Road between The Maultway and Edgemoor Road	£20,000	SCC	Dependent upon implementation of planning application 08/0550, but considered to be 2010-2015	S106	None identified	Project Complete



Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Upgrade of footpath, provision of Real Time bus display including provision of radio control station for Real Time information Design to be scoped	Highway improvements and public transport for Notcutts development	Upgrade footpath between Guildford Road and Bagshot Rail Station. Provision of Real Time bus display information and radio control station for Real Time	£40,000	SCC	2010-2012	S106	None	Upgrade complete. Real Time Display secured





Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Improved street lighting Design to be scoped	Highway improvements	Provision of improved street lighting on Chapel Lane for Notcutts development	£12,700	SCC	2010-2012	S106	None	Project Complete



## Community Infrastructure

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Children's centre, Old Dean, Camberley (identified in draft action plan for SCS)	Improve existing children's centre	Extend existing children's centre		SCC	2010-2011			Project Complete





## Appendix 6: Number and Details of Archaeological Finds Within Areas of High Archaeological Potential and Within Development Sites of 0.4ha or Above

App no.	Site	Policy	New Condition?	Recommendations & Outcomes
23/0394/FFU	Pear Tree House I Chertsey Road Chobham Woking Surrey GU24 8ND	AHAP	No	No Archaeological concerns due to scale.
22/0863/FFU	Scotts Farm Scotts Grove Road Chobham Woking Surrey GU24 8DP	0.4ha	No	Confirmed the standards of the SHBC local plan apply and that an assessment is required.
Non-planning consultation	Princess Royal Barracks, Brunswick Rd, Deepcut, Camberley GU16 6RN	0.4ha	No	Site meeting undertaken in response to query.



App no.	Site	Policy	New Condition?	Recommendations & Outcomes
23/0533/FFU	Chobham Gospal Hall 11 Chertsey Road Chobham Woking Surrey GU24 8ND	AHAP	No	No Archaeological concerns due to scale.
23/0546/FFU	Orchard Cottage Church Road Windlesham Surrey GU20 6BT	AHAP	No	No Archaeological concerns due to scale.
23/0531/FFU	Eastwood Church Road Windlesham Surrey GU20 6BT	AHAP	No	No Archaeological concerns as no new ground impacts proposed.
23/0544/FFU	1 Greyfriars Drive Bisley Woking Surrey GU24 9EE	AHAP	No	No Archaeological concerns due to low impacts and past advice.
22/0863/FFU	Scotts Farm Scotts Grove Road Chobham Woking Surrey GU24 8DP	0.4ha	No	No Archaeological concerns due to past impacts at site.



App no.	Site	Policy	New Condition?	Recommendations & Outcomes
23/0394/FFU	Pear Tree House I Chertsey Road Chobham Woking Surrey GU24 8ND	AHAP	No	No Archaeological concerns due to past impacts and past advice.
15/0590	Heathpark Wood, Heathpark Drive, Windlesham	0.4ha	No	Advised county archaeological requirements.
23/0157/FFU	Clews Lane Nursery Clews Lane Bisley Woking Surrey GU24 9DY	0.4ha	Yes	Found to be reasonable scale and potential. Advised an archaeological condition is applied on the grant of any permission.
12/0546	Princess Royal Barracks Deepcut	0.4ha	No	Advised against removal of trees to undertake archaeological mitigation.
Non-planning app	Sunninghill to Chobham 33kV Line (approximate postcode: GU24 8TP	N/A	No	No Archaeological concerns due to scale.



App no.	Site	Policy	New Condition?	Recommendations & Outcomes
23/0531/FFU	Eastwood Church Road Windlesham Surrey GU20 6BT	AHAP	No	Noted appeal, but not due to heritage issues.
12/0546 & Legal/NS/111557	Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, GU16 6RN	0.4ha	No	No local plan policy to secure work and no archaeological concerns in any case.
23/0904/FFU	Scotts Farm Scotts Grove Road Chobham Woking Surrey GU24 8DP	0.4ha	No	No Archaeological concerns due to past impacts at site.
23/0936/FFU	Cedars Garden Nursery Church Road Windlesham Surrey GU20 6BL	0.4ha	Yes	Supporting assessment demonstrated a need for archaeological evaluation due to Prehistoric and Roman potential. Archaeological mitigation condition advised.
23/0948/FFU	Smart Meadows Pennypot Lane Chobham Woking Surrey GU24 8DL	0.4ha	Yes	Supporting assessment demonstrated a need for archaeological evaluation. Archaeological mitigation condition advised.



App no.	Site	Policy	New Condition?	Recommendations & Outcomes
23/1048/FFU	Great Oaks Granary, Kennel Lane, Windlesham, Surrey, GU20 6AA	AHAP	No	No local plan policy to secure work and no archaeological concerns in any case.
23/1088/DTC	Princess Royal Barracks Deepcut	0.4ha	No	Historic Building Recording submitted to support the application, found to be good quality, but that the site lacks archaeological potential due to past development impacts.
23/1091/SCR	Princess Royal Barracks Deepcut	AHAP	No	Advised archaeological condition is discharged
23/1100/FFU	Watchmoor Park Watchmoor Road Camberley Surrey	0.4ha	Yes	Archaeological mitigation condition advised.
22/1176/FFU	Malthouse Farm 70 Benner Lane West End Woking Surrey GU24 9JG	NPPF	No	Noted appeal, but not due to heritage issues.



App no.	Site	Policy	New Condition?	Recommendations & Outcomes
23/1224/FFU	Maultway, Camberley, Surrey, GU15 IPS	0.4ha	No	1890's removing archaeological potential from the site.
23/1230/FFU	The Grove, Frimley, Camberley, Surrey, GU16 8PL	AHAP	No	No Archaeological concerns due to scale.
23/1265/FFU	Scotts Farm Scotts Grove Road Chobham Woking Surrey GU24 8DP	0.4ha	No	Advised required documents needed to be uploaded.
23/1265/FFU	Scotts Farm Scotts Grove Road Chobham Woking Surrey GU24 8DP	0.4ha	No	No Archaeological concerns due to scale.
N/A	Deepcut Mindenhurst Parcels 4f 6c 6b	0.4ha	No	Advised archaeological condition is partially discharged.
24/0108/DTC	Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN	0.4ha	No	Advised archaeological condition is discharged.



App no.	Site	Policy	New Condition?	Recommendations & Outcomes
24/0109/DTC	Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN	0.4ha	No	Advised archaeological condition is discharged.
24/0110/DTC	Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN	0.4ha	No	Advised archaeological condition is discharged.
23/1163/OOU	Land At Grove End, Bagshot, Surrey	0.4ha	Yes	Archaeological mitigation condition advised.
24/0133/DTC	Brunswick Road, Deepcut, Camberley, Surrey. GU16 6RN	0.4ha	No	Advised archaeological condition is discharged.
24/0116/FFU	Siemens, Sir William Siemens Square, Frimley, Camberley, Surrey, GU16 8QD	0.4ha	No	No Archaeological concerns due to past impacts at site.



App no.	Site	Policy	New Condition?	Recommendations & Outcomes
24/0146/DTC	Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN	0.4ha	No	Advised archaeological condition is discharged.
24/0147/DTC	Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN	0.4ha	No	Advised archaeological condition is discharged.
24/0157/DTC	Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN	0.4ha	No	Advised archaeological condition is discharged.
24/0042/FFU	The Timber Yard, Lucas Green Road, West End, Woking, Surrey, GU24 9YB	0.4ha	No	No Archaeological concerns due to scale.





App no.	Site	Policy	New Condition?	Recommendations & Outcomes
24/0117/PMR	Smart Meadows, Pennypot Lane, Chobham, Woking, Surrey, GU24 8DL	AHAP	Yes	Found to be reasonable scale and potential. Advised an archaeological condition is applied on the grant of any permission.
24/0159/FFU	Jacks Fish and Chips, 3A Half Moon Street, Bagshot, Surrey, GU19 5AL	AHAP	No	No Archaeological concerns due to scale.
24/0210/LLB	Manor Barn, Lucas Green Road, West End, Woking, Surrey, GU24 9LY	AHAP	No	No Archaeological concerns due to scale.
24/0316/DTC	Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, Surrey, GU16 6RN	0.4ha	Yes	Agreed the supporting documents suitable for archaeological mitigation



## Appendix 7: Units in Use - District and Local Centres

The below table refers to the units in use for District and Local Centres relating to new use class E(a) (previously A). The table also highlights vacancy rates for this use class.

Centre	Designation	AI Units in use	Vacant units 2020-21 survey	Vacant units 2017 survey
Bagshot	District Centre	22 (44%)	4	4
Frimley	District Centre	29 (51%)	1	2
Chobham	Local Shopping Centre/Parade	22 (65%)	2	3
Deepcut	Local Shopping Centre/Parade	0 (0%)	2	0
Frimley Green	Local Shopping Centre/Parade	19 (66%)	0	0
Lightwater	Local Shopping Centre/Parade	17 (61%)	1	0
Windlesham	Local Shopping Centre/Parade	13 (87%)	0	2

