

Surrey Heath Borough Council Local Development Framework



Annual Monitoring Report 2009/2010

December 2010



Great Place • Great Community • Great Future

This page has been left blank deliberately

FOREWORD

The Surrey Heath Annual Monitoring Report (AMR) is published each year. This Report monitors the period 1st April 2009 to 31st March 2010. It sets out the progress achieved in implementing the Local Development Framework (LDF) and performance against the policies of the Surrey Heath Local Plan 2000 and the Core Output Indicators relating to development plans.

This is the sixth statutory Surrey Heath AMR and will be submitted to the Secretary of State by 31st December 2010. This is in accordance with Section 35 of the Planning and Compulsory Purchase Act 2004, which requires every Local Authority to submit an AMR to the Secretary of State.

Contact Details

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

This page has been left blank deliberately

CONTENTS

	Page
EXECUTIVE SUMMARY	2
CHAPTER 1 : INTRODUCTION	5
CHAPTER 2: SPATIAL PORTRAIT OF SURREY HEATH (PART A)	7
CHAPTER 3: PROGRESS OF THE LDF (PART B)	12
CHAPTER 4: MONITORING POLICIES IN THE SURREY HEATH LOCAL PLAN 2000 (PART C)	19
CHAPTER 5: GENERAL POLICIES	22
CHAPTER 6: URBAN ENVIRONMENT	33
CHAPTER 7: HERITAGE	35
CHAPTER 8: RURAL ENVIRONMENT AND BIODIVERSITY	38
CHAPTER 9: RECREATION	49
CHAPTER 10: HOUSING	51
CHAPTER 11: EMPLOYMENT	70
CHAPTER 12: SHOPPING	75
CHAPTER 13: MOVEMENT	79
CHAPTER 14: COMMUNITY SERVICES	83
CHAPTER 15: CAMBERLEY TOWN CENTRE	86
APPENDIX 1: CONTEXTUAL INFORMATION	90
APPENDIX 2: HOUSING COMPLETIONS 1 st April 2009 – 31 st March 2010	109
APPENDIX 3: EMPLOYMENT COMPLETIONS OF 50+ SQM 2009/10	111

EXECUTIVE SUMMARY

- a) This is the sixth statutory Surrey Heath Annual Monitoring Report (AMR) and will be submitted to the Secretary of State by 31st December 2010. This is in accordance with Section 35 of the Planning and Compulsory Purchase Act 2004, which requires every local authority to submit an AMR to the Secretary of State.
- b) The purpose of this Report is to present evidence of what actions have been taken to implement the Local Development Framework (LDF) and the Local Development Scheme (LDS), to indicate the extent to which policies in the Local Plan 2000 have been achieved, and to identify any solutions and changes where targets are not being met.
- c) As of 31st March 2010, none of the Local Plan 2000 policies had been replaced. However a list of policies had been “saved” after receiving approval from the Secretary of State. This list of policies deleted those which were considered to be out-of-date, no longer relevant or which duplicated national guidance.
- d) This AMR monitors the period from 1st April 2009 to 31st March 2010.
- e) The AMR has taken into consideration “The Town and Country Planning (Local Development) (England) Regulations 2004,” Planning Policy Statement 12: “Local Development Frameworks” (September 2004), “A Good Practice Guide to Local Development Framework Monitoring” (March 2005), “Annual Monitoring Reports (AMR) – FAQs and Seminar Feedback on Emerging Best Practice 2004/05” (ODPM, September 2005) and “Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008”.

The Progress of the LDF

- f) The LDS sets out a programme of Development Plan Documents (DPDs) the Council will produce. The LDS sets out when the work for the DPDs will be carried out, when each of the DPDs will be available for public consultation at the Issues and Options, Preferred Options and Submission document stages, the anticipated date for adoption, and review date of the DPDs.
- g) The September 2008 LDS was the adopted version of the LDS being used in 2009/10. The LDS rolls forward the programme of updating planning policy in the Borough to 2011. In drawing up this LDS the Council has recognised the ongoing uncertainties around the ability to deliver avoidance and mitigation measures for the Thames Basin Heath’s SPA. This issue has resulted in ongoing slippage in the original programme for the Core Strategy.
- h) As a result, the Council has little confidence that the key milestone dates for the Core Strategy in the 2008 LDS can be met. The LDS is currently under review.

The Review of Existing Local Plan Policies

- i) Overall, it is considered that the Local Plan is achieving its objectives. The Borough Council to date has exceeded the South East Plan annual housing requirement, needing to deliver a district allocation of 3,740 dwellings between 2006 and 2026.
- j) All housing allocation sites 1998-2001 (Policy H2) have now been completed and the completions target of 277 dwellings met. Of the housing allocation sites in the

period 2001-2006, the majority have been completed. The impact of the Special Protection Area (SPA) on the Borough's 5 year housing land supply and the publication of Planning Policy Statement 3: "Housing" (November 2006), will change the policy context guiding housing deliverability.

- k) No development has commenced at Salisbury Terrace, Mytchett owing to the mitigation requirements of the SPA. Two sites, 83 College Ride, Bagshot and Dyckmore, Streets Heath, West End are within 400 metres of the SPA. Within this 'buffer' area, Natural England has advised that new residential development cannot be mitigated. At the current time, none of these sites can therefore be considered as being appropriate for housing development.
- l) The Sergeants Mess was also no longer considered to be available as it has been withdrawn by the Ministry of Defence. However, in January 2008 the Secretary of State for Defence announced the disposal of Princess Royal Barracks, Deepcut. The Sergeants Mess will come forward as part of this site.
- m) The Borough Council has continued to ensure the most effective use of land is made wherever possible. In 2009/10, 100% of all housing completions were on Previously Developed Land (PDL), against a national target of 60%.
- n) The Council has sought to ensure environmental protection standards are met across the Borough. From November 2005 to August 2008, no new housing developments involving a net increase in dwellings were permitted, unless mitigation against their impact on the SPA could be provided. The Council adopted the Thames Basin Heaths Interim Avoidance Strategy in August 2008. This has allowed mitigation for small developments (1-9 net units) across the borough, up to a cumulative total of 280 dwellings. The issues surrounding the SPA have affected the ability to meet the annual housing requirement in the year analysed by this AMR. The Council is working with Natural England and other relevant stakeholders to deliver a long-term solution to the current constraint of the SPA.
- o) Policy TC19 Land West of Park Street, which seeks comprehensive mixed use development of a site in Camberley Town Centre was implemented in 2008/09. This has considerably enhanced the provision of leisure and entertainment facilities in the Town Centre, and increased the attractiveness of Camberley as a place to visit. 217 flats have been provided close to public transport services and amenities. The development has also contributed through a legal agreement for funding towards the creation of a pedestrian friendly area in Park Street (as set out in Policy TC10), greater provision of cycle facilities (Policy TC11) and funding to improve public transport interchange facilities in Pembroke Broadway (Policy TC12). The Council has supported efforts to maintain the Town Centre's vitality and role as one of the most sustainable places to live in the Borough, by continuing to refuse proposals seeking the loss of residential accommodation in the Town Centre to alternative uses.
- p) Policy TC20 seeking comprehensive mixed-use development of the London Road block has not, to date, been implemented.
- q) The future pattern of land uses and proposals for individual locations in the Town Centre will be updated as part of emerging work for the Camberley Town Centre Area Action Plan. A Preferred Options Paper was published in April 2008. The consultation closed in June 2008 and responses have been published on the Surrey Heath website. Work on the Area Action Plan will resume following adoption of the Core Strategy.

- r) No affordable housing units were completed in 2009/10. This is largely due to restrictions imposed on development by the SPA. Although mitigation is now in place for sites of less than 10 (net) units, affordable housing has been sought only on sites of 25 or more units. The affordable housing threshold has therefore not been met in most cases. However, during the monitoring year, housing schemes were approved on two larger sites which will provide their own SANGS mitigation (Notcutts and Clewborough House School). These will deliver 106 affordable units.
- s) Housing Needs work was completed in 2007 and a Strategic Housing Market Assessment was published in Spring 2009. These will be used to inform forthcoming affordable housing policies in the Core Strategy DPD.
- t) Surrey Heath Borough Council is in the process of preparing a Core Strategy & Development Management Policies DPD, which will replace certain “saved” policies from the Local Plan 2000. A Preferred Options Paper of the Core Strategy was published in September 2005 and set out a monitoring framework to analyse the performance of the Core Strategy policies.
- u) However, a decision was made in March 2008, to return to an options stage for the Core Strategy and amalgamate it with the Housing Needs and Development Control Policies DPD’s to form the Core Strategy & Development Management Policies DPD. The Core Strategy & Development Management Policies DPD Options were published and consulted on from September to November 2008. The revised Core Strategy process will look afresh at a monitoring framework which will be included within the forthcoming pre-submission version of the DPD. A pre-submission consultation will be carried out in August 2010 with a view to adopt in mid 2011.
- v) The extent to which “saved” Local Plan policies continue to fulfil their objectives will be reviewed annually until they are replaced. The result of this continued monitoring and analysis will be used to inform the policies in the “Submission” Core Strategy and Development Management Policies document. In addition, any new indicators identified in other Development Plan Documents will be incorporated into the AMR once the DPD has been adopted. The AMR will also be used to report progress against newly released government guidance, e.g. the publication of the new Planning Policy Statement 3: “Housing” (November 2006), setting out a five year supply of deliverable sites.

1. INTRODUCTION

The requirement for an Annual Monitoring Report

- 1.1 The Planning and Compulsory Purchase Act (“the Act”) was enacted on 28th September 2004. It replaces existing legislation and introduces a system of Local Development Frameworks.
- 1.2 Paragraph 4.45 of Planning Policy Statement 12: “Local Development Frameworks” (September 2004) states that review and monitoring are key aspects of the Government’s “plan, monitor and manage” approach to the new planning system. Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 requires local planning authorities to produce an Annual Monitoring Report.
- 1.3 This AMR has regard to the following:
- The Town and Country Planning (Local Development) (England) Regulations 2004
 - Planning Policy Statement 12 “Local Development Frameworks” (September 2004)
 - A Good Practice Guide to Local Development Framework Monitoring (March 2005)
 - Annual Monitoring Reports (AMR) – FAQs and Seminar Feedback on Emerging Best Practice 2004/05, ODPM (September 2005)
 - Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008
- 1.4 As outlined in paragraph 3.2 of the “Local Development Framework Monitoring: A Good Practice Guide” as required by Section 35 of the Act, Local Planning Regulations 48 and SEA Regulations 17, all authorities must undertake five key monitoring tasks within the AMR, all of which are interrelated. Local authorities are required to:
- Review actual progress in terms of Local Development Document preparation against the timetable and milestones in the Local Development Scheme (Chapter 3);
 - Assess the extent to which policies in Local Development Documents (in this case the Local Plan 2000) are being implemented (Chapter 4 onwards);
 - Where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented, amended or replaced;
 - Identify the significant effects of implementing policies in the Local Development Documents and whether they are intended; and
 - Set out whether policies are to be amended or replaced.

- 1.5 This AMR will also have regard to Table 3.2 “Matters to be Addressed in Annual Monitoring Reports” of “Local Development Framework Monitoring: A Good Practice Guide.” Table 3.2 states that local authorities within their AMR should also consider:
- What impact the policies are having in respect to national, regional and local policy targets and any other targets identified in Local Development Documents. Local Development Regulation 48(7) specifically requires information to be provided on net additional dwellings and local planning authorities should produce housing trajectories to demonstrate how policies will deliver housing provision in the area; and
 - Whether the policies need changing to reflect changes in national or regional policy.

Structure of the Report

- 1.6 The structure of this AMR will be based upon the guidance provided in Table 3.3 “Possible Structure and Format of an Annual Monitoring Report” of “Local Development Framework Monitoring: A Good Practice Guide.”
- 1.7 The Annual Monitoring Report is divided into three distinct sections. Chapter 2 identifies the key contextual characteristics, issues, challenges and opportunities in the Borough. Chapter 3 describes the progress to date of the preparation of the LDF and the implementation of the Surrey Heath Local Plan 2000 and provides a summary as to the extent to which the Council considers targets have been met. Chapter 4 onwards examines the implementation of Local Plan policies chapter by chapter.

2. SPATIAL PORTRAIT OF SURREY HEATH (PART A)

Geography

- 2.1 Surrey Heath lies in the north-west corner of Surrey and adjoins the counties of Berkshire and Hampshire. The western half of the Borough is mainly urban in character and comprises Camberley, 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 Bagshot and Lightwater, and the villages of Bisley, Chobham, West End and Windlesham. Major towns around the Borough include Bracknell (14km away), Guildford (26km), Reading (27km) and Woking (17km). In total the Borough covers an area of some 9,507 hectares.

Population

- 2.2 The 2001 Census revealed a population of 80,314, broken down to 39,701 males and 40,613 females. Just over 95% of the population is white, with a number of ethnic groups completing the resident population. The largest of these is the Asian or Asian British group at just over 2%. Within the Borough, there are some concentrations of ethnic minorities, which the low Borough-wide figure disguises. Since 1991, the population has only increased by about 1,200 people. In comparison with other Surrey districts and the national average, Surrey Heath has a younger age profile. Over time, the age structure will get older, with a significant increase in the numbers of older people.
- 2.3 A high percentage of the population in Surrey Heath are married or co-habiting compared to the national average, but at 23.7%, the level of single person households is low compared to the national average of 30%. However, this may hide a number of concealed households who cannot afford their own homes.

Housing

- 2.4 Within Surrey Heath, 46.9% of the housing stock comprises detached houses as compared to 22.8% overall in England and Wales. There are high levels of owner occupation (81%) compared to the national average (70%) and as a third of the stock has been built in the last 25 years, there are low numbers of unfit dwellings.
- 2.5 Between January and March 2010, the Land Registry identified the mean property price in the Borough as being £302,965. This represents an increase from £267,475. for the same period in 2010. The 2001 Census showed that the average number of rooms per household in Surrey Heath was 6.21 compared to an average of 5.33 rooms per household nationally raising the issue of whether there is a sufficient supply of smaller units.
- 2.6 The South East Plan sets out a housing allocation of 3,740 net additional dwellings between 2006 and 2026, an average of 187 units per year.
- 2.7 Particular issues that the Borough faces in relation to housing is the requirement for affordable housing, key worker housing needs, the lack of supply of small dwellings and the needs of Gypsies, Travellers and Travelling Showpeople.

Economy

- 2.8 Surrey Heath is ranked 17th most prosperous district out of 408 local authorities (Source: *Localknowledge*, Local Futures). Since 1995, there has been a dramatic increase in the number of jobs created in the high technology, knowledge based sector. Watchmoor Business Park, Frimley Business Park and the Yorktown Industrial Estate have been listed by SEEDA as Key Business Parks in the South-East region. All of these business parks are in the western part of the Borough, which coincides with part of the Blackwater Valley Sub-Region. This is identified South East Plan as exhibiting “high economic and other growth potential.” SEEDA’s Regional Economic Strategy also identifies Windlesham as a cluster for pharmaceutical industries.
- 2.9 In recent years, the more established decline in manufacturing industry has been accompanied by some degree of contraction in the market for offices. This has been experienced most sharply in Camberley Town Centre where a current excess of supply has been accompanied by a reduction in demand for large open plan premises, particularly where these have become dated. There are currently a number of office buildings in key strategic locations in Camberley Town Centre, which have either been fully, or the majority of the premises, unoccupied for some years. 87% of all B1(a) (office) floorspace in the Borough pre-dates 1991 (Source: DCLG 2004). The market currently appears to favour high quality business accommodation on the outskirts of Camberley and within the business parks.
- 2.10 Wider economic shifts are likely to lead to further decline in “low value added” manufacturing counterbalanced within the industrial property market, by an uptake of accommodation for warehousing and storage units for finished goods. There is also likely to be demand for flexible office space to meet the needs for small, knowledge-based firms.
- 2.11 The Ministry of Defence (MOD) remains a major landowner and employer in the Borough. The heathland areas to the east of Camberley are firing ranges or test tracks. Although the majority of the buildings are outside the Borough, the Royal Military Academy, Sandhurst has a close relationship with Camberley. The Princess Royal Barracks at Deepcut is currently operational and home to the Logistic Corps, but this site has been identified for release by the MOD. Frimley Park Hospital is also a major employer in its own right providing one of the most comprehensive medical and emergency facilities in the County.
- 2.12 The percentage of the working age population in receipt of Jobseekers Allowance was 2% in May 2010. This compares against 2.8% in the South East and 3.9% in Great Britain. Surrey Heath has high historically had high levels of economic activity (measured as % of the working age population being economically active) although this has dropped from 90.6% (Jan – Dec 07) to 80% (Oct 08 – Sept 09). This compares against South East figures of 82% and 82.3% (Source: ONS Annual Population Survey).
- 2.13 Years of strong economic growth and changing demographics create certain pressures. The housing and employment markets are particularly tight. Although house prices have decreased over the last year, the gap between incomes and house prices has increased over the last decade, which is making it difficult to attract people with the right skills to fill jobs. Over the duration of the new Local Development Framework (up to 2027), the numbers

of people in the main working age groups, is anticipated to remain broadly static, but the numbers aged 75 and over increase considerably. Over the long-term, this could harm economic prosperity. While average earnings in the Borough compare favourably with the rest of the South East, many people on entry level grades or in less highly paid professions are likely to find the cost of living extremely high.

Transport

- 2.14 There are almost equal flows of commuters entering and leaving the Borough each day. Rail services from Bagshot, Camberley and Frimley are slow and usage by local people is at a low level. Rail connections to other towns in the Blackwater Valley are either poor or non-existent meaning the range of destinations that can be reached efficiently is small. 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 M3 suffers from heavy peak time congestion and is close to capacity. This in turn has led to congestion on the local road network, particularly when accidents occur. The A322 provides a link from the M3 to the M4 and to a lesser extent the A3.
- 2.15 Surrey Heath has the second highest rate of car ownership by district in the South East with 1.63 cars per household in 2001. Surrey Heath has the highest rate of car ownership in Surrey. The highest rate of car ownership in the Borough is within Parkside, St. Paul’s and Town wards in Camberley (1.88 cars per household). The lowest level of car ownership is in Old Dean ward, Camberley (1.29 cars per household). Watchetts and St. Michaels wards, both within Camberley have the highest proportion of households with no car or van.
- 2.16 There is a small airport in the Borough, at Fair Oaks to the east of Chobham. The number of flights is currently very low and well within the limits set by the licence. Farnborough Aerodrome is located outside of the Borough to the west. The aerodrome is now a civil airfield used for business aviation purposes. The flight path crosses Mytchett and is a source of noise complaints from local residents. A Public Safety Zone has been designated for Farnborough Aerodrome and this extends into part of Mytchett.

Community Facilities

- 2.17 Camberley is identified in the South East Plan as a “Secondary Regional Centre”. It has a good range of shops and competes successfully within the wider Blackwater Valley area. However, its success has in part been due to declining levels of investment in neighbouring centres, which are now the subject of town centre regeneration proposals. A major issue is how the less attractive parts of the town centre, such as the London Road block, including the former Alders building, and other entrance points such as Princess Way, can be regenerated in a way that successfully complements Main Square and the new development on Land West of Park Street. For a number of years, Camberley Town Centre has been without a cinema and had only limited

entertainment facilities. The development of The Atrium on Land West of Park Street has contributed significantly to this under-provision.

Regional Context

- 2.18 Surrey Heath is identified in the South East Plan as being located in two sub-regions: the Western Corridor and Blackwater Valley, and the London Fringe. The issues arising from the sub-regional study for each of these areas provide a focus for the main spatial challenges that Surrey Heath must face.
- 2.19 The Western Corridor and Blackwater Valley sub-region, as identified in the SEP, includes the whole of Surrey Heath, apart from the area around Chobham. The key issues relate to levels of housing development, economic growth, infrastructure, transport and environmental protection. This part of the Borough will be expected to deliver the bulk of the housing requirement and economic growth for Surrey Heath.
- 2.20 The London Fringe Sub-Region includes the area around Chobham. The key issue arising for Surrey Heath is the impact of development upon areas of international importance for biodiversity and continuing support for the rural areas.

Biodiversity

- 2.21 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 Nature Conservation Importance which were identified following surveys by Surrey Wildlife Trust and recognise wildlife of county or regional value. There is a need to ensure that development and human activity within the Borough does not adversely affect these areas.
- 2.22 At present there is a particular issue relating to the impact of new housing development on the SPA. Natural England, the Government's wildlife and conservation body, is advising that new housing development within 5 kilometres of the SPA may harm the rare bird populations. This harm can be caused by disturbance to the birds from a growth in the number of walkers, cats and dogs frequenting the heathland and other recreational uses created by additional housing. Natural England believes that potential harmful impacts on the bird populations can be avoided through the provision of new or improved land, which can act as mitigation, by attracting these additional visitors away from the SPA. In August 2008, the Council adopted an Interim Avoidance Strategy which allows mitigation for developments of 1 – 9 net units across the borough, up to a cumulative total of 280 units. This has allowed a number of small-scale developments to be permitted, which will relieve the difficulties in housing provision in the short term. A solution for larger sites is being sought and it is hoped that a mitigation strategy for such sites will come forward in 2010/11.

Summary: Strengths, Weaknesses, Opportunities and Threats

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> ➤ Low Unemployment ➤ Low Crime Rates ➤ Well educated population ➤ Little deprivation ➤ Population in good health ➤ High quality natural environment ➤ Good quality urban environment ➤ Good quality housing stock ➤ The strength and profile of Camberley Town Centre within the Blackwater Valley. It has retained its position in the retail hierarchy attracting high levels of private investment to improve the shopping environment ➤ A definable group of civic functions centred on Camberley's Knoll Road ➤ Strong affinity amongst rural residents for their individual villages, supported by active parish councils ➤ Business clusters in the Blackwater Valley Sub-Region. Business parks with a good and well-established reputation. ➤ Presence of blue chip multi-national companies, eg. Siemens, Toshiba, SC Johnson 	<ul style="list-style-type: none"> ➤ Pockets of relative deprivation ➤ High house prices and a lack of affordable housing ➤ There are many more large dwellings than small at a time when the number of small households is growing ➤ Relative inaccessibility of some rural areas ➤ Surplus of office accommodation ➤ Under provision of children's play areas in certain parts of the Borough ➤ Limited alternative to car based travel in some areas ➤ Pockets of Camberley Town Centre remain unappealing with concern being expressed about levels of anti-social behaviour particularly at nighttime
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> ➤ Redevelopment potential through small windfall sites and intensification of uses ➤ Redevelopment of Camberley Town Centre through Land West of Park Street ➤ The current age structure has a higher proportion of young people than other Surrey districts which can benefit the local economy if skills are retained within the Borough ➤ More detailed specification of design standards through Village Design Statements and Area Action Plans 	<ul style="list-style-type: none"> ➤ Insufficient affordable housing and dwellings provided ➤ Inability to attract key workers and lower paid skilled workers due to high house prices ➤ Increased pressure on services/infrastructure, particularly water supply and drainage. Parts of the Borough at risk from flooding ➤ High volumes of traffic on the M3 and local road network combined with a rail network requiring very substantial investment to improve connectivity ➤ Inability to offset the impact of development on the natural environment ➤ Erosion of character as new development is brought forward ➤ The growth in the oldest age groups will lead to greater dependence on intensive forms of care and support

3. PROGRESS OF THE LDF (PART B)

Timetable and Milestones

- 3.1 The Local Development Scheme (LDS) sets out the documents the Council will produce as part of the Local Development Framework. It also sets out a timetable for the preparation and review of these documents.
- 3.2 The LDS can be viewed on the Council's website. As of 31st March 2010, the adopted Local Development Scheme of September 2008 set out the programme for the Local Development Framework. However, the LDS is currently under review and a revised version is due to be published in June 2010.
- 3.3 As part of the Local Development Framework, the Council has also produced a Statement of Community Involvement. This explains how the Council intends to achieve continuous community involvement in the preparation of local development documents and the determination of planning applications. Where necessary, changes will be made to reflect best practice in community involvement or to address problems or concerns that have been identified through the Annual Monitoring Report.

Progress on the Evidence Base

On 31st March 2010, the following background documents were either completed, planned or under preparation as part of the evidence base for the Local Development Framework:-

Strategic Housing Land Availability Assessment

- 3.4 A Strategic Housing Land Availability Assessment (SHLAA) will accompany the Core Strategy Submission DPD. This assessment will follow guidance issued in Planning Policy Statement 3 (Housing) (PPS3), published in November 2006 with revisions in June 2010, in identifying broad locations and specific sites to enable a continuous delivery of housing for at least 15 years. The Assessment has been informed by work already carried out for the Housing Capacity Study (the predecessor document to the SHLAA). PPS3 seeks to reduce reliance by planning authorities on windfalls meaning more sites may need to be identified than in the Housing Capacity Study. An initial draft of the SHLAA was published in November 2009, and this will be updated in July/August 2010 with a revised version to be published in October 2010. The SHLAA will be updated annually as part of the annual monitoring process.

Employment Land Review

- 3.5 An Employment Land Review, prepared in collaboration with Hart District Council and Rushmoor Borough Council, was published in November 2009. This document has been used to inform the overall direction of employment policies as set out in the Core Strategy & Development Management Policies DPD.

Housing Market Assessment / Housing Needs Update / Older & Disabled Persons Study

- 3.6 Work on all of these documents was completed as of 31st March 2008. These studies are intended to inform the Council of the nature and level of housing demand and need within the Borough. The findings have informed the Core Strategy Submission Document.

Open Space and Recreation Study

- 3.7 Work was completed on an Open Space and Recreation Study in June 2007. As advocated in PPG17, the study is to inform the Core Strategy of the strengths and weaknesses in the provision of various types of open space and recreational facilities. Standards have been devised where appropriate for the different types of open space in the Borough.

Gypsy and Travellers Accommodation Assessment

- 3.8 The Council has completed a GTAA study, as part of the West Surrey Travellers Group, in conjunction with Guildford and Waverley Borough Councils. The study also considers the needs of Travelling Showpeople. This finished work will inform the Core Strategy and other subsequent DPD's.

Surrey Heath Retail Study

- 3.9 Consultants were commissioned by the Council to undertake a Retail Study in accordance with PPS6 "Planning for Town Centres." This work has now been completed and is intended to feed into the Core Strategy and the Camberley Town Centre Area Action Plan. An updated Retail Needs study is due to be published in June 2010.

Strategic Flood Risk Assessment

- 3.10 Planning Policy Statement 25 "Flooding" requires local authorities to undertake an assessment of flood risk to underpin the future policies of the Local Development Framework (LDF). This assessment is necessary for the LDF to pass its test of "soundness." Work has been jointly undertaken with Woking Borough Council and Guildford Borough Council for the Addlestone Bourne Catchment Area, and with Hart District Council for the Blackwater Valley. The Strategic Flood Risk Assessment (SFRA) was published in autumn 2008.

Transport Statement

- 3.11 The Transport Statement analyses the impact of new development identified in the Core Strategy on the trunk and local road network. It examines the scope for modal shift and assesses the degree to which policies in the Core Strategy can contribute to sustainable forms of travel. At 31st March 2010, a Stage 1 version of this document has been completed. Further work is ongoing to revise this document to reflect the proposals at Deepcut.

Local Development Order

- 3.12 No Local Development Order has been adopted in the monitoring period under section 61A of the Town and Country Planning Act 1990.

Table 1: Timetable for the preparation of the LDF 2006-2015 (as at 31st March 2010)

LDD	2006				2007				2008				2009				2010			
	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4
LDS								A			R							R		
Core Strategy DPD											IO									S
Development Site Allocations DPD																				
Camberley Town Centre AAP				IO			PO													
Planning Obligations SPD																				D
Validation of Planning Applications SPD										A										
Lightwater Village Design Statement SDP							A													
Yorktown Landscape Strategy SPD										A										

IO = Issues & Options Stage.
D = Draft Stage (for SPD)

PO = Preferred Options Stage.
R = Revision

SS = Submission Stage.

A = Adoption.

LDD	2011				2012				2013				2014				2015			
	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4
Core Strategy DPD				A																
Development Site Allocations DPD					IO					SS				A						
Camberley Town Centre AAP					SS			A												
Planning Obligations SPD	A																			

IO = Issues & Options Stage.
D = Draft Stage (for SPD).

PO = Preferred Options Stage.

SS = Submission Stage.

A = Adoption.

Table 2: Progress on the LDF

Title Of Document	Subject of Document	Stages in Preparation Completed at 31/03/2010	LDS Target Met?	Next Stage
Local Development Scheme (LDS)	A programme for the preparation of the Local Development Framework.	LDS agreed in September 2008	No	<i>Following consultation with the Government Office for the South East, a new LDS was agreed in September 2008. This LDS is currently under review.</i>
Statement of Community Involvement (SCI)	Standards and approach to involving stakeholders and the community in the production of all Local Development Documents and planning applications.	<ul style="list-style-type: none"> ✓ Early Stakeholders Consultation: September 2004. ✓ Issues and Options Consultation: September 2004. ✓ Preferred Options Consultation: November 2004. ✓ Submission to Secretary of State: March 2005. ✓ Examination: October 2005. ✓ Adoption: February 2006. 	Yes	<p style="text-align: center;">Completed</p> <p style="text-align: center;"><i>The SCI may require review following the Localism Bill expected in Autumn 2010</i></p>

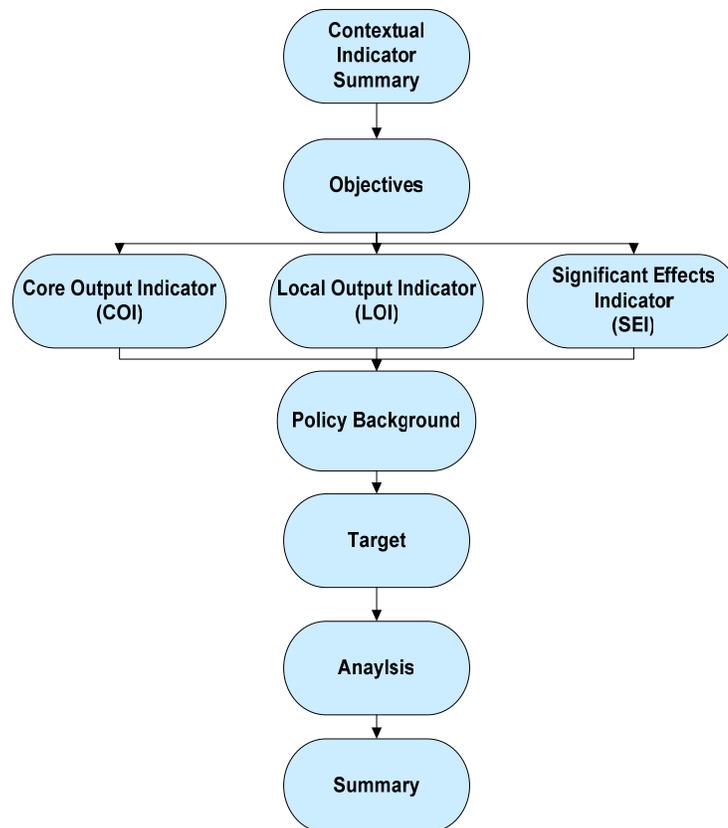
<p>Core Strategy and Development Management Policies Development Plan Document (DPD)</p>	<p>Provides the vision for the future development of Surrey Heath until 2026 and will set out the key policies against which all development proposals will be assessed.</p>	<ul style="list-style-type: none"> ✓ Early Stakeholders Consultation: July/August 2004. ✓ Issues and Options Consultation: September 2004. ✓ Preferred Options Consultation: September 2005. 	<p>No</p>	<p><i>The ongoing uncertainties surrounding the ability to deliver avoidance and mitigation measures for the SPA have resulted in ongoing slippage in the timetable. Work undertaken in late 2008 to consult on options and issues for revised Core Strategy and Development Management Policies document. Work on pre-submission document is underway with intention to submit to Secretary of State in late 2010 and adopt in late 2011.</i></p>
<p>Development Site Allocations DPD</p>	<p>Identifies the site specific allocations for the major land uses such as Housing, Employment and Retail as well as policies such as those dealing with windfall sites for housing.</p>		<p>No</p>	<p><i>Work on this document is unlikely to commence until early 2011 with issues published early 2012.</i></p>
<p>Camberley Town Centre Area Action Plan (AAP)</p>	<p>Sets out the Council's approach to the future development and Strategy for Camberley Town Centre.</p>	<ul style="list-style-type: none"> ✓ Issues Consultation: November 2006. ✓ Options Consultation: March 2007 ✓ Preferred Options: April-June 2008 	<p>Yes – Issues Paper and preferred options</p>	<p><i>Preferred Options Consultation took place between April – June 2008. Work will commence following submission of the Core Strategy with intended submission in early 2012.</i></p>

Planning Obligations Supplementary Planning Document (SPD)	Sets out the mechanism whereby planning obligations will be sought from planning permissions.		No	<i>Informal guidance was adopted in the year 2008/09. At 31st March 2010 work on the SPD was underway for publication of a draft expected in late 2010.</i>
Validation of Planning Applications SPD	Sets out the requirements for planning applications in order for them to be considered valid and capable of determination.	<ul style="list-style-type: none"> ✓ Draft SPD: February 2008 ✓ Adopted SPD – June 2008 	Yes	<i>Completed (SPDs are not included in the revised (2008) LDS but this document was included in the previous (2006) LDS)</i>
Lightwater Village Design Statement SPD	Sets out design principles against which new development will be considered in recognition of the local distinctiveness of Lightwater.	<ul style="list-style-type: none"> ✓ Draft SPD: July 2007 ✓ Adopted SPD – October 2007 	No	<i>Completed (SPDs are not included in the revised (2008) LDS but this document was included in the previous (2006) LDS)</i>
Yorktown Landscaping Strategy SPD	This document is being 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.	<ul style="list-style-type: none"> ✓ Draft SPD: November 2006. ✓ Adopted SPD – April 2008 	<p>Yes Draft SPD</p> <p>No Adopt SPD</p>	<i>Completed (SPDs are not included in the revised (2008) LDS but this document was included in the previous (2006) LDS)</i>

4. MONITORING POLICIES IN THE SURREY HEATH LOCAL PLAN 2000 (PART C)

The Surrey Heath Annual Monitoring Report 2009/2010

- 4.1 As the Surrey Heath Local Development Framework is still under preparation, this Annual Monitoring Report (AMR) monitors the objectives and policies of the Surrey Heath Local Plan 2000 Saved Policies. However, it uses the content proposed for the AMR by the government guidance “Local Development Framework Monitoring: A Good Practice Guide” (March 2005). The findings from this AMR will inform the preparation of the Preferred Options and Submission stages of the DPDs.
- 4.2 The structure of this AMR is divided thematically in accordance with the chapters of the Local Plan e.g. recreation, housing, employment, shopping, as suggested in Table 3.3 ‘Possible Structure and Format of an Annual Monitoring Report’ within the government guidance “Local Development Framework Monitoring: A Good Practice Guide”.
- 4.3 The report outline, within each chapter is as follows:



- 4.4 The contextual indicators summary establishes an “area profile” of the Borough of Surrey Heath. They are also used to provide a quantified description of the wider socio-economic, environmental and demographic background within which planning policies and strategies are operating. A full list of contextual indicators is shown in Appendix 1.

- 4.5 In accordance with the chapters in the Local Plan, the AMR sets out Objectives, which are identified in the Local Plan under the heading “Strategy.”
- 4.6 This report sets out Core Output Indicators (COI), aiming to measure quantifiable events (eg. number of houses built within the period 2009/2010) that are directly related to, and are a consequence of, the implementation of the planning policies. The selection of COIs are guided by the “Local Development Framework Monitoring: A Good Practice Guide” Table 4.4 and “Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008, which sets out an updated version of the indicators in Table 4.4.
- 4.7 The selection of COIs will be used by regional planning bodies to build up a regional picture of spatial planning performance to inform the preparation of their annual monitoring reports. The COIs used within this report reflect measurable events both at the level of the whole of the Borough and at a more local scale. The majority of COIs are monitored during the period 1st April 2009 – 31st March 2010. In some cases, this report considers applications approved or completed since 1 April 1998 so that any cumulative change from the date of the Deposit Draft of the Local Plan 2000 can be tracked.
- 4.8 This report sets out Local Output Indicators (LOI) which are used to supplement the use and analysis of COI’s. The selection of LOI’s is more specific to local circumstances and issues than the COI’s used.
- 4.9 This report sets out Significant Effects Indicators (SEI) which will be linked to the Sustainability Appraisal Framework objectives and indicators. Monitoring significant effects will enable a comparison to be made between the predicted effects and the actual effects measured during implementation of policies.
- 4.10 Where a Local Plan policy includes a specific requirement, this is expressed as a Target within the report. Targets are used to assess whether Local Plan policies remain valid and are on track to achieve their objectives. National, regional and local targets are all used where appropriate.
- 4.11 The majority of policies in the Local Plan have their own targets. This does not imply that policies that do not have targets are of lesser importance than those policies that do have targets.
- 4.12 Within the report a sub-area Analysis is used to illustrate particular themes or issues where appropriate. The analysis provides an interpretation of the results of the indicators monitored. Where targets have not been met, reasons are provided and remedial action is identified.
- 4.13 A Summary has been provided at the end of each ‘theme’ which describes the extent to which the Borough Council is reaching its targets and achieving its objectives. The summary also includes any further action the Borough Council will take with regard to the current Local Plan policies and whether they will appear in the DPDs. The summary does not include any contextual indicators, COI’s, targets or illustrations.
- 4.14 Within this report, where appropriate, illustrations (graphs/table/charts) have been used to display information/data.

Links with other initiatives

- 4.15 Paragraph 4.52 of PPS12 recommends that the Annual Monitoring Report be undertaken in the context of the wider community and local initiatives, particularly the Community Strategy. Paragraph 2.4 of the “Local Development Framework Monitoring: A Guide Practice Guide” also recommends that the AMR is linked with the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). Both documents suggest that where other strategies share common targets with Local Development Documents, monitoring should be integrated, with the Annual Monitoring Report highlighting common targets and indicators. This report in some cases therefore uses other indicators and targets, which are linked to the Community Strategy and the SA and SEA. Appropriate reference is made to other strategies such as the Local Transport Plan.
- 4.16 The Surrey Heath Partnership has produced a new Sustainable Community Strategy with the strategic aims of promoting the social, economic and environmental well being of the area and contributing to the achievement of sustainable development in the United Kingdom. The Sustainable Community Strategy sets out the long term vision for the area, supported by action plans to achieve it.

National Indicators

- 4.17 National Indicators (which replaced Best Value Performance Indicators from 1st April 2008) have also been used as targets and have been measured throughout this AMR, where appropriate.

The Preparation of this Report

- 4.18 Surrey Heath Borough Council is liaising with Surrey County Council and other Surrey District Councils to help develop an effective information base and the coordination of monitoring in the future. This follows good guidance practice stated in paragraph 4.51 of PPS12 and paragraph 3.19 of the “Local Development Framework Monitoring: A Guide Practice Guide”.

Policies within the Local Plan 2000

- 4.19 All the Local Plan policies were saved for 3 years from the date of commencement of Section 38 of the Planning & Compulsory Purchase Act 2004 on 28 September 2004. Up to 31st March 2010, no Development Plan Documents had reached adoption stage. In September 2007 the Council listed the policies which it sought to retain beyond the expiry of the 3 year period. Those policies not selected to be “saved” have been deleted following agreement by the Secretary of State. The saved policies will remain in place until they are replaced by policies in new Development Plan Documents.

5. GENERAL POLICIES

Contextual Indicator Summary

Surrey Heath lies in the north west corner of Surrey and adjoins the counties of Berkshire and Hampshire. The Borough is bordered to the south by the Surrey Districts of Guildford and Woking and to the east is the Borough of Runnymede. The Borough mainly comprises urban areas in the west, which have largely evolved in the 20th Century and a rural area comprising farmland and heathland in the east. Surrey Heath Borough covers 36.5 square miles (9,507 hectares).

For more detailed General Policy Contextual Objectives – see page 90.

Objectives

- a) To balance the essential needs of development with environmental considerations and contribute to sustainable development solutions, particularly by directing new development to urban locations where possible.
- b) To ensure that proposals for new development fully assess the environmental and infrastructure impacts which arise and where possible contribute to infrastructure or service improvements which development proposals make necessary.
- c) To ensure that new development meets high standards of design and contributes to enhancements of the built environment, for the benefit of its users.
- d) To ensure that planning decisions for the development and use of land minimise the irreversible loss of valuable finite resources and where possible contribute to conservation of natural resources.

CORE OUTPUT INDICATORS

COIE1: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds 2009/10

Policy Background

- 5.1 Local Plan Policy G14 'Areas Liable to Flood' states that in such areas, development (including the extension or redevelopment of existing properties), which after consultation with the Environmental Agency is likely to materially impede the flow of flood water, or increase the risk of flooding elsewhere, or increase the number of people or properties at risk, will not be permitted. This is in accordance with South East Plan Policy NRM4 'Sustainable Flood Risk Management' and Planning Policy Statement on "Development and Flood Risk" (PPS25), December 2006. PPS25 has also introduced a "Flooding Direction" which means the Local Planning Authority is required to notify the Secretary of State where it is minded to approve a major

planning application despite objection from the Environment Agency. Risk of flooding is a problem particularly in the east of the Borough. 689 properties in the Borough were identified by the Environment Agency in Flood Zone 3 (a “high” risk with an annual probability of flooding of 1% or greater) and 652 properties in Flood Zone 2 (a “low” to “medium” risk with an annual probability of flooding of 0.1-1.0%).

Performance

5.2 Policy NRM4 of the South East Plan states that inappropriate development should not be allocated or permitted in flood zones 2 and 3, areas at risk of surface water flooding, or areas with a history of groundwater flooding, or where it would increase flood risk elsewhere, unless there is over-riding need and absence of suitable alternatives.

5.3 In 2009/2010, 14 planning applications were approved that were within the Environment Agency’s Flood Zones. Of these permitted applications there were no instances where the decision to permit was contrary to Environment Agency advice.

Analysis

5.4 The Council has met the target set within the period 2009/10 and will continue to ensure development is directed away from areas at highest risk. The Council consults the Environment Agency on all appropriate planning applications and engages their contribution from an early stage in shaping policy documents in the new Local Development Framework, on subjects such as sustainable drainage techniques and water resource management. Objective 8 of the SA Framework for the Surrey Heath LDF is to reduce the risk of flooding. One of the indicators outlined in this objective is to monitor the number of new developments with Sustainable Drainage Systems (SUDs) installed. This will be monitored once the Core Strategy has been adopted.

COIE3: Renewable energy generation

5.5 Local Plan Policy G9 ‘Energy Conservation’ states that development proposals will be assessed against the need to conserve finite resources, and should incorporate energy saving measures wherever possible. Local Plan Policy G25 ‘Renewable Energy Schemes’ states that the Borough Council will have regard to a set criteria within the Local Plan when considering applications for renewable energy schemes.

5.6 Policies CC1 “Sustainable Development”, CC2 “Climate Change”, CC3 “Resource Use”, CC4 ‘Sustainable Construction’, and NRM11 ‘Development Design for Energy Efficiency and Renewable Energy’ of The South East Plan reflect the Plan’s emphasis on more sustainable resource use.

5.7 PPS22 ‘Renewable Energy’ aims to increase the development of renewable energy in order to facilitate the delivery of the Government’s commitment to climate change and renewable energy schemes.

Performance

5.8 No new renewable energy generating schemes were implemented during the period 2009/10 of which the Council are aware. Some schemes may have been implemented under permitted development rights.

Analysis

- 5.9 Housing currently contributes 27% of all carbon emissions and the Government have set a target of reducing all carbon emissions by 80% by 2050. Through the “Building a Greener Future” policy statement published in July 2007, the Government sets out its intention for all new homes to be zero carbon by 2016 with a progressive tightening of the energy efficiency building regulations – by 25% in 2010 and by 44% by 2013 – up to a zero carbon target in 2016. Consideration is being given to including in the Core Strategy a policy which will require development proposals to minimise the adverse impacts on the environment and in a development management policy to facilitate zero carbon development including use of combined heat and power (CHP) and district heating.
- 5.10 Further information relating to sustainable development and design will be included in a Supplementary Planning Document (SPD). The number of developments permitted including these schemes in 2009/10 is unknown but likely to be zero.
- 5.11 Targets set out within national and regional guidance refer to an energy efficiency rating such as the Building Research Establishment Environmental Assessment Method (BREEAM) and Code for Sustainable Homes. The numbers of developments meeting prescribed building sustainability targets will be recorded annually in the AMR once the Core Strategy is in place, having been identified as part of Objective 21 of the SA Framework for the Surrey Heath LDF.

SIGNIFICANT EFFECT INDICATORS

SEIG1: The number of new developments permitted that have contributed to environmental, infrastructure and service improvements and a summary of those improvements

Policy Background

- 5.12 Local Plan Policy G3 ‘Planning Benefits’ states that where appropriate, planning benefits that are fairly and reasonable related in scale and kind to the proposed development will be sought from the developer to achieve the objectives of the Local Plan.

Performance

- 5.13 Table 3 overleaf lists all planning permissions granted which contribute to environmental, infrastructure and service improvements.

Analysis

- 5.14 In the period 2009/2010, the constraints imposed by the Thames Basin Heaths Special Protection Area (SPA) meant the number of planning applications for housing continued to be lower than previous years. The schemes which were granted approval either meet certain criteria ensuring there would be no adverse effect on the SPA or were reserved matters applications pursuant to an outline scheme that had already been approved.

The majority of permissions granted were for small schemes involving less than 10 dwellings.

- 5.15 On the 1st February 2009 Surrey Heath Borough Council introduced interim guidance for the purpose of securing developer contributions towards a range of infrastructure. It applies to most residential and commercial planning applications received and validated after that date.
- 5.16 The Surrey Heath tariff scheme and levels of contributions have been drawn from work carried out by the Surrey Collaboration Project. It is expected that the interim guidance will be adopted as a Supplementary Planning Document later in 2010.

Table 3: Developments Permitted with Planning Obligations attached (2009/10)

Planning Application Number	Development Permitted	Type of Agreement/Obligation	Summary of Planning Obligation
07/1009	Erection of a part two storey, part single storey office building with accommodation in roof space and associated car parking and access onto Deepcut Bridge Road.	S.106 Planning Obligation	Green Travel Plan: A financial contribution of £4,500.00 towards auditing the Travel Plan. Public Transport: An index linked financial contribution of £9,500.00 towards the provision and maintenance of real time information.
08/0511	Erection of a part two storey part three storey building to comprise a 91 bed nursing home (Class C2) to include refuse and cycle storage following demolition of existing.	S.106 Planning Obligation	Traffic: An index linked financial contribution of £8070.00 to be made towards the provision of improvements to pedestrian and bus stop facilities within the vicinity of the junction between Park Road and Park Street.
09/0232	Erection of a 3-5 storey warehouse building for self storage use (Class B8) together with parking and access works, boundary treatment, landscaping and associated works.	Unilateral Undertaking (PIC)	Contribution of £5332.00 to SCC towards Yorktown Transport Strategy (paid direct to SCC 22/04/2010); Contribution of £368.00 to SCC towards Public Library Services (paid direct to SCC 22/04/2010); Contribution of £58.32 to SCC for Monitoring (paid direct to SCC 22/04/2010); Contribution of £132.00 to SHBC towards Waste Recycling Facilities (paid 22/04/2010); Contribution of £10,000 to SHBC towards Public Art/ Signage (paid £10,270.00 incl. indexation 22/04/2010); Contribution of £233.28 to SHBC for Monitoring (paid 22/04/2010); Enter into a S.278 Agreement prior to commencement of development

Planning Application Number	Development Permitted	Type of Agreement/Obligation	Summary of Planning Obligation
			(agreement completed 23/03/2010).
09/0245	Outline application for the erection of a detached two storey four bedroom dwelling house (all matters reserved).	Unilateral Undertaking (PIC)	Contribution of £62.46 to SCC for Monitoring (paid 20/08/2009); Contribution of £3812.38 to SCC for Transport; Contribution of £263.12 to SCC for Libraries; Contribution of £1,647.36 to SHBC for Equipped Playspace; Contribution of £429.00 to SHBC for Community Facilities; Contribution of £94.38 to SHBC for Recycling; Contribution of £249.85 to SHBC for Monitoring (paid 20/08/2009)
09/0258	Erection of a fuel forecourt, canopy, sales building with associated plant, car parking and services following demolition of existing petrol filling station.	Unilateral Undertaking (PIC)	Contribution of £271.26 to SHBC for Monitoring (paid 21/09/2009); Contribution of £67.81 to SCC for Monitoring (paid 21/09/2009); Contribution of £6,200.00 to SCC for Transport (paid 21/10/2009); Contribution of £427.91 to SCC for Libraries (paid 21/10/2009); Contribution of £153.49 to SHBC for Recycling (paid 11/11/2009).
09/0275	Erection of a two storey office building and single storey staff restaurant building.	S.106 Planning Obligation	(Relates to the 2002 application): Financial contribution of £104,000 to County Highway Authority for Safety Improvements/ Parking Improvements.
09/0336	Erection of 2 two storey six bedroom dwelling houses with accommodation in the roof, one with an integral double garage and one with a detached double garage following demolition of existing dwelling house.	Unilateral Undertaking (PIC)	Contribution of £108.11 to SCC for Monitoring; Contribution of £6598.35 to SCC for Transport; Contribution of £455.40 to SCC for Libraries; Contribution of £2851.20 to SHBC for Equipped Playspace; Contribution of £742.50 to SHBC for Community Facilities; Contribution of £163.35 to SHBC for Recycling; Contribution of £432.43 to SHBC

Planning Application Number	Development Permitted	Type of Agreement/Obligation	Summary of Planning Obligation
			for Monitoring.
09/0347	Erection of a two storey building with accommodation in the roof space, comprising of 9 residential units (2x1 bed, 2x2 bed and 5x3 bed), with associated bin and cycle store, parking and amended access onto Grove Cross Road, following demolition of the existing dwelling house.	Unilateral Undertaking (PIC)	Contribution of £330.64 to SCC for Monitoring; Contribution of £1322.54 to SHBC for Monitoring.;; Contribution of £21,101.39 to SCC for Transport; Contribution of £1456.36 to SCC for Libraries; Contribution of £7608.96 to SHBC for Equipped Playspace; Contribution of £2374.50 to SHBC for Community Facilities; Contribution of £522.39 to SHBC for Recycling.
09/0406	Erection of one 2 storey five bedroom detached dwelling and erection of a detached garage following demolition of existing garage.	Unilateral Undertaking (PIC)	Contribution of £81.46 to SCC for Monitoring; Contribution of £325.86 to SHBC for Monitoring.;; Contribution of £4972.09 to SCC for Transport; Contribution of £343.16 to SCC for Libraries; Contribution of £2148.48 to SHBC for Equipped Playspace; Contribution of £559.50 to SHBC for Community Facilities; Contribution of £123.09 to SHBC for Recycling.
09/0410	Erection of a two storey four bedroom dwelling house and new access following retention of 44 Hillcrest Road on a reduced curtilage.	Unilateral Undertaking (PIC)	Contribution of £249.85 to SHBC for Monitoring (paid 12/08/2009).;; Contribution of £62.46 to SCC for Monitoring (paid 12/08/2009).;; Contribution of £3812.38 to SCC for Transport; Contribution of £263.12 to SCC for Libraries; Contribution of £1647.36 to SHBC for Equipped Playspace; Contribution of £429.00 to SHBC for Community Facilities; Contribution of £94.38 to SHBC for Recycling.

Planning Application Number	Development Permitted	Type of Agreement/Obligation	Summary of Planning Obligation
09/0454	Erection of a two storey dwelling house with attached garage.	Unilateral Undertaking (PIC)	<p>Contribution of £3812.38 to SCC for Transport (paid 09/09/2009);</p> <p>Contribution of £263.12 to SCC for Libraries (paid 09/09/2009);</p> <p>Contribution of £1647.36 to SHBC for Equipped Playspace (paid 09/09/2009);</p> <p>Contribution of £429.00 to SHBC for Community Facilities (paid 09/09/2009);</p> <p>Contribution of £62.46 to SCC for Monitoring (paid 09/09/2009);</p> <p>Contribution of £249.85 to SHBC for Monitoring (paid 09/09/2009);</p> <p>Contribution of £94.38 to SHBC for Recycling (paid 09/09/2009).</p>
09/0455	Erection of a two storey detached dwelling.	Unilateral Undertaking (PIC)	<p>Contribution of £153.75 to SHBC for Monitoring;</p> <p>Contribution of £38.44 to SCC for Monitoring;</p> <p>Contribution of £2346.08 to SCC for Transport;</p> <p>Contribution of £161.92 to SCC for Libraries;</p> <p>Contribution of £1013.76 to SHBC for Equipped Playspace;</p> <p>Contribution of £264.00 to SHBC for Community Facilities;</p> <p>Contribution of £58.08 to SHBC for Recycling.</p>
09/0483	Erection of four business units, a two storey detached house a detached triple garage with accommodation in the roof space and the formation of a water balancing pond following demolition of existing house and garage.	Unilateral Undertaking (PIC)	<p>Contribution of £810.96 to SHBC for Monitoring (paid 27/10/2009);</p> <p>Contribution of £202.74 to SCC for Monitoring (paid 27/10/2009);</p> <p>Contribution of £702.72 to SHBC for Equipped Playspace;</p> <p>Contribution of £17726.13 to SCC for Transport;</p> <p>Contribution of £1223.41 to SCC for Libraries;</p> <p>Contribution of £183.00 to SHBC for Community Facilities.</p>
09/0596	Erection of six dwellings comprising of four 2 bedroom semi detached	Unilateral Undertaking	Contribution of £78.66 to SCC for Monitoring;

Planning Application Number	Development Permitted	Type of Agreement/Obligation	Summary of Planning Obligation
	dwellings and two 3 bedroom detached dwellings with associated parking and amenity space following demolition of existing public house building.	(PIC)	<p>Contribution of £314.64 to SHBC for Monitoring;</p> <p>Contribution of £1084.96 to SCC for Transport;</p> <p>Contribution of £74.88 to SCC for Libraries;</p> <p>Contribution of £5299.20 to SHBC for Equipped Playspace;</p> <p>Contribution of £1380.00 to SHBC for Community Facilities;</p> <p>Contribution of £26.86 to SHBC for Recycling.</p>
09/0676	Conversion of existing dwelling into three, 1 bedroom flats and erection of a single storey side extension and alterations and provision of on-site parking. (Re-submission of 2008/0987).	Unilateral Undertaking (PIC)	<p>Contribution of £24.76 to SCC for Monitoring;</p> <p>Contribution of £99.02 to SHBC for Monitoring;</p> <p>Contribution of £2051.19 to SCC for Transport;</p> <p>Contribution of £141.86 to SCC for Libraries;</p> <p>Contribution of £231.22 to SHBC for Community Facilities;</p> <p>Contribution of £51.33 to SHBC for Recycling.</p>
090805	Erection of a part three, part four and part five storey building to comprise of a 100 bedroom hotel (Class C1) and three restaurant/cafe units (Class A3) on the ground floor with associated parking following demolition of existing office building.	Unilateral Undertaking	Financial contribution to a Travel Plan of £4600.00 to SCC.
09/0817	Erection of a detached two storey dwelling with accommodation in the roof space.	Unilateral Undertaking (PIC)	<p>Contribution of £325.86 to SHBC for Monitoring;</p> <p>Contribution of £81.46 to SCC for Monitoring;</p> <p>Contribution of £4972.09 to SCC for Transport;</p> <p>Contribution of £343.16 to SCC for Libraries;</p> <p>Contribution of £2148.48 to SHBC for Equipped Playspace;</p> <p>Contribution of £599.50 to SHBC for Community Facilities;</p> <p>Contribution of £123.09 to SHBC for Recycling.</p>

Planning Application Number	Development Permitted	Type of Agreement/Obligation	Summary of Planning Obligation
09/0954	Erection of 5 four bedroom houses and 4 five bedroom houses following demolition of existing dwelling and outbuildings.	Unilateral Undertaking (PIC)	Contribution of £25,566.94 to SCC for Transport; Contribution of £1764.56 to SCC for Libraries; Contribution of £11,047.68 to SHBC for Equipped Playspace; Contribution of £2877.00 to SHBC for Community Facilities; Contribution of £632.94 to SHBC for Recycling; Contribution of £1675.56 to SHBC for Monitoring; Contribution of £418.90 to SCC for Monitoring.
10/0011	Erection of 5 one bedroom flats 3 two bedroom flats, together with access and provision of 10 parking spaces.	Unilateral Undertaking (PIC)	Contribution of £632.70 to SHBC for Monitoring (paid 29/01/2010); Contribution of £158.18 to SCC for Monitoring (paid 29/01/2010); Contribution of £11,957.01 to SCC for Transport; Contribution of £825.24 to SCC for Libraries; Contribution of £1393.92 to SHBC for Equipped Playspace; Contribution of £1345.50 to SHBC for Community Facilities; Contribution of £296.01 to SHBC for Recycling.

SEIG2: The levels of crimes committed and fear of crime in Surrey Heath

Policy Background

- 5.17 Local Plan Policy G6 'Design against Crime' states that all new developments shall be designed with a view to reducing the likelihood of crime, by allowing for the surveillance of streets, footpaths and communal areas and the creation of areas of defensible space.
- 5.18 Objective 4 of the SA Framework for the Surrey Heath LDF is to reduce crime and the fear of crime. In relation to recorded crime, National Indicators 15, 16, 29 and 34 are monitored in Surrey Heath. In addition, a number of local indicators are recorded.

Anticipated Performance against the Target

Crimes Committed

- 5.19 Policies relating to this indicator will not be implemented until the Core Strategy is adopted. The Safer Surrey Heath Partnership is made up of Surrey Heath Borough Council, Surrey County Council, Surrey Fire and Rescue Service, Surrey Police, Surrey Primary Care Trust and Surrey Police Authority. These six partners work together to provide reassurance, raise awareness of community safety issues and implement strategies to reduce crime and fear of crime. Table 4 below shows the levels recorded in 2009/10.

Table 4: Recorded Crime Statistics within Surrey Heath 2009/10

Indicator	Area/Description	Actual
NI015	Serious Violent Crime per 1,000 Population	0.18
NI016	Serious Acquisitive Crime (%)	8.1%
NI029	Gun Crime Rate (%)	0.1%
NI034	Domestic Violence Murder (%)	0
SH126	Domestic Burglaries per 1,000 Households	1.3
SH127	Violent Crime per 1,000 Population	28.47
SH128	Total Vehicle Crimes per 1,000 population	1.5
SH225	Number of domestic referrals from Surrey Women's Aid (men and women)	84

Fear of Crime

- 5.20 Although the level of crime is relatively low within the Borough, compared to national figures, the fear of crime amongst residents is quite high. Through wider partnerships the fear of crime is being tackled within the Borough. Every three years the Safer Surrey Heath Partnership carries out a Community Safety Survey to identify perceptions residents have about crime in their neighbourhoods.
- 5.21 There has been a history of concern surrounding the safety of Camberley Town Centre at nights and weekends due to the high concentration of establishments selling alcohol. The Community Safety Strategy 2005-08 identified that almost half of all incidents involving criminal damage in the Borough occurred on a Friday or Saturday. In June 2007, a revised Community Safety Survey was undertaken. A key finding was that more than half of residents in Surrey Heath felt there was a sense of community spirit in their neighbourhood, compared with 40 per cent in 2004. Ninety-two per cent said they were either satisfied or very satisfied with the area in which they live, compared with 83 per cent in 2004. Just over 12 per cent had been a victim of crime in the last 12 months, compared with 39 per cent in 2004. Almost 60 per cent of respondents felt that the crime and disorder situation had not changed in the last 12 months; 17 per cent felt it had worsened and 7.9 per cent felt it had improved.
- 5.22 In February / March 2009 a small scale Community Survey was carried out, which identified that the primary safety concern of residents was fear of

burglary. This was followed by fear of crime and criminal damage. Community safety priorities for 2009/2010 have been identified as follows:

- To reduce fear of crime
- To reduce public place disorder, e.g. secondary fires, alcohol-related disorder and criminal damage
- To reduce priority crimes, e.g. domestic abuse, household burglaries and theft of vehicles
- To reduce substance misuse

Summary

- Surrey Heath has not permitted any developments within the floodplain contrary to the advice of The Environmental Agency, therefore achieving objectives set out in Local Plan Policy G14 and Policy NRM4 of the South East Plan.
- The Core Strategy will address the issue of developments using renewable energy systems within developments, including combined heat and power systems (CHP). This is in accordance with the South East Plan and PPS22. Further work will be undertaken to investigate how energy efficiency ratings and sustainable forms of construction and power consumption identified in planning applications can be recorded.
- The Borough Council has adopted Interim Planning Guidance for the purpose of securing developer contributions towards a range of infrastructure.
- The Borough Council will endeavour to meet the targets within forthcoming DPDs and those set by County and regional and national government.

6. URBAN ENVIRONMENT

Contextual Indicator Summary

Twenty-five percent of the land within the Borough is within the defined settlement areas. Within the urban areas of the Borough, 'Areas of Good Urban Character' have been identified. Areas of Good Urban Character account for 5% of the land within the urban settlements and are primarily the areas developed during the Victorian era and the early part of the 20th Century. Areas of Urban Landscape Quality Areas have also been identified. These areas account for 10% of the land within the identified urban settlements.

For more detailed Urban Environment Contextual Objectives – see page 93.

Objectives

The Local Plan identifies:

- a) Areas of distinctive environmental qualities and character which should be retained for the benefit of future generations.
- b) Areas of urban open space which are of particular value for recreation, amenity or ecological reasons which should be protected from inappropriate development.
- c) Areas of low density residential development where higher density development would be detrimental and out of character.
- d) Areas of urban landscape value where important natural features should be retained and where possible enhanced.
- e) Areas of particular built form where the distinctive local characteristics should not be lost.
- f) Areas where the residential environment should be enhanced by appropriate measures.

LOCAL OUTPUT INDICATORS

LOIUE1: Loss or reduction in size of green spaces in settlement areas 2009/10

Policy Background

- 6.1 Local Plan Policy UE1 'Green Spaces within Settlement Areas' states that the Borough Council will not permit the loss of, or reduction in the size of green spaces as they contribute to the environmental quality of the urban settlements. This is in accordance with Policy CC8 of the South East Plan and PPG17 'Planning for open space, sports and recreation'.
- 6.2 In 2006/07, the Council prepared an "Open Space and Recreation Study," which includes an audit of the provision of all types of open space in the Borough. This document investigates in detail the provision of natural semi-

natural land, amenity green space and sports provision, eg. football pitches or golf courses or allotments.

- 6.3 The Core Strategy will be guided by this document and will also be informed by the Surrey Heath Community Plan which sets out the protection of green spaces as an environmental objective.

Performance against the Target

Table 5: Local Plan Policy UE1: Green Spaces within Settlement Areas

	Target	Actual
Spaces (hectares) lost / developed in 2009/10	0	0.04ha - approx

Analysis

- 6.4 Within the period 2009/10 The Council granted permission for one application which would lead to a loss of green space and was contrary to Policy UE1 of the Local Plan. Whilst the target has not been met, in each case it was felt that the proposal qualified under special circumstances.

09/0500 *Outline Application for the erection of 60 dwellings comprising of 38 houses and 22 flats with associated parking and landscaping and equipped children's play areas following demolition of existing school buildings, together with change of use from school playing fields to public open space.*

The layout and design of the scheme was considered to minimise encroachment into the existing green space. A large area of public open space will also be provided within the developed area.

Summary

- The Borough Council has permitted the loss of approximately 0.4ha of Green Space in 2009/10 and therefore has not met the target.
- The Borough Council will endeavour to meet the standards for open space and recreation provision as they are established by the Open Space and Recreation Study.

7. HERITAGE

Contextual Indicator Summary

A rich variety of built development reflects the historic, social and economic development of the area. The villages are in the main much older than Camberley, now the major development area. This is reflected in the historic built environment, many villages containing the stock of historic buildings and designated conservation areas. Camberley grew rapidly in the early 19th Century onwards following the establishment of the Royal Military College at Sandhurst and much of its built heritage dates from this time, including that within the Royal Military Academy conservation area which is of very high quality.

For more detailed Heritage Contextual Objectives – see page 93.

Objectives

- a) To protect the best of the Borough's heritage for the benefit of future generations.
- b) To protect statutory listed buildings and structures of local significance from inappropriate development and alterations.
- c) To encourage high standards of design within conservation areas and in respect of historic buildings and features.
- d) To ensure the preservation and enhancement of the character and appearance of conservation areas.
- e) To protect Scheduled Ancient Monuments from development.
- f) To protect areas of archaeological importance and ensure that developers provide adequate arrangements for proper investigation.
- g) To protect historic landscapes, parks and gardens from inappropriate development and alterations.

LOCAL OUTPUT INDICATORS (LOI)

LOIHE1: No. of listed and locally listed buildings completely demolished, or removed, or added to the statutory list, or at risk in 2009/10

Policy Background

- 7.1 Local Plan Policies HE7 'Demolition, Alterations and Additions to Listed Buildings' and HE10 'Structures of Local Significance' states that the Borough Council will seek to retain and preserve the stock of listed and local listed buildings. This is in accordance with South East Plan Policy BE6 'Management of the Historic Environment', and Planning Policy Statement 5 'Planning for the Historic Environment'.

Performance against the Target

Listed Buildings

Table 6: Demolitions, Alterations and Additions to Statutory Listed Buildings 2009/2010 (Local Plan Policy HE7)

	Target	Actual
Buildings completely demolished	None	None
Buildings removed from the Statutory List	None	None
Buildings added to the Statutory List	-	One*
Buildings at risk	None	None

* Barn opposite Brooklands House, Philpot Lane, Chobham: Grade 2 listed

Locally Listed Buildings

Table 7: Demolitions, Alterations and Additions to Locally Listed Buildings 2009/10 (Local Plan Policy HE10)

	Target	Actual
Buildings completely demolished	None	None
Buildings removed from the List	None	None
Buildings added to the List	-	None

Analysis

- 7.2 The Council has not been notified of any demolitions or significant alterations to either Statutory Listed or Locally Listed buildings during 2009/10. There are no buildings which are currently deemed to be at risk. One building was added to the Statutory List during the year.

LOIHE2: Number of Scheduled Ancient Monuments and County Sites of Archaeological Importance completely destroyed, or removed, or added to/from the Statutory List, or at risk in 2009/10

Policy Background

- 7.3 Local Plan Policy HE13 'Scheduled Ancient Monuments and County Sites of Archaeological Importance' states that there will be a presumption against any development which will have an adverse effect on scheduled ancient monuments including their site and setting. This is in accordance with South East Plan Policy BE6 'Management of the Historic Environment', and Planning Policy Statement 5 'Planning for the Historic Environment'. The Council has also been guided by English Heritage to ensure that the provisions of "The Convention on the Protection of Archaeological Heritage (Revised) (The Valetta Convention)" as ratified by the UK in September 2000 are recognised, which explains how archaeological heritage should be identified and sets controls and standards for excavations.

Performance against the Target

Table 8: Schedule of Ancient Monuments and County Sites of Archaeological Importance 2009/2010 (Local Plan Policy: HE13)

	Target	Actual
Sites completely destroyed	None	None
Sites removed from statutory	None	None
Sites added to statutory list	-	None
Sites at risk	None	None

7.4

Analysis

The Council has met the targets in relation to Ancient Monuments and County Sites of Archaeological Importance. The protection of monuments and sites will continue in accordance with South East Plan Policy BE6 'Management of the Historic Environment', and Planning Policy Statement 5 'Planning for the Historic Environment'.

Summary

- Within the monitoring period 2009/10, no Statutory Listed or Locally Listed buildings have been demolished or significantly altered in the Borough. One building has been added to the Statutory List.
- The Borough Council will endeavour to meet the targets within the forthcoming DPDs and those set by County and regional and national government and will continue to work closely within English Heritage.

8. RURAL ENVIRONMENT AND BIODIVERSITY

Contextual Indicator Summary

The countryside within the Borough performs a number of roles: as Green Belt in the east of the Borough; as an area of importance for biodiversity in the central heathland area; and in the west as a strategic gap maintaining the separation of the settlements along the Blackwater Valley. The Countryside Beyond the Green Belt is protected for its own sake and to prevent the coalescence of settlements.

For more detailed Rural Environment and Biodiversity Contextual Objectives – see page 94.

Objectives

- a) To provide a policy framework to ensure that the best of the Borough's rural environment is retained for the benefit of future generations.
- b) To identify the Green Belt and Countryside Beyond the Green Belt and protect these areas from inappropriate development.
- c) To identify the character of the countryside and settlements within it, including areas of landscape value, and set out policies for their protection.
- d) To identify the Borough's best natural environment assets, including those of nature conservation interests and to set out policies for their protection.
- e) To provide guidance for new developments in the countryside, including extensions to existing buildings, re-uses and conversions of existing buildings and rural diversification.

CORE OUTPUT INDICATORS

COIE2: Changes in areas of biodiversity importance 2009/10

Policy Background

- 8.1 Local Plan Policy G22 'Protection of Species' states that development and other land use changes having an adverse effect on species and habitats protected by appropriate legislation will not be permitted.
- 8.2 Policy NRM5 "Conservation and Improvement of Biodiversity" of the South East Plan states that Local planning authorities should avoid a net loss of biodiversity and actively pursue opportunities to achieve a net gain across the region.
- 8.3 The Surrey Biodiversity Action Plan localises national targets set out in the UK Biodiversity Action Plan to ensure conservation programmes are successful in dealing with local issues.

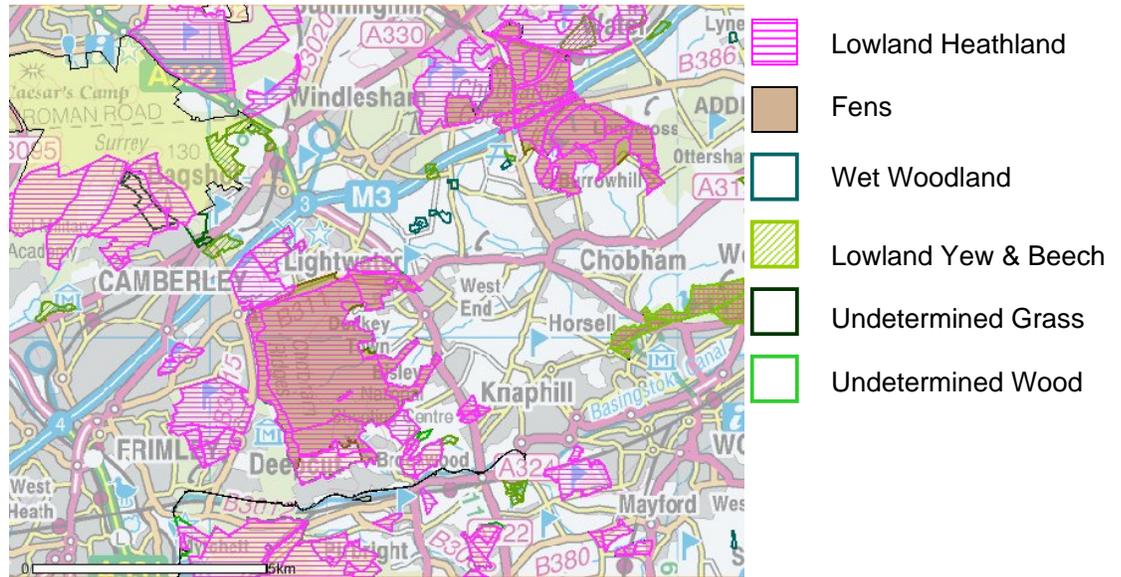
- 8.4 Policy NRM6 “Thames Basin Heaths Special Protection Area” of the South East Plan recognises the SPA and the importance for Local Authorities to address the need to avoid, or mitigate any potential adverse effects on the SPA, caused by new residential developments.
- 8.5 Planning Policy Statement ‘Biodiversity and Geological Conservation’ (PPS9), August 2005 sets out the Governments aim to conserve, enhance and restore the diversity of England’s wildlife and geology.

Performance

Changes in designated areas

- 8.6 The Thames Basin Heaths proposed Special Protection Area (pSPA), was classified as a full Special Protection Area (SPA) under the EU Birds Directive (79/409/EEC) on the 9th March 2005.
- 8.7 The Thursley, Ash, Pirbright and Chobham Candidate Special Areas of Conservation (cSAC), was classified as a full Special Area of Conservation (SAC) under the EU Habitats Directive (92/43/EEC).
- 8.8 The SAC is recognised as an internationally important area of dry and wet-crossed leaved heath and is a declining habitat rich with high levels of biodiversity. It is particularly vulnerable to the impact of nitrogen and dust deposition.
- 8.9 No changes, additions or deletions were made to these designations in 2009/10.
- 8.10 Sites of Nature Conservation Importance (SNCI) are recognised areas of county importance for flora and fauna within Surrey. They are designated by Surrey Heath Borough Council in the Local Plan through consultation with the Surrey Wildlife Trust and the Surrey Nature Conservation Liaison Group. There have been no changes to these areas in 2009/10
- 8.11 Natural England’s website provides an interactive ‘Nature on the Map’, which represents the best assessment of the distribution and extent (in England) of some of the Priority Habitats that are listed in the UK Biodiversity Action Plan. These are shown on Figure 1 below.

Figure 1: Priority habitats in Surrey Heath



Source: www.natureonthemap.org.uk

Condition of SSSIs within Surrey Heath

8.12

Of the land in Surrey Heath, 22.8% (2170.6 hectares) is covered by SSSI's. Table 9 shows the condition of the SSSI's within the Borough in 2009/10. It can be noted that the % of the site meeting the Public Service Agreement (PSA) target is that which is in "favourable" or "unfavourable recovering" condition. Overall, the PSA target of 95% of SSSI's nationally being in a 'favourable' condition by 2010 is still to be met.

Table 9: Conditions of Sites of Special Scientific Interest at 01st July 2010

	Condition	% of site meeting PSA Target
Ash to Brookwood Heaths	Favourable: 13.47% Unfavourable Recovering: 84.97% Unfavourable No Change: 0.59% Unfavourable Declining: 0.97%	98.44%
Basingstoke Canal	Favourable: 10.73% Unfavourable Recovering: 16.34% Unfavourable No Change: 45.31% Unfavourable Declining: 27.62%	27.07%
Broadmoor to Bagshot Woods and Heath	Favourable: 65.61% Unfavourable Recovering: 29.78% Unfavourable Declining: 4.61%	95.39%
Chobham Common	Favourable: 2.15% Unfavourable Recovering: 13.61% Unfavourable No Change: 35.08% Unfavourable Declining: 49.16%	15.76%
Colony Bog to Bagshot Heath	Favourable: 5.95% Unfavourable Recovering: 92.92% Unfavourable No Change: 0.25% Unfavourable Declining: 0.87%	98.87%

Source:

<http://www.naturalengland.org.uk/ourwork/conservation/designatedareas/ssi/default.aspx>

Species Numbers

- 8.13 With some 22% of the Borough covered by internationally important heathland, the population of wild bird species are of particular significance. Identifying numbers of rare bird species on the heathland can be extremely complicated due to nesting behaviour and the influence recorders may have on the presence of bird populations. Recording may also be affected by access difficulties eg. military training land. The UK Biodiversity Action Plan aims to increase nationally the number of breeding pairs of woodlark from 1,500 in 2005 to 2,150 in 2018 and an increase in the number of calling (churring) nightjar males from 4,079 to 4,800 in 2016.
- 8.14 Bird recorder data is collected and collated by Natural England on an annual basis. This contains bird counts of the rare species identified in Annex 1 (Art.4.1) of the EU Birds Directive 1979. It is split according to the Sites of Special Scientific Interest (SSSIs) which together form the SPA. It should be noted that the figures for Colony Bog and Ash to Brookwood Heaths rarely have full counts due to the extent of army land. Natural England also notes that levels of volunteer recorder effort vary and highest recorder effort tends to coincide with national data collection exercises (in this case in 2004).

Table 10: Trend based population of Annex 1 species within the Thames Basin Heaths SPA (only SSSIs all or partly in Surrey Heath are shown)

Site Name	Species	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Ash to Brookwood Heaths	Nightjar	5	4	68	6	6	6	50	71	6	16	82	76	(71)
	Woodlark	26	14	33	37	23	28	15	15	22	39	41	13	33
	Dartford Warbler	114	148	222	174	192	171	267	174	237	132	177	127	21
Broadmoor to Bagshot Woods and Heaths	Nightjar	N/A	17	42	N/A	N/A	5	45	47	N/A	22	33	(18)	65
	Woodlark	38	49	29	21	41	23	33	28	38	47	67	(41)	44
	Dartford Warbler	8	8	29	20	23	26	39	22	24	23	44	(42)	1
Chobham Common	Nightjar	N/A	N/A	28	N/A	N/A	N/A	19	54	N/A	N/A	43	48	30
	Woodlark	5	6	7	N/A	N/A	N/A	8	2	8	11	12	10	(8)
	Dartford Warbler	N/A	72	99	N/A	N/A	N/A	90	91	112	96	122	74	7
Colony Bog and Bagshot Heath	Nightjar	5	N/A	42	43	54	40	36	38	41	40	49	30	47
	Woodlark	29	9	9	13	10	3	8	26	28	27	26	17	11
	Dartford Warbler	26	33	46	54	146	33	55	51	63	57	65	97	13

Numbers provided relate to each SSSI as whole whether it falls wholly or partly within Surrey Heath Borough. Figures in brackets indicate incomplete coverage of sites.

Analysis

- 8.15 The assessment at Chobham Common has shown that much of the site suffers from lack of structural plant diversity due to undergrazing and inappropriate scrub control. Scrub clearance work and grazing is occurring on some of the units within the SSSI and public consultation is underway to allow grazing on other units. There continues to be conflicts between recreational usage and environmental objectives along Basingstoke canal.
- 8.16 The quality of SSSI's 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. The Borough Council will however, continue to

use planning policies to mitigate the harmful effects from additional development where this is appropriate.

- 8.17 There was a sharp decline in Dartford Warbler numbers in 2009 which Natural England attribute almost entirely due to the unusually harsh winter weather conditions in Jan/Feb 2009.

LOCAL OUTPUT INDICATORS (LOI)

LOIRE1: New developments within the Green Belt approved as a departure within 2009/10

- 8.18 Policy RE1 ‘The Green Belt’ and RE2 ‘Development within the Green Belt’ states that the Green Belt will be maintained and that there will be a general presumption against inappropriate development, except in very special circumstances. This is in accordance with Policy SP5 ‘Green Belts’ of the South East Plan and PPG2 ‘Green Belts’.

Performance against the Target

Table 11: Green Belt Departures 2009/10 (Local Plan Policies: RE1 and RE2)

New developments approved as a departure from Green Belt policy, as a percentage of all planning permissions granted	2009/10
	1.5%

Analysis

- 8.19 Within the period 2009/10, there were eleven applications approved as departures from policy RE2 ‘Development in the Green Belt’. In each case it was felt that the proposal qualified under special circumstances.

08/1106 – Retention of a detached stable block to provide 6 stables and associated tack room

Very special circumstances exist as the building already held a Certificate of Lawfulness and on this basis it was not considered reasonable to refuse the planning application.

09/0049 – Erection of temporary site offices and siting of 8 caravans within existing barns to provide compound welfare facilities (including overnight accommodation) and use of land/buildings to support the infrastructure works being undertaken on the M3 motorway for a temporary period of nine months. (Retrospective).

Very special circumstances exist as the buildings are temporary for 9 months, relate to works to a motorway (i.e. of national interest) and are contained primarily within existing agricultural buildings, thus minimising visual impact

09/0275 - Erection of a two storey office building and single storey staff restaurant building

Very special circumstances exist as the development forms part of a planned programme of investment in a sector which is identified as one of national and regional economic importance. This is a material consideration and it is considered

that the economic benefits associated with the proposed development would outweigh any harm

09/0964 - Erection of a conservatory/glasshouse following demolition of existing greenhouse and timber shed

Inappropriate but very special circumstances exist due to demolition of existing buildings - harm is outweighed

09/0309 – Erection of a detached garage

Inappropriate but very special circumstances exist as this replaces a building previously destroyed by fire

09/0892 - Erection of a detached garage

On balance the fact that the outbuilding falls within the permitted development parameters and is of a reasonable scale are considered to be very special circumstances that would overcome the inappropriate nature of the development in the Green Belt.

09/0434 - Erection of a detached single storey building to comprise of a clubroom, yard office, toilets, staff room and storage, following demolition of existing buildings and extension to existing parking area.

Inappropriate but very special circumstances exist due to health and safety considerations for visitors, particularly disabled riders.

09/0803 - Erection of a rear conservatory

Inappropriate but very special circumstances exist as an extant planning permission will be relinquished - this outweighs the harm

09/0654 - Erection of a single storey side extension with internal alterations to the dwelling house and detached garage following demolition of existing outbuildings

Having regard to the scale of the proposal and benefit of bringing a building of local historic interest back into use in combination with the significant net reduction of outbuildings, it is considered that 'very special circumstances' sufficient to outweigh the harm identified above have been demonstrated

09/0375 - Erection of a two storey side/rear extension and erection of a detached double garage.

Erection of garage may be inappropriate but very special circumstances exist as the proposal includes demolition of existing garages and proposed garage could be built on-site (in a different location) under permitted development rights

08/1108 - Erection of two detached stable blocks

Inappropriate development but very special circumstances exist as the building had been in place since 2004 and would therefore be immune to enforcement action. In addition, the siting of the building is discreet and not readily visible from outside the site

LOIRE3: New developments within Countryside Beyond the Green Belt approved as a departure within 2009/10

8.20 Policy RE3 'Countryside Beyond the Green Belt' states that the countryside will be protected for its own sake and only certain development will be permitted. This is in accordance with Policy C4 'Landscape and Countryside Management' of the South East Plan and PPS7 'Sustainable Developments in Rural Areas'.

Performance

Table 12: Countryside beyond the Green Belt Departures 2009/10 (Local Plan Policy RE3)

New developments approved as a departure from the Countryside Beyond the Green Belt, as a percentage of all planning permissions granted	Actual 2009/10 none
--	------------------------

Analysis

8.21 No applications were approved as a departure from Countryside Beyond the Green Belt policy in 2009/10.

SIGNIFICANT EFFECTS INDICATORS (SEI)

SEIRE1: Number of new developments completed which provide mitigation measures to reduce harm caused by development on the SPA

Policy Background

8.22 Objective 17 of the SA Framework for the Surrey Heath LDF states that the Council will "Ensure the protection of the Special Protection Areas (SPAs)". In the 2006/07 AMR, SEIRE1 was also linked to Objective 5 of the Core Strategy Preferred Options Document, and also to a policy on the Thames Basin Heaths SPA that was to be included in the Core Strategy due for adoption in March 2008. However, following advice from Government Office for the South East (GOSE) that the document was likely to be found unsound on SPA grounds, the Core Strategy was withdrawn prior to submission and a new Core Strategy Issues and Options document is now being prepared. As part of this preparation, policies are set to be included that can be monitored for the purposes outlined in SEIRE1.

Performance against the Target

8.23 In 2009/10, the following developments were completed which were linked to the provision of mitigation for the SPA.

Application Number	Number Units Permitted	Address	Number of Units Completed in 2009/10	SANGS site
2008/0700	1	Land r/o 58 & 60 Brackendale Road	1	Chobham Place Woods

2008/0910	1	8 Kings Ride	1	Chobham Place Woods
2008/0707	1	5 Beta Road Land r/o 21-31	1	Chobham Place Woods
2008/0708	4	Gresham Way 122, 124, 126	4	Chobham Place Woods
2007/1163	20(17)	Guildford Road 122, 124, 126	11	Windlesham Arboretum
		Guildford Road:- Plots 1-5 122, 124, 126	5	Windlesham Arboretum
		Guildford Road:- Plots 8-11	4(1)	Windlesham Arboretum

- 8.24 Between November 2005 and August 2008 the Council refused all applications involving a net increase in housing following the receipt of legal advice. Natural England has advised that between 400 metres and 5 kilometres from the SPA housing development is acceptable subject to mitigation measures. Their “Delivery Plan” approach to date relies heavily on applicants providing alternative open space to attract any additional recreation usage arising from new development. Natural England have also advised that within 400 metres mitigation measures cannot be used as an approach, effectively restricting residential development altogether in this zone. In August 2008, the Council adopted an Interim Avoidance Strategy that provides Suitable Accessible Natural Green Spaces (SANGS) as a mitigating measure for developments of 9 or less dwellings. This has allowed a number of small-scale development to come forward, but these permissions have not yet been reflected in the completions.
- 8.25 The Interim Avoidance Strategy allows mitigation for small developments up to a cumulative total of 280 units. The provision of further alternative open space is contingent on sites of a suitable size and quality (attractiveness) being identified. An interim assessment by an Assessor appointed by the EIP specifically to examine the issues surrounding the Thames Basin Heaths SPA, suggested an 8 hectare standard for Suitable Accessible Natural Green Spaces (SANGs) and various other amendments to Natural England’s Draft Delivery Plan.
- 8.26 The South East England Regional Assembly (SEERA) commissioned Land Use Consultants (LUC) to assess the potential availability of land that could be used as alternative recreational spaces to mitigate against the effects of new residential developments. The Study examined all potential sites within the 11 Local Authority Districts affected by the SPA. The Study has focused on land within District Council ownership and that of the MOD, Forestry Commission, Crown Estate, the County Council and other public bodies.
- 8.27 The report identified some sites within Surrey Heath which could be used as alternative open spaces with the assistance of Natural England. However these sites will be subject to further investigation into their suitability. The council is currently working on a SANGS project at Blackwater Park/Hawley Meadows. This is a joint project with Hart District Council, Rushmoor Borough Council and Hampshire County Council. If this project goes ahead mitigation would be provided for large (10+ units) sites in the western part of the borough.

SEIRE2: Air Quality levels within Surrey Heath

Policy Background

- 8.28 Objective 12 of the SA Framework for the Surrey Heath LDF is to ensure that air quality continues to improve in line with national and/or World Health Organisation targets. This is in accordance with Policy NRM9 'Air Quality' of The South East Plan and Planning Policy Guidance "Planning and Pollution Control" (PPS23), November 2004. The new National Indicator NI194 Air quality measure % reduction in NOx and primary PM10 emissions through local authority's estate and operations.

Anticipated Performance against the Target

- 8.29 The Core Strategy and policies relating to air pollution will not be adopted until 2011 at the earliest. This SEI will therefore not be analysed until after that time. Actions are however, already being taken to reduce air pollution within the Borough. Data for NI194 was not available for 2009/10. The 2005/06 AMR and 2007/08 AMR have however, examined air quality within Surrey Heath. This information will be used to set a baseline.
- 8.30 Within the Borough, 36 locations are measured for annual levels of NO₂ ug/m³. The majority of these are under the target set by DEFRA. However, those levels recorded next to the M3 Motorway (strip of land from Frimley Road Camberley to Ravenswood Roundabout Camberley which embraces the M3 Motorway and the houses on both side of the motorway which border the highway), are above the targets set by DEFRA and an "Air Quality Management Area" (AQMA) has been established. The average reading recorded in the worst case location in 2009/10 was 34 ug/m³. The target is 40 ug/m³. Meeting this target is viewed as challenging particularly since most of the traffic carried on the motorway originates from outside the Borough.

SEIRE3: The amount of waste produced and recycled within the Borough

Policy Background

- 8.31 Objective 22 of the SA Framework for the Surrey Heath LDF is to reduce the amount of waste generated and maximise re-use and recycling. This is in accordance with the Environmental Objectives of the Surrey Heath Community Plan 2004 – 2014 to encourage the residential and business sectors to re-use, recycle and reduce waste. DEFRA also published a "Waste Strategy for England" in May 2007. It aims to reduce the amount of household waste that is not re-used, recycled or composted from 22.3 million tonnes in 2000 to 12.2 million tonnes in 2020, a reduction of 45%. Over the same time period it aims for a recycling and composting rate of 50% of household waste.

Anticipated Performance against the Target

- 8.32 As with SEIRE2 this policy will not be analysed until the adoption of the Core Strategy and relevant policies. However, it has been monitored from the 2004/05 AMR to set a benchmark for future data. It is anticipated that the amount of waste produced will decrease and that the level of recycling within the Borough will increase. The recycling rate has seen an improvement from 29.78% for 2006/07 to 30.00% for 2007/08 and 31.93% in 2008/09. The Council began a new refuse and recycling collection service in September 2009 and this has resulted in an overall increase in recycling rates in the year 2009/10 to 49%. It

should however be noted that since implementation of the new strategy the recycling rate has been considerably higher at 65% for quarter 3 and 63% for quarter 4 of the monitoring period.

SEIRE4: Average levels of energy used by households within Surrey Heath compared with national levels

Policy Background

- 8.33 Objective 21 of the SA Framework for the Surrey Heath LDF is to increase energy efficiency and increase the use of renewable resources.
- 8.34 As with the other SEIs this policy will not be analysed until the adoption of the Core Strategy. It is anticipated that the amount of gas and electricity used within the Borough will decrease over time. However, it is believed that the amount of energy used per resident within Surrey Heath will remain above the average of GB residents. Data released for 2005 shows gas demand has dropped by 7% compared to the previous year although electricity consumption increased by 0.5%. However it will be necessary to examine this data over a longer time frame as it is highly influenced by seasonal fluctuations (eg. a warm winter) and price spikes.

SEIRE5: Water consumption levels in the Borough

Policy Background

- 8.35 Objective 24 of the SA Framework for the Surrey Heath LDF is to reduce water consumption within the Borough.

Anticipated Performance against Target

- 8.36 As with the other SEI this policy will not be analysed until the adoption of the Core Strategy and relevant policies. Benchmark data was unavailable for the period 2009/10 although the Audit Commission indicated that daily domestic water consumption was 168 litres in 2004. South East Water serves the majority of customers in this Borough. They are required under the Water Act 2003 to assess supplies over their network area for the next 25 years to form the basis of the Periodic Review (PRO9) and a revised water resource management plan (WRMP). The draft WRMP and an Environmental Report had to be submitted to the Secretary of State before 1 January 2008.

Summary

- The Borough Council has met the majority of its targets in relation to the Rural Environment and Biodiversity Policies within the Local Plan. The condition of SSSI's and SPA within the Borough is however a concern.
- The Borough Council will endeavour to meet the targets within the forthcoming DPDs and those set by County and regional and national government and will in particular work closely within Natural England to protect the SPA and SAC.

9. RECREATION

Contextual Indicator Summary

Surrey Heath possesses an attractive natural environment, with wide areas of open heath and pine and birch woodland. The extensive Green Belt, and open countryside provides leisure opportunities that can be enjoyed by the residents of both the rural villages and the urban areas of Camberley and Frimley. The Borough has over 200 hectares of parks and recreation grounds including Lightwater Country Park (60 hectares), Frimley Lodge Park (24 hectares) and the Blackwater Valley. The Borough also has a variety of sports, cultural, educational and art centres.

For more detailed Recreation Contextual Objectives – see page 94.

Objectives

- a) To resist the loss of public and private recreational facilities.
- b) To encourage the provision of appropriate recreational facilities to meet the identified needs of the Borough.
- c) To encourage the improvement of existing facilities in order to achieve their full recreation potential.

LOCAL OUTPUT INDICATORS

LOIR1: Change of existing recreational and open space facilities in 2009/10

Policy Background

- 9.1 Local Plan Policies R1 'Retention of Recreational Facilities' and R2 'Development for Recreation' seeks to protect and enhance community facilities within the Borough. This is in accordance with the leisure objectives of the Community Plan 2004 – 2014, Policy S1 'Supporting Healthy Communities' within the South East Plan and PPG17 'Planning for Open Spaces, Sport and Recreation'.

Performance against the Target

Table 13: Permitted loss/additions to open space and recreational facilities within Surrey Heath 2009/10 (Local Plan Policy R1/R2)

	Target	Actual
Lost	None	None
Added or extended	-	None

Analysis

- 9.2 No losses or additions to open space and recreational facilities have been permitted in 2008/09

LOIR2: Percentage of residents that are satisfied with the quality and quantity of open spaces in their local area 2008/09

Policy Background

- 9.3 The Place Survey is a new consultation that all local authorities are required to carry out on a two yearly basis. The Place Survey was devised by central government and replaces the Best Value Performance Indicator Survey (BVPI) which was carried out by SHBC in 2000, 2003 and 2006.

Performance

- 9.4 The Place Survey 2008 measured the percentage of residents that are very or fairly satisfied with cultural services within the Borough. The survey indicated that 78% of people who had visited parks and open spaces in the past 12 months were satisfied with the facilities provided.

Analysis

- 9.5 Although it is indicated that the majority of residents are satisfied with open space and parks within the Borough, it does not provide any explanation as to why 22% of residents are not satisfied. The Council has conducted a detailed survey of residents' views on open space to inform work for the Open Space and Recreation Study 2007. This document was approved by the Council's Executive in 2007 and will be used as a background document to support the Core Strategy. The Open Space and Recreation Study sets out future provision standards to identify where the level of provision needs to be either maintained or improved across the borough.

Summary

- The Borough Council will endeavour to meet the targets within the forthcoming DPDs and those set by County and regional and national government and will in particular work with the Leisure department and relevant stakeholders and organisations.

10. HOUSING

Contextual Indicator Summary

Within Surrey Heath 46.9% of the housing stock comprises detached houses as compared to 22.8% overall in England and Wales. The largest area of need for smaller properties is in the urban areas mainly in and around Camberley. Surrey Heath is ranked 267th out of 376 districts in England and Wales for affordability of housing. This reflects the relative wealth of the area, but also contributes to the difficulty of attracting lower paid skilled workers into the area, due to the shortage of smaller cheaper homes. In 2009 the Land Registry identified the average property price in the Borough as being £250,000 which is approximately 8 times the average household income of £29,446.

For more detailed Housing Contextual Objectives – see page 96.

Objectives

- a) To ensure that sufficient housing land is available and to ensure that the contribution from defined settlement areas is maximised. Where this is not possible, a limited number of sites only in Countryside Beyond the Green Belt on “brownfield land” or close to existing facilities and settlements, or on Housing Reserve Sites have been identified. Green Belt is to be retained and safeguarded from development.
- b) To seek to meet the needs of small households, those with disabilities, low-income households and those needing rented accommodation.
- c) To resist the loss of small dwellings.
- d) To ensure that new developments respect the character of its surroundings and provides a living environment to a high quality standard.
- e) To ensure that there is adequate provision of amenity space, playing space and public open space.

CORE OUTPUT INDICATORS

COIH1: Plan period and housing targets

Policy Background

- 10.1 Policy H1 ‘Regional Housing Provision’ of the South East Plan sets out the requirement of 3,740 dwellings to be built within the Borough of Surrey Heath between 1st April 2006 and 31st March 2026.

Table 14: COIH1 - Annual Housing Requirements

Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target	Yearly Housing Required
April 2006	March 2026	3,740	Draft South East Plan	187

COIH2 (a – d) - consisting of:

- H2(a) Net additional dwellings – in previous years
- H2(b) Net additional dwellings – for the reporting year
- H2(c) Net additional dwellings – in future years
- H2(d) Managed Delivery Target

Policy Background

- 10.2 The elements of Core Indicator H2 collectively form the housing trajectory. The housing trajectory looks at the housing completions to date over the plan period, and looks to project forward to estimate the likely housing delivery in the Borough over the next 15 years. Closely associated to the housing trajectory is the Council's assessment of five-year housing supply.
- 10.3 All Local Planning Authorities are required by Planning Policy Statement 3: Housing (November 2006) to carry out a Strategic Housing Land Availability Assessment (SHLAA). This should seek to identify broad locations and specific sites that will enable a continuous delivery of housing for at least 15 years. This includes maintaining and demonstrating a 5 year supply of deliverable sites that are available, suitable and achievable. A SHLAA was prepared and published in November 2009, and was being updated in April 2010 to be published later in 2010. In order to make the housing trajectory as up-to-date as possible, figures from the draft SHLAA (August 2010) have been used to produce the housing trajectory.
- The South East Plan*
- 10.4 The South East Plan was adopted on 6th May 2009. Policy H1 'Regional Housing Provision' sets out the requirement of 3,740 dwellings to be built within the Borough of Surrey Heath between 1st April 2006 and 31st March 2026.
- 10.5 Table 15 shows the housing trajectory from 2001 to 2026 based on the South East Plan targets.

Performance against the Target

Table 15: Net Dwelling Completions and Projected Completions against RSS Targets

Indicator		01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
H2a	Net Additions - Past	131	335	201	143	417	337	119	341						
H2b	Net Additions - Reporting and Current Year									34	118				
H2c	Net Additions - Future											119	119	119	118
	South East Plan Target - Annualised						187	187	187	187	187	187	187	187	187
	Area in hectares to come forward – current year and years 1-5										11	5.5	5.5	5.5	5.5
H2d* ¹	Managed Delivery Target - South East Plan						187	179	182	173	182	186	191	196	203

¹ The Managed Delivery Target takes into account the cumulative total of previous years completions (or projected number of completions for future years) to calculate a target for each monitoring year. The target given indicates the total number of dwellings which should be completed in any given year, in order to meet the cumulative housing targets of the relevant delivery plan.

Table 15: Net Dwelling Completions and Projected Completions against RSS Targets (cont)

Indicator		15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
H2a	Net Additions - Past											
H2b	Net Additions - Reporting and Current Year											
H2c	Net Additions - Future	118	363	363	363	363	364	280	281	281	281	281
	South East Plan Target - Annualised	187	187	187	187	187	187	187	187	187	187	187
	Area in hectares to come forward – current year and years 1-5	5.5										
H2d ²	Managed Delivery Target - South East Plan	211	220	204	184	158	124	76	26	-60	-230	-741

Table 16: Dwelling completions in 2009/10 and 2006/10 (Local Plan Policy H1)

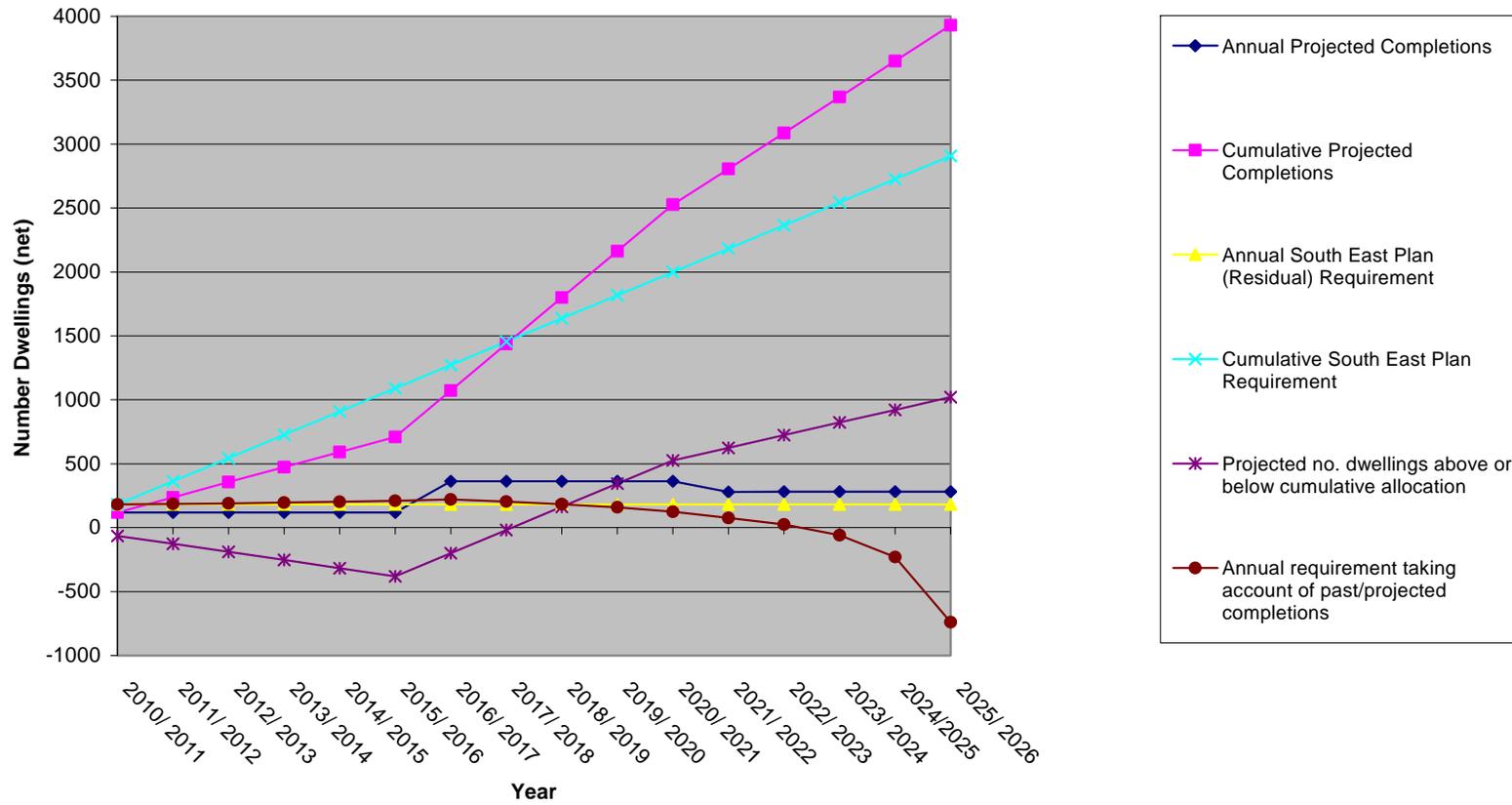
	Net	Gross
Dwelling completions in 2009/2010	34 dwellings	46 dwellings
Dwelling completions in 2006/2010	831 dwellings	942 dwellings

² The Managed Delivery Target takes into account the cumulative total of previous years completions (or projected number of completions for future years) to calculate a target for each monitoring year. The target given indicates the total number of dwellings which should be completed in any given year, in order to meet the cumulative housing targets of the relevant delivery plan.

Analysis

- 10.6 The level of net dwelling completions for the period 2009/10 is below the annual level required by the South East Plan. Since the beginning of the Plan period (2006), 831 net dwellings have been completed. When compared to the cumulative requirement of the South East Plan, the Authority has provided a surplus of 83 units. However, this is due mainly to a high completion rate for the period 2006/07 along with the high number of completions through the “one-off” development of Land West of Park Street (217 units completed in monitoring period). It is anticipated that issues arising from the SPA designations within the Authority will have a significant effect on the ability to deliver housing for the foreseeable future.
- 10.7 The identified provision for the period 2009-2026 has been assembled using extant permissions, identified Local Plan allocations yet to be utilised, and sites identified in the draft Strategic Housing Land Availability Assessment. Each site has been assessed on its deliverability and has been allocated accordingly within the trajectory. If the sites identified for development were to come forward and meet their dwelling density estimates, the Authority would have an estimated surplus of 1021 dwellings for the period 2006-2026. There are two things to note with the formation of this trajectory. Firstly, it does not account for windfall sites in the first 10 years of the trajectory, and it is expected that over the length of the Plan period, the surplus identified may be greater than identified. Secondly, the trajectory rests largely on the resolution of issues surrounding the Thames Basin Heaths Special Protection Area (SPA). No development can occur within 400m of the SPA, and any proposed development within 5km of the SPA must have mitigating measures to help protect the designated area. Since 2005, the number of residential approvals has fallen significantly and it is likely that over the short term the projections outlined in the trajectory will not be achieved. An Interim Avoidance Strategy was adopted in August 2008 which puts forward mitigating measures for housing developments of 9 or less dwellings. This has allowed the Authority to begin to approve small-scale developments in the short term. However, this strategy allows mitigation only for 280 units and the ability of the Authority to achieve its housing delivery targets are dependent on finding a long-term solution to the issues surrounding the SPA.

Figure 2: Housing Trajectory 2010-2026



- 10.8 Figure 2 shows the anticipated housing trajectory that has been assembled for the South East Plan and covers the plan period 2006-2026. This trajectory has been based on a total requirement of 3,740 dwellings with an annual completion target of 187. It incorporates extant permissions, projections on allocated Local Plan sites, and sites that have been put forward in the draft Strategic Housing Land Availability Assessment.

Table 17: Summary of the Housing Trajectory 2006-2026 (South East Plan) based on sites included in the draft SHLAA

<u>Housing Requirement 2010 – 2026</u>	<u>Dwellings (net)</u>
South East Plan (2006 – 2026):	3,740
Net Completions (2006-2010)	831
Total Requirement (2010 – 2026)	2,909
<u>Housing Provision 2006 – 2026</u>	
Completions 2006-2010	831
Permissions at 31/03/2010 (expected to be delivered within 5 years)	456
Identified sites of less than 5 dwellings	57
Sites of 5+ units that do not yet have Planning Permission but to which a reasonable degree of certainty can be attached	18
Other sites of 5+ units	3400
Total Provision 2006 - 2026	4,762
2006 – 2026 Deficit (3,740-4,762)	+1,022

- 10.9 The trajectory indicates that the Borough may have sufficient housing land supply over the South East Plan period. However, it should be noted that much of this supply is loaded towards the end of the plan period, and that there may be a deficit in the first 5 years. It should also be noted that the SHLAA is a means of identifying potential housing land supply. It does not designate sites for development, and inclusion in the SHLAA does not provide certainty that a particular site will come forward for development.

Demonstrating a 5 Year Supply of Deliverable Sites

- 10.10 PPS3 requires Local Planning Authorities to assess and demonstrate a 5 year supply of deliverable sites. According to paragraph 54 of PPS3, in order to be considered in the 5 year supply, sites should:
- Be Available – the site is available now
 - Be Suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
 - Be Achievable – there is a reasonable prospect that housing will be delivered on the site within five years
- 10.11 Core Output indicator H2 requires that the formation of the 5 year trajectory be “forward looking”. Therefore the 5 year projection has a start date of 1st April 2010, supported by an up-to-date picture of past dwelling completions. In

order that the 5 year supply is as accurate as possible, housing data for completions and outstanding commitments is included as at 31st August 2010.

Table 18: 5 Year Supply of Deliverable Sites

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Completions 01/04/2010 to 31/08/2010	3					
Units under construction at 31/08/2010 (net)	28					
Notcutts	28	82	82			
Woodside Cottage				8	7	
Permissions not yet commenced (excluding allocated sites)		45	45	45	45	45
Soft Commitments (5+ Units) (excluding allocated sites)			9	9		
Total Projections - Allocated Sites	28	82	82	8	7	
Total Projections - Unallocated Sites	31	45	54	54	45	45
Total Projected Completions	59	127	136	62	52	45

Analysis

- 10.12 Between 2006 and 2010, 831 (net) dwellings were completed. In 2010/11 a further 118 (net) completions are anticipated. The South East Plan requires that 3,740 new dwellings are built from 2006-2026. Taking account of past completions, at 01/04/2011, the remaining South East Plan housing requirement will stand at 2,791. This equates to a residual requirement of 186.1 units per year from 2011 to 2026.
- 10.13 As demonstrated in table 18 above, excluding units which are currently under construction and are therefore expected to be completed in the current year, the council is able to demonstrate a supply of 422 (net) units. Based on the residual South East Plan requirement of 181.6 units per year, this represents 2.32 year's supply of deliverable housing. The Council therefore cannot demonstrate a 5 year supply of deliverable sites.

COIH3: Percentage of new and converted dwellings built on previously developed land 2009/10

Policy Background

10.14 Paragraph 36 of Planning Policy Statement 3: Housing (PPS3), November 2006 states the priority for housing development should be re-using previously developed land (PDL) as this will contribute towards the effective use of land³. Paragraph 31 also states the importance of making effective use of the existing housing stock. Local authorities are encouraged to develop positive policies to bring into use empty homes and where appropriate, acquire properties under compulsory purchase powers. Paragraph 41 of PPS3 sets a target of at least 60% of new housing to be provided on previously developed land. This includes land and buildings that are vacant or derelict as well as land that is currently in use but has the potential for redevelopment.

10.15 Policy SP3 “Urban Focus and Urban Renaissance” of the South East Plan seeks to achieve at least 60% of all new development in the South East on previously developed land and through conversions of existing buildings.

Performance against the Target

10.16 During the monitoring period 2009/2010, 100% of all new dwellings were built on PDL.

Analysis

10.17 The target of 60% set within PPS3 and the South East Plan has therefore been met.

LOIH18: Percentage of dwellings completed at i) less than 30dph ii) 30-50dph iii) 50+dph

Policy Background

10.18 Local Plan Policy H18 ‘Residential Developments in Settlement Areas’ states that applications for housing developments within the defined settlement areas should seek to achieve the highest density having regard to a set criteria.

10.19 Paragraph 47 of PPS3 says that Local Authorities may wish to set out a range of densities across the plan area although 30 dwellings per hectare (dph) net should be used as a national indicative minimum to guide policy development and decision-making until local density policies are in place. Local authorities that wish to set densities below this minimum will have to justify this choice, taking into account matters including the level of housing demand, and need, and the availability of suitable land in the area.

10.20 Policy H5 ‘Housing Density and Design’ of the South East Plan sets an overall regional target of 40 dwellings per hectare over the Plan period. It has to be

³ It should be noted that the new PPS3 published in June 2010 amends the definition of PDL to exclude land in built-up areas such as private residential gardens. For the purposes of the reporting year covered by this AMR, the new definition which was not in force at the time, has not been applied.

borne in mind that annual density levels achieved will vary according to the mix of schemes under construction during any particular year.

Performance against the Target

Table 19: Density of completed dwellings 2009/10

	Net no. of dwellings completed at <30 dph	% of dwellings completed at <30dph	Net no. of dwellings completed at 30 - 50 dph	% of dwellings completed at 30 – 50 dph	Net no. of dwellings completed at >50 dph	% of dwellings completed at >50 dph
All Sites	7	21%	10	29%	17	50%
Sites – 10+ net units	0	0%	8	32%	17	68%

Analysis

- 10.21 During the period 2009/10, the average density of developments on all sites (excluding replacement dwellings and conversions) was 15.93dph which is lower than the density target in the South East Plan. However, as shown above, 79% of net additional dwellings were completed on sites at a density of 30dph or greater. It is perhaps not surprising that the overall density is lower than the target, due to restrictions imposed on sites of greater than 9 units by the lack of SPA mitigation. There were also relatively few completions in the monitoring year, and therefore a small number of rural, low density developments have pushed the overall density down.
- 10.22 Work is ongoing to identify a SANGs which will allow mitigation for larger sites (10+ units) in the urban west of the Borough. This should to some extent allow issues around density to be addressed in future years.

COIH5: Gross affordable housing completions

Policy Background

- 10.23 Local Plan Policy H10 'Affordable Housing within Settlement Areas' required the Borough Council to secure a minimum of 220 units for affordable social housing between 1998 – 2006 on "suitable" allocated housing sites designated within the Local Plan. Indicative numbers of affordable dwellings were set for each of the sites deemed suitable. However it should be noted the actual target should be 200 units and has been used in Table 21 below. This is because the number of net units (net of demolitions) at Old Dean Road was 23 rather than 43 (a gross number). The figure of 220 (and 43 for the Old Dean Road site) was recommended by the Inspector to the Local Plan Inquiry and for this reason was included in the Local Plan.
- 10.24 The indicative targets were applied to allocation sites which were intended to deliver a minimum of 25 dwellings or were 1 hectare or larger. Proximity to local services, access to public transport (or its future provision) and the absence of conflict with other planning objectives were additional criteria used in determining whether indicative targets for affordable housing would be applied.

Table 20: Affordable Housing Completions 2009/2010

	No. of Gross Dwellings	No. of Net Dwellings
S106 Affordable	0	0
RSL Affordable	0	0
Funded through a mix of public subsidy and developers contributions	0	0
Total	0	0
Affordable housing completions (net) as a percentage of all net completions: 0%		

Table 21: Affordable housing on allocation sites within settlement areas (Local Plan Policy H10)

Site	Allocation 98 - 06	Completed by 31/03/2010	UC*	Outstanding units with Planning Permission at 31/03/2010
Collingwood College, Camberley	13	16	0	
Old Dean Road, Camberley	23	23	0	-
Alma-Dettingen Barracks, Deepcut	73	86	0	-
Lorraine Road, Camberley	35	47	0	-
Grange Nurseries/ 11 Coleford Bridge Road/ Linsford Bungalow, Mytchett	10	6	0	-
Notcutts Nursery and Woodside Cottage, Bagshot	38	0	0	91
83 College Ride, Bagshot	8	0	0	-
Sub-total		178	0	91
TOTAL	Target: 200	Affordable units to be completed by 31/03/11: 269		

- 10.25 It is recognised that the original target relates to provision up to 31st March 2006. However, Local Plan Policy H3 has been “saved” beyond 27 September 2007. This is because a number of the allocation sites are still undeveloped and work has not yet commenced on the Site Allocations DPD.
- 10.26 The significant provision at Notcutts over and above the number of dwellings identified in the Local Plan 2000 and the completion of 6 units at Grange Nurseries / 11 Coleford Bridge Road will mean the affordable housing target is exceeded although later than planned. Development at 83 College Ride, Bagshot may not be achievable as it is within 400 metres of the SPA. Natural England advise that this close to the SPA, the mitigation of additional housing development is not possible.
- 10.27 Affordable housing has also been provided on windfall sites (sites not identified / allocated in the Local Plan). The final level is subject to negotiation but Policy H10 in the Local Plan 2000 sets a qualifying threshold of 25 units and above for which a contribution towards affordable housing provision would normally be expected. The number of completions from windfalls up to 31st March 2010 is shown in Table 22 below.

Table 22: Affordable Housing on Windfall Sites 01/04/1998 – 31/03/2010

Year of completion	Site	RSL Completions (net)	S106 Completions (net)
98/99	The Mill, Bagshot	6	0
98/99	Between 112 & 114 Bain Avenue, Camberley	6	0
98/99	2-4 Caesars Camp Road, Camberley	2	0
98/99	48-72 Chapel Road, Camberley	3	0
98/99	Between 22 – 24 Highview Crescent	1	0
98/99	Adj. 33 – 43 Highview Crescent	1	0
99/00	2-4 Caesars Camp Road, Camberley	5	0
99/00	Gilbert Road, Camberley	15	0
02/03	R/o 5 - 19 The Avenue, Lightwater	6	0
02/03	Newlands Car Park, Camberley	12	0
03/04	349 - 355 London Road, Camberley	11	0
04/05	St. Catherine's School, Park Road, Camberley	0	14
04/05	Land r/o 57 - 63 Worsley Road, Frimley Green	9	0
05/06	281 - 297 London Road, Camberley	0	25
06/07	Lorraine/Cordwalles Road, Camberley (windfall element)	57	0
06/07	Elmhurst Ballet School, Heathcote Road, Camberley	0	35
08/09	Land West of Park Street (The Atrium), Camberley	0	55
08/09	Land at Guildford/Sturt Road, Frimley	28	0
	Sub - Total	162	129
	Total	291 units	

- 10.28 Combining Tables 21 and 22 gives a total of **560** affordable dwellings which will definitely be completed by 31st March 2011. This compares well with the Local Plan Table H3 target of **200** units for 1998-2006 although this target of course is limited to Local Plan allocation sites.

Analysis

- 10.29 In 2009/10, no affordable housing has been built. This is due in large part to restrictions imposed by the Thames Basin Heaths SPA. Currently mitigation is only available for sites of 9 units or fewer (unless on-site mitigation can be provided) and therefore few sites which come forward meet the affordable housing thresholds as identified in the Local Plan 2000. Ongoing provision of affordable housing will be dependent to a large extent on the ability of the council to provide SPA mitigation for sites which are large enough to require affordable housing.
- 10.30 A Strategic Housing Market Assessment has been jointly prepared with neighbouring Authorities. This was published in 2009 and will be used to identify the level of affordable housing required to reduce the backlog of need and meet newly arising need. This document will feed into policies in the emerging LDF.
- 10.31 A financial viability assessment will be produced in the context of the new PPS3 which sets out a national indicative minimum site size threshold for

which affordable housing is required of 15 dwellings (paragraph 29). PPS3 also notes local authorities can set lower minimum thresholds, where practicable and viable, including in rural areas.

- 10.32 Policy H3 “Affordable Housing” of the South East Plan states Local Development Documents will contain policies to deliver a substantial increase in affordable housing in the region.

COIH6: Housing Quality: Building for Life Assessments

Policy Background

- 10.33 Paragraphs 12 – 19 of PPS3 set out guidance on achieving high quality housing. The CABE Building For Life criteria is a government-endorsed assessment benchmark developed by CABE, designed to meet the criteria for housing quality in PPS3. Housing Developments of 10 or more net units are assessed against a number of criteria relating to: Environment and Community; Character; Streets, Parking and Pedestrianisation and Design and Construction.

- 10.34 In the monitoring year 2009/2010, the Building For Life Criteria were not assessed.

COIH4: Net Additional Pitches (Gypsy and Traveller)

Policy Background

- 10.35 Local Plan Policy H25 ‘Gypsy Sites’ states that proposals for new Gypsy sites and extensions to existing Gypsy sites will pay due regard to a set of criteria within the Local Plan. Government Guidance on Gypsy and Travellers has now been produced in the form of Circular 01/2006 ‘Planning for Gypsy and Traveller Sites’. An interim statement regarding the provision for Gypsies has also been provided in the Draft South East Plan (March 2006). The Government published a consultation paper, “Consultation on revised planning guidance in relation to Travelling Showpeople,” in January 2007. At 31st March 2010 work was underway on a partial review of the South East Plan in respect of identifying the accommodation needs of Gypsies and Travellers and a district pitch allocation.

Performance

Table 26: Provision for Gypsies, Travellers & Travelling Showpeople (Local Plan Policy H25)

Number of plots permitted for Gypsies, Travellers and Travelling Showpeople: 2009/2010 and 1998/2010:	None
---	------

Table 27: Existing Provision for Gypsies, Travellers & Travelling Showpeople (Local Plan Policy H25)

	Authorised Private	Authorised Council Owned	Unauthorised Land Owned by the Occupiers	Unauthorised Not Owned by the Occupiers
No. of sites	0	2	1	0
No. of pitches	0	30	6	0
No. of Caravans or moveable dwellings	0	34	15	0

- Analysis**
- 10.36 The Borough Council has a duty to provide accommodation for all residents in housing need. The Council has completed a GTAA study, as part of the West Surrey Travellers Group, in conjunction with Guildford and Waverley Borough Councils. The study also considers the needs of Travelling Showpeople. This finished work will inform the Core Strategy and other subsequent DPD's At 31st March 2010, work was ongoing for the Partial Review of the South East Plan. The Partial Review will allocate pitch requirements for each district.

LOCAL OUTPUT INDICATORS

LOIH1: Implementation of the housing allocation sites

Policy Background

- 10.37 Local Plan Policy H3 allocate sites for housing development in the period 2001-2006.

Performance against the Target

Table 23: Housing Allocation Sites 2001-2006 (Local Plan Policy H3)

Site	Target	Completions at 31/03/2010
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	19(17); 3NS
Notcutts Nursery and Woodside Cottage, Bagshot	150	0
83 College Ride, Bagshot	30	0
Dyckmore, Streets Heath, West End	10	0
Salisbury Terrace, Mytchett	16	0
Whitehill Farm, Kings Ride, Camberley	10	10
TOTAL	424	224

- Analysis**
- 10.38 Of the sites identified to come forward in 2001-2006, development has not yet started on a number of sites. Notcutts Nursery site has been granted planning permission for 182 dwellings with construction expected to begin in 2010/11. The remaining element of this on land at Woodside Cottage is known to still be

available. Development was nearly complete at Grange Nurseries / 11 Coleford Bridge Road. The Sergeants Mess will come forward as part of the release of the Princess Royal Barracks site. 83 College Ride, Dyckmore, and land at Salisbury Terrace, Mytchett are within the 400m zone of the SPA where Natural England advise mitigation for housing is not acceptable. At the current time, it therefore has to be presumed that these sites cannot be developed.

LOIHR2: Number of small dwellings completed as a percentage of total completions in new large developments and all developments 2000-10 and 2009/10

Policy Background

10.39 Local Plan Policy H11 'Provision of Small Dwellings in New Developments' states that on sites of 10 units or more, 40% of the proposed units must be in the form of small dwellings. For the purpose of the policy small dwellings are defined as one and two bedroom units.

10.40 Policy H4 'Type and Size of New Housing' within the South East Plan states that local authorities should identify a full range of existing and future housing needs in their area.

Performance against the Target

10.41 Two housing developments of more than 10 units were completed in 2009/10.

Table 24: Percentage of small dwellings (1 & 2 bedroom units) provided in developments of 10+ units which were completed in 2009/10.

Site Address	Units Permitted (Gross)	1-2 Bedroom Units Permitted (Gross)	Percentage of small dwellings
107 & Coleford Farm, Coleford Bridge Road, Mytchett	24	13	54%
122, 124, 126 Guildford Road, Lightwater	20	20	100%
TOTAL	44	33	75%

Table 25: Gross number of dwellings completed by size (bedrooms)

	1-2 Bedrooms		3 Bedrooms		4+ Bedrooms		% of 3 or fewer bedrooms	
	No	%	No	%	No	%	Surrey Heath	Surrey
2001-2002	114	66	12	7	46	27	73	69
2002-2003	177	48	66	18	124	34	66	70
2003-2004	105	45	27	12	101	43	57	80
2004-2005	88	48	33	18	64	34	65	81
2005-2006	386	80	51	9	50	11	90	n/a
2006-2007	331	88	24	6	22	6	94	n/a
2007-2008	114	80	10	7	18	13	87	n/a
2008-2009	318	85	18	5	39	10	90	n/a
2009-2010	29	63	5	11	12	26	74	n/a

Analysis

- 10.42 During 2009/2010, 63% of all new dwelling completions have been small dwellings (one or two bedrooms). 75% of dwellings on completed sites of 10+ units were classed as small dwellings which is above the 40% target within Policy H11 of the Local Plan.
- 10.43 In the period 2009/10, 74% of completed dwellings have had 3 bedrooms or fewer.
- 10.44 The Borough Council will address the issue of small dwellings in the Core Strategy and Development Management Policies Document. A Strategic Housing Market Assessment was published in 2009 and the results will inform the preparation of this document.

LOIH4: Provision for people with Special Needs 2009/10**Policy Background**

- 10.45 Local Plan Policy H13 'Housing for Special Needs' states that on sites of 25 or more units the Borough Council will seek the provision of some dwellings suitable for elderly people and/or some dwellings suitable to meet the needs of people with disabilities.
- 10.46 Policy H4 'Type and Size of New Housing' of the South East Plan states that local authorities should identify a full range of existing and future housing needs in their area.

Performance**Table 28: Type and number of dwelling achieved 2009/2010
(Local Plan Policy H13)**

	1998/2009	2009/2010	Commitments at 31/03/10
Elderly Units	341 units	0 units	0 units
Disabled Units	11 units	0 units	0 units

Analysis

- 10.47 There is no target for the provision of units for people with special needs. No Elderly or Disabled units were completed in 2009/10. A Housing Needs Assessment was completed in 2008 and a Strategic Housing Market Assessment in 2009 and these will be used to inform policies in the Core Strategy. Delivery of future sites which will be large enough to reach the Local Plan thresholds will be dependent on the identification of appropriate SPA mitigation.

LOIH5: Children's play space provision / improvements as a result of housing developments 2009/10**Policy Background**

- 10.48 Local Plan Policies H20 'Children's Playing Space within Large Housing Developments', H21 'Provision of Outdoor Playing Space on New Housing Developments', and H23 'Commutation of Direct Children's Playing Space Provision' set out the Council's requirement for new housing developments to provide/improve/pay towards new or existing playspace.

Performance**Table 29: Playspace & Housing Developments (Local Plan Policies H20, H21 & H22)**

Amount of new land/ improvements to existing playspace provided 2009/2010:	None
--	------

Analysis

- 10.49 During 2009/2010, there were no new or improved playspaces provided as a result of housing developments. Work started on a new playground at Frimley Lodge Park, but this had not been completed within the monitoring period. The Open Space and Recreation Study 2007 examines whether additional playspace is needed in the Borough and where this need, if any, is likely to be greatest.

SIGNIFICANT EFFECTS INDICATORS (SEI)**SEIH1: Number and percentage of new dwellings completed in the main settlement areas in the west of the Borough as a proportion of all completions**

Policy Background

- 10.50 Objective 3 of the SA/SEA for the Core Strategy is to focus new development within the main settlement areas in the western part of the Borough. The overall aim of this objective is to create more sustainable forms of development and reduce the need to travel. The main settlement areas within the western part of the Borough include Camberley, Deepcut, Frimley, Frimley Green and Mytchett. The Core Strategy sets out the strategic spatial framework and broad locations for development in the Borough (see below). The Camberley Town Centre Area Action Plan (AAP) Options Paper consulted on the types of uses residents and other stakeholders would like to see in the Town Centre. Provision of additional housing within the Town Centre will increase the number of residents who can easily access services, facilities and public transport. Existing businesses may also be supported through enhancing the vitality and viability of the town centre.

Anticipated Performance against the Target

- 10.51 This SEI will not be analysed until adoption of the Core Strategy. It is anticipated that the number and percentage of dwellings built in the main settlement areas within the west of the Borough as a percentage of all completions will increase once the Core Strategy has been adopted and the policies start to have an effect. The number and percentage of new dwellings in the main settlement areas in the west of the Borough as a proportion of all completions has been monitored from 2004/05 and will continue to be monitored so that a trend is established for this indicator. As can be seen from the table below, 50% of all net completions were within the main settlement areas in the west of the Borough.

Table 30: Number of dwellings built in the main settlement area in the west of the Borough 2009/10

Settlement Area	Gross Dwellings	Net Dwellings	% net of all housing completions
Camberley	4	4	11.8
Deepcut	0	0	0
Frimley	0	0	0
Frimley Green	5	5	14.7
Mytchett	8	8	23.5
TOTAL	17	17	50

Analysis

- 10.52 Only 50% of completed developments were within the western part of the Borough in 2009/10. However, overall completion rates were very low, reflecting the restrictions imposed on new development by the Thames Basin Heaths SPA. The figures have therefore been skewed somewhat by a relatively large single development in Lightwater which accounted for all development outside of the western settlements (07/1163 – 17 net units completed in period).

Summary

- The total of net dwellings completed in this monitoring period is 34 units. There appears to be adequate housing land supply to meet the Borough's housing needs in the period to 2026
- The Borough Council is, however, unable to demonstrate a 5 year supply of deliverable sites
- The Borough Council's ability to meet housing targets in the future may be affected by the constraint of the SPA. It is anticipated that housing completions, particularly on small sites, will remain at a low level for the next few years.
- The dwelling target for housing allocations (1998-2001) in Policy H2 has been met. It is also anticipated the dwelling target for allocations (2001-2006) in Policy H3 is achievable.
- No affordable housing units were completed during 2009/10.

11. EMPLOYMENT

Contextual Indicator Summary

Surrey Heath has a buoyant economy, and has maintained over recent years one of the lowest unemployment rates in Surrey. In March 2010 the unemployed claimant rate was 2.2%*. This represents a considerable increase from March 2008, when the figure was 0.6%, and a slight increase from March 2009 when the rate was 1.9%. However, this increase mirrors the trend occurring across the South East and England as a whole, and the figures for Surrey Heath borough still compare favourably to the percentages of the South East as a whole. The majority of residents living in Surrey Heath are managers, senior officials or professional and technical staff working in finance, IT and other business activities or within the service sector. Within Surrey Heath there are just under 4,000 firms employing over 40,000 people.

For more detailed Employment Contextual Objectives – see page 98.

*Source: www.nomisweb.co.uk

Objectives

- a) To make the best use of urban land by encouraging the redevelopment of existing industrial and commercial land, in particular older industrial estates such as Yorktown in Camberley.
- b) Safeguarding existing, suitably located, industrial and commercial premises from changing to other land uses.
- c) Encourage new small businesses through the development of identified land in the Council's ownership.
- d) Allowing limited expansion of rural industrial sites, which accommodate small firms and “bad neighbour” industrial uses.
- e) Adopting a flexible approach to areas requiring regeneration such as much of the A30 London Road frontage between Yorktown and Camberley Town Centre; and
- f) Diversification of use of existing rural buildings, where the proposed use can be accommodated satisfactorily without detriment to the countryside.

CORE OUTPUT INDICATORS

COIBD1: Total amount of additional employment floorspace – by type

Policy Background

- 11.1 Local Plan Policies E2 ‘Core Employment Areas’ and E6 ‘Employment Revitalisation Areas’ both encourage the development of employment land within the Borough. Policy E1 ‘Existing Industrial and Commercial sites outside Core Employment Area, Camberley Town Centre and Chobham’ supports industrial and commercial development on existing premises outside of the areas designated in policies E2 and E6.

- 11.2 Policy WCBV2: Employment Land of the South East Plan states that the need for additional new employment floorspace should where possible be met through the more efficient use of land in town centres and established employment areas.

Performance

**Table 31: Additional Employment Floorspace Completed (sq.m)
(Local Plan Policies E1, E2, E6)**

	B1a	B1b	B1c	B1 (unable to split)	B2	B8	B1 & B8	Mixed across B	Total
2001–2009									
Gross	14,081	16,259	10,326	10,024	8,875	11,282	2,550	12,742	86,139
2009-2010									
Gross	113	0	0	4,144	0	0	0	0	4,257
Net	-102	0	0	4,144	0	0	0	-4,144	-102

**Table 32: Additional Employment Floorspace Completed (sq.m)
by Local Plan Policy Designation**

	Town Centre	Core Employment Area	Employment Revitalisation Area	Urban (not Town Centre)	Non-Urban	Total
Gross Floorspace Completions (sq.m)	0	4,144	0	113	0	4,257
Net Floorspace Completions (sq.m)	0	0	0	-102	0	-102
% of overall Gross Floorspace completions	0	97.3	0	2.7	0	100

Analysis

- 11.3 During the period 2009/2010, a net total of -102 sq.m of employment floorspace was identified as being completed. It is recognised there is currently an over-supply in office space, particularly in Camberley Town Centre, where there are a number of empty office buildings and this situation is reflected by the low completion rates in the monitoring year.
- 11.4 During the AMR year, 97.3% of the gross employment completions were within Town Centre, Core Employment, or Employment Revitalisation Areas as identified on the Local Plan 2000 Proposals Map which is in line with

policies E2 and E6 of the Local Plan, and Policy SH3 ‘Scale, Location and Type of Employment Development’ of the South East Plan.

COIBD2: Total amount of employment floorspace on previously developed land – by type

Policy Background

11.5 Policies within the Employment chapter of the Surrey Heath Local Plan 2000 address the issue of the location of development for employment. The policies set out the Council’s intention to develop employment within the existing industrial areas within the Borough both within the urban and rural areas of the Borough.

11.6 This is in accordance with Policy SH3 ‘Scale, Location and Type of Employment Development’ of the South East Plan and with Planning Policy Statement 4: “Planning for Sustainable Economic Growth,” (PPS4), 2009.

Performance

Table 33: % Completed Gross Floorspace on PDL (Local Plan Policies E1 & E2)

	B1a	B1b	B1c	B1 (unable to split)	B2	B8	Mixed across B	Total
2008/2009	100%	N/A	N/A	100%	N/A	N/A	N/A	100%

Analysis

11.7 Within the AMR year 2009/10, 100% of completed employment floorspace has been on previously developed land.

COIBD3: Employment Land Available – by type

Policy Background

11.8 Employment policies within the Surrey Heath Local Plan 2000 identify sites within the Borough which should be protected and where employment uses should be encouraged. These include: Core Employment Areas; Revitalisation Areas; Linsford Farm, Mytchett; Land at Half Moon Street, Bagshot; and existing employment sites elsewhere in the Borough.

11.9 Policy WCBV2 ‘Employment Land’ of the South East Plan states that local authorities should give priority to the retention of existing employment land in employment use.

Performance

11.10 The table below shows the amount of land available for employment uses. Land available includes (i) sites allocated for employment uses in the Local Plan 2000, and (ii) other sites for which planning permission has been granted for employment uses – this includes only those sites which do not currently have an employment (i.e. B use class) use.

Table 34: Employment Land Supply by Type in Surrey Heath at 31st March 2010 (Gross)

	B1(a)	B1(b)	B1(c)	Mixed B1	B2	B8	B1/B2/B8	Mixed Use	Total
Land at Half Moon Street, Bagshot: Hectares	0	0	0	0	0	0	0	8.6	8.6
Unimplemented Planning Permissions: Hectares ⁴	0.23	0	0.26	0.58	0	0.73	0.08	0	1.87
TOTAL	0.23	0	0.26	0.58	0	0.73	0.08	8.6	10.47

Table 35: Outstanding Employment Commitments by Floorspace (sq.m)

	B1(a)	B1(b)	B1(c)	Mixed B1	B2	B8	B1/B2/B8	Mixed Use	Total
Gross Floorspace Outstanding	44,845	0	778	59,516	1,036	4,449	723	0	111,347
Net Floorspace Outstanding	10,450	0	-3,618	36,030	116	-9,568	-10,213	1,699	24,896

Analysis

- 11.11 The above tables identify a large amount of outstanding employment floorspace in the borough. Clearly, where sites have only been granted permission in the year proceeding the 1st April 2010, there is still a reasonable likelihood of them being developed. There are however a number of permissions which have been valid for a longer duration still to be implemented. This may be due to market factors such as the slowdown in the office market. Some sites may also be poorly located or unappealing to prospective businesses. According to the Employment Land Review (November 2009), there is sufficient supply of employment floorspace to meet demand over the period to 2026 and no additional employment allocations are required.

LOCAL OUTPUT INDICATORS (LOI)

LOIE1: Percentage of frontage redevelopment within the Employment Revitalisation Area completed, with planning permission or subject to applications for redevelopment 1998-2010

Policy Background

- 11.12 The area covered by Local Plan Policy E6 'Employment Revitalisation Areas' along the London Road, Camberley suffers from environmental and traffic

⁴ Includes only new employment uses – i.e. does not include extensions to buildings / changes of use on sites which are already in employment use.

problems which, as set out in the Local Plan, can only be resolved through a comprehensive strategy for development. In these areas, the Borough Council will encourage development for business use (B1), office (A2), retail (A1) floorspace or other appropriate uses normally as part of a comprehensive mixed use scheme which should include replacement residential accommodation and contribute towards highway and environmental improvements as necessary.

Performance

Table 35: Employment Revitalisation Areas (Completed developments 1998-2009) (Local Plan Policy E6) (All square metres unless otherwise indicated)

Site/Use Class	A1	A2	A3	A4	A5	B1a	B1b	B1c	B2	B8	C1	C3
279-299 and 309-369 London Road and 1-17 Frimley Road	-	-	-	-	91	380	-	154	-	-	-	132 flats
411 – 543 London Road, Yorktown, Camberley	735	-	-	-	577	8666	-	-	42	6151	2419	-
411 – 543 London Road, Yorktown, Camberley (net sqm)	-45	90	-	-	45	-90	-	-	-	-	-	-
Total (sqm)	690	90	-	-	713	8956	-	154	42	6151	2419	132 flats

- 11.13 No developments were completed within Employment Revitalisation Areas in the 2009/10 monitoring year.

Analysis

- 11.14 At 31/03/10, there was one outstanding commitment at 475 – 477 London Road for a change of use from A1 to Sui Generis (tanning studio).

Summary

- The majority of employment floorspace in 2009/10 was completed within town centres or other designated employment areas, and all was completed on Previously Developed Land.
- The Borough Council will be reviewing current employment policies to ensure that the Employment Strategy and policies of future DPDs are consistent with the Structure Plan and regional and national guidance.
- The Borough Council will endeavour to meet the targets within the forthcoming DPDs and those set by County and regional and national government.

12. SHOPPING

Contextual Indicator Summary

The Borough has a range of shopping facilities that cater for both local needs and those of the wider area. Camberley Town Centre offers a range of comparison and convenience shops and employs approximately 5,660 people in all employment sectors.

The Land West of Park Street development, now known as 'The Atrium', has further enhanced Camberley's retail and leisure facilities and increased the vitality of the centre.

For more detailed Shopping Contextual Objectives – see page 101.

Objectives

- a) To maintain and enhance the existing retail hierarchy within Surrey Heath.
- b) To cater for the need of local shoppers.
- c) To provide additional floor space within existing centres where opportunities are available.
- d) To protect the vitality and viability of existing centres and local parades by resisting the loss of retail units, in order to ensure a range of shopping facilities that cater for the need of all sectors of the local population.
- e) To resist the loss of retail floor space in primary retail frontages.
- f) To encourage environmental improvements and maintain the attractiveness of Villages and local centres, through the implementation of a "Village Centre Strategy."

CORE OUTPUT INDICATORS

COIBD4: Total amount of floorspace for "town centre uses" (use class orders A1, A2, B1a and D2)

Policy Background

- 12.1 Shopping Policies within the Local Plan aim to encourage the provision of retail facilities, and seek to maintain a range of retail facilities within Camberley Town Centre, the District Centres, and Local Shopping Centres and Parades. This is in accordance with Chapter 13 'Town Centres' of the South East Plan, and Planning Policy Statement 4: "Planning for Sustainable Economic Growth," (PPS4), 2009.

Table 37: Town Centre Uses: Floorspace completions 2009-2010

		A1	A2	B1a	D2
Town Centre Locations	Gross Floorspace (sqm)	0	0	0	0
	Net Floorspace (sqm)	0	0	0	0
Local Authority Area (including Town Centre above)	Gross Floorspace (sqm)	0	0	-102	0
	Net Floorspace (sqm)	-149	0	113	0

Analysis

- 12.2 Very little “Town Centre Use” floorspace was completed in the monitoring year 2009/10 across the borough, with no floorspace completed in town centre locations. This is likely to be the result of the economic downturn, however retail uses in these locations will continue to be encouraged through the Local Plan and emerging Core Strategy.

LOCAL OUTPUT INDICATORS**LOIS1: Annual loss and gain of “A” floorspace within district and local shopping parades within the Borough 2000/10****Policy Background**

- 12.3 Local Plan Policies S4 ‘District Centres’ and S5 ‘Local Shopping Centres and Parades’ states that the Borough Council will seek to protect retail uses within such locations as to provide for local needs. This is in accordance with PPS1 ‘Delivering Sustainable Development’ and PPS4 ‘Planning for Sustainable Economic Growth’.

Performance

Table 38: Local and District Shopping Parades - “A” Use floorspace completions 2008-2009

Application Number	Address	Description	A1 net gain (sqm)	A2 net gain (sqm)	A3 net gain (sqm)	A4 net gain (sqm)	A5 net gain (sqm)
Total			0	0	0	0	0

Analysis

- 12.4 No ‘A’ use class developments were completed in Local and District Shopping Parades in 2009/10. A Retail Study was carried out in 2007, and this is currently being updated to reflect recent economic changes. The updated Retail Study will be published in mid-2010 and will address future retail requirements in the Borough up to 2026. It will advise on appropriate retail hierarchy, floorspace requirements and measures to maintain and enhance the town centres. This will inform policies in the emerging Core Strategy.

LOIS2: The percentage of new floorspace completed on town centre sites, on edge of town centre sites and out of town centres by Use Class 2009/10**Policy Background**

- 12.5 Policy LO1 ‘The Location of Development’ states that new development (in general) will be located primarily within existing urban areas, through the re-use of previously developed land and buildings.

Performance against the Target**Table 39: The Location of Retail, Office & Leisure Developments Completed in 2009/10 – net sqm**

	Office B1a	Mixed B1 (unable to split)	Mixed B (unable to split)	D2 / C1	Retail					Total
					A1	A2	A3	A4	A5	
Within the Town Centre	0	0	0	0	0	0	0	0	0	0
On the Edge of the Town Centre	0	0	0	0	0	0	0	0	0	0
Out of the Town Centre	113	4,144	-4,144	0	-127	0	0	0	0	-14

Analysis

- 12.6 Very little Retail, Office and Leisure Development was completed in 2009/10. None of the completed floorspace was in Town Centre areas. This is likely to be a reflection of the economic downturn and the identified over-supply of office space. There was also an above-average completion of Leisure and Retail floorspace at the Atrium in 2008/09 which provided significant new facilities in Camberley Town Centre.

Summary

- Very little 'Town Centre Use' floorspace was completed in 2009/10, and none of this was within the Town Centre.
- The Borough Council will be reviewing current retail policies to ensure that the Retail Strategy and policies of future DPDs are consistent with national guidance.
- The Borough Council will endeavour to meet the targets within the forthcoming DPDs and those set by County and national government.

13. MOVEMENT

Contextual Indicator Summary

Movement within Surrey Heath is dominated by the use of the private car. The number of households with two or more cars is 54.8%, which is higher than the Surrey average and is significantly higher than the England average. Residents' use of the private car is often influenced by the inefficiency of the public transport system in Surrey Heath. Bus services in the rural eastern half of the Borough are infrequent, the village of Bagshot is the only rural ward that has a railway station and offers a slow service. The Borough is often used as a "cut through" and the increasing dominance of the car is causing congestion in the Borough at peak time particularly on the A322, Junction 3 & 4 of the M3, the Blackwater Valley Road, and the A30.

For more detailed Movement Contextual Objectives – see page 103.

Objectives

- a) To seek forms of development which encourage more people to use more environmentally friendly forms of transport, other than the private motor car.
- b) To enhance opportunities for cyclists, pedestrians, people with disabilities and users of public transport.
- c) To minimise new road construction.
- d) To discourage the use of the private motor car, particularly for travel to work, and encourage the use of cycles, buses and walking.

LOCAL OUTPUT INDICATORS

LOIM1: Percentage of new development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and major health centre 2009/10

Policy Background

- 13.1 Local Plan Policy M15 'Public Transport and Access to New Development' states that the Borough Council in considering proposals for new development, will seek to ensure that adequate provision is made within the highway layout to enable public transport to gain access to or serve the development. This is in accordance with Policy LO1 'The Location of Development' of the Structure Plan, PPS1 'Delivering Sustainable Development' and Planning Policy Guidance 13: "Transport," (March 2001).

Performance against the Target

- 13.2 The Council has mapped the location of most community facilities within the borough using Accession software. From the Accession software the following figures have been derived.

Table 40: Completed development in 2009/10 within 30 minutes public transport time (AM peak) of a GP, hospital, primary & secondary school, employment and major health centre (% of net completions)

GP	Hospital	Primary School	Secondary School	Employment	Major Health Centre
100%	71%	97%	71%	71%	No Data

Analysis

- 13.3 The majority of developments took place within 30 minutes public transport travel time of the services listed above. Those that were not within this travel time tended to be small scale developments of 1 or 2 dwellings, or replacement dwellings which do not normally generate a large number of additional car journeys.

LOIM2: Percentage of development completed in urban areas within 400 metres or 5 minutes walk of a half hourly bus services and within 800 metres or a 13 minute walk of an hourly bus service in rural areas 2009/10

Policy Background

- 13.4 Local Plan Policy M15 'Public Transport and Access to New Development' states that the Borough Council in considering proposals for new development, will seek to ensure that adequate provision is made within the highway layout to ensure public transport to gain access to or serve the development. This is in accordance with Policy LO1 'The Location of Development' of the Structure Plan, PPS1 'Delivering Sustainable Development' and Planning Policy Guidance 13: "Transport," (March 2001).

Performance against the Target

- 13.5 The Council has mapped the location of all bus stops within the Borough using Accession software. However, the level of bus service very much depends upon location with some areas better served than others. It should also be noted that some areas do not have access to a bus service at certain times of the day, particularly in the evenings, and not always at the weekend.

Table 41: Completed developments within urban areas 400m (or 5 min walk) from a half hourly bus service or within rural areas 800m (or 13 min walk) from an hourly bus service

	Urban Areas (400m or 5 min walk)	Rural Areas (800m or 13 min walk)
% completed by number of sites	50%	60%
% completed by number of units (net)	82%	N/A (no net completions)

Analysis

- 13.6 50% of completed development sites within urban areas in the year 2009/10 were within 400m of a bus stop. Those that were not within this distance were generally small scale developments or replacement dwellings and this is illustrated by the net number of units completed, which shows a higher bus stop accessibility of 82%. In the monitoring year only replacement dwellings were completed in rural areas, and therefore there were no net completions in rural areas. If rural completions are examined in terms of number of sites rather than number of units, 60% of sites completed were within 800m of a

bus stop. This is despite the rural areas of the Borough generally not being well served by bus services.

LOIM3: Provision of car parking spaces on new housing development in accordance with Government Guidance 2009/10

Policy Background

- 13.7 Local Plan Policy M7 'Off Street Car-Parking' states that the Borough Council will require new development to provide car parking in accordance with adopted standards. Planning Policy Statement: "Housing," (PPS3) states developments should take a "design-led approach to the provision of car parking space, that is well-integrated with a high quality realm and streets that are pedestrian, cycle and vehicle friendly" (paragraph 16). It also states Local Planning Authorities should develop, with stakeholders and communities, residential parking policies for their areas (paragraph 51). Policy T4 'Parking' of the South East Plan directs Local Planning Authorities to apply guidance as set out in PPS3.

Performance against the Target

- 13.8 The average number of car parking spaces on all completed dwellings during the 2009/10 period was 1.6.

Analysis

- 13.9 The Borough's parking standards, and ways of achieving a reduction in car use, will be addressed as part of the preparation of the LDF.

LOIM4: Improvements made to infrastructure and facilities for modes of transport other than the private car 2009/10

Policy Background

- 13.10 Local Plan Policies M12 'Improved Pedestrian Facilities', M13 'Proposed Cycle Network', and M17 'Improvements to Rail Services', all propose to improve services and facilities for users of public transport. This is in accordance with South East Plan Policy T2 Mobility Management.

Performance

Pedestrian Facilities

- 13.11 Local Plan Policy M12 'Improved Pedestrian Facilities' states that the Borough Council will seek to improve conditions for pedestrians by identifying potential routes and facilities to meet their needs. In many of the proposed pedestrian friendly areas (outlined in Policy TC10) their completion is dependent on the completion of other Local Plan Policies (Policy TC7 and TC19). The creation of new pedestrian routes and facilities will therefore not take place until these related developments have commenced or have been completed. Work has however been completed on environmental improvements and the repaving of Park Street. A traffic order for the permanent pedestrianisation of the majority of Park Street north of Pembroke Broadway has now been granted and Park Street pedestrianised. Options for further pedestrianisation have been consulted on for the Camberley Town Centre Area Action Plan (AAP).

Proposed Cycle Network

13.12 The Surrey Heath Cycle Forum has prioritised a number of routes for development in line with Surrey's LTP and Local Plan Policy M13. A number of developments in recent years have led to a virtually continuous cycle route along the A30 London Road. For safety reasons this often takes the form of a combined footway/cycleway achieving separation from other traffic flows. Additionally cycle parking is being provided in Park Street through contributions from "The Atrium" scheme (50 spaces). There have been delays in commencing construction of a cycle route north of the Alma-Dettingen development along The Maultway to link with existing paths through Camberley.

Railway Facilities Improvements

13.13 Local Plan Policy M17 'Improvements to Rail Services' states that the Borough and County Council will work with rail operators to seek the improvements to services. Since the Local Plan was published there have been no significant improvements to the services/facilities, although all rolling stock has been replaced by new units providing better access for disabled people.

Summary

- In accordance with the Surrey Structure Plan and Government Guidance the Council will continue to promote sustainable forms of transport other than the car. The Council will be working with Surrey County Council to achieve a comprehensive understanding of accessibility trends.
- The Borough Council will endeavour to meet the targets within the forthcoming DPDs and those set by County and regional and national government by working closely with the County Highway Authority and relevant stakeholders.

14. COMMUNITY SERVICES

Contextual Indicator Summary

Community services within the Borough are provided by a wide range of bodies including Surrey Heath Borough Council, Surrey County Council and many voluntary services. The Borough Council has the responsibility to provide day centres and public halls however; the Council also has an enabling role and provides assistance to voluntary concerns. Other community facilities within the Borough include libraries, churches and educational and health facilities.

For more detailed Community Services Contextual Objectives – see page 106.

Objectives

- a) To maintain existing community services through protection of land and buildings and resist their loss to alternative uses.
- b) To encourage improved community service provisions to meet community needs.
- c) To identify land necessary for new community facilities where needed.
- d) To recognise the changes in demand for and types of community services and to respond to this.
- e) To encourage dual use of facilities where appropriate.

LOCAL OUTPUT INDICATORS

LOICS1: Annual loss or gain of community facilities in the Borough 2009/10

Policy Background

14.1 Local Plan Policy CS1 'Loss of Community Buildings and Uses' states that the Borough Council will resist the loss of community buildings or uses. This is in accordance with Policies DN1 'Infrastructure Provision' and Policy DN12 'Social and Community Facilities' of the Surrey Structure Plan.

Performance

Table 42: Community Facilities (Local Plan Policies CS1 & CS2)

Loss of community facilities 2009/10:	None
Gain of community facilities 2009/10:	None

Analysis

- 14.2 There was no loss or gain of community facilities over the AMR period 2009/10

SIGNIFICANT EFFECTS INDICATOR**LOICS1: The health of residents in Surrey Heath****Policy Background**

- 14.3 Objective 2 of the SA/SEA for the Core Strategy is to improve the population's health and objective 5 is to improve opportunities for access to a range of facilities including health. This is in accordance with objectives set out in the Community Plan 2004 – 2014.

Anticipated Performance against the Target

- 14.4 The identified target for the adoption of the Core Strategy DPD is 2010. The health of the residents of Surrey Heath will however depend on the strategy of local NHS Trusts and other health providers. It will be examined how a more comprehensive baseline of health indicators can be established, which can be monitored through the AMR. In the meantime, data from Government Office for the South East in relation to the health of Surrey Heath residents shows the following.

Table 43: Life expectancy of Surrey Heath Residents 2004-2006

	Males			Females		
	Surrey Heath	South East	England	Surrey Heath	South East	England
Life Expectancy (years)	79.8	78.5	77.3	82.6	82.4	81.5

Table 44: Incidence of Circulatory Disease in Surrey Heath 2004-2006 (SMR*)

	Surrey Heath	South East	England
Incidence	91.2	93.3	100

*SMR=standardised mortality ratio. A ratio under 100 indicates better than expected performance

Table 45: Incidence of Cancer in all ages in Surrey Heath 2004-2006 (SMR*)

	Surrey Heath	South East	England
Incidence	89.5	95.1	100

*SMR=standardised mortality ratio. A ratio under 100 indicates better than expected performance

Summary

- There was no change in the number of community facilities over the AMR year.
- The Borough Council will endeavour to meet the targets within the forthcoming DPDs and those set by County and regional and national government.

15. CAMBERLEY TOWN CENTRE

Contextual Indicator Summary

Camberley Town Centre is within Group 2 of the County Shopping Hierarchy as defined in the Structure Plan. Camberley is defined as a Secondary Regional Centre in the South East Plan. The Town Centre attracts a wide spectrum of people from a primary retail catchment area comprising Camberley, Frimley, Frimley Green and Mytchett, north Farnborough, Sandhurst and Yateley and a wider secondary catchment area extending as far as Crowthorne, Farnborough, Fleet, Hartley Wintney and the eastern wards in the Borough. The Town Centre offers a wide range of services, and employs approximately 5,660 people. Of the total number of people working within the Town Centre, 41% work in offices and 34% in comparison shops. The Atrium development has further enhanced Camberley Town Centre as a centre for retail and has also boosted the centre as a place for leisure facilities and a place to live and work. This development will also help to maintain Camberley's position in the retail hierarchy as other local centres such as Farnborough and Bracknell seek to improve the retail offer.

Objectives

- a) To improve the quality of the town centre environment.
- b) To improve accessibility to the town centre.
- c) To encourage greater diversity of uses and town centre attractions, whilst reducing the loss of important facilities.
- d) To direct proposals for major new retail, leisure and office developments to the town centre to meet established needs.

LOCAL OUTPUT INDICATORS

LOITC1: Amount of retail, offices and leisure development completed in the town centre 2009/10

Policy Background

- 15.1 Local Plan Policy TC1 'Maintaining and Enhancing the Role of Camberley Town Centre' sets out the principle of Camberley Town Centre as a focus for retail, business, leisure, community and residential uses. This is supported by other Policies within the Camberley Town Centre Chapter of the Plan.
- 15.2 The policies within the Local Plan which relate to the town centre and development, are supported by Planning Policy Statement 4 'Planning for Sustainable Economic Growth'.

Performance

- 15.3 This indicator has already been examined in the Shopping Chapter under COIBD4 and LOIS2.

Analysis

15.4 This indicator has also been analysed under COIBD4 and LOIS2.

LOITC2: Progress to date of large developments in Camberley Town Centre 2009/10

Policy Background

15.5 Local Plan Policies TC19 “Land West of Park Street” and TC20 “London Road Policy Areas” identify two areas within the Town Centre, which will be redeveloped to provide mixed developments, including retail, leisure, business or housing.

Performance

Land West of Park Street – The Atrium

15.6 Planning permission was granted for a mixed use development on the site on 12 December 2005. The development of 217 flats together with the multi-storey car park, health & fitness facility, cinema, bowling alley and restaurants were completed by March 2009.

Facilities / Floorspace Proposed

15.7 The Atrium proposal (including associated development and agreed revisions) includes:-

- 8,497 sqm (gross) of A1 (retail),
- 3,496 sqm (gross) of A3 (restaurants / cafes),
- 9,376 sqm (gross) of D2 (assembly / leisure), including a cinema, bowling alley and fitness centre,
- 217 residential units – 56 x 1 bed, 161 x 2 bed of which 12 x 1 bed and 43 x 2 bed will be affordable.

Other Policies linked to the Land West of Park Street – The Atrium development

15.8 Local Plan Policies TC2 ‘Environmental Improvements’, TC6 ‘Highway Improvements’, TC10 ‘Pedestrian Friendly Areas’, TC11 ‘Provision for Cyclists’, and TC13 ‘Contributions towards Highway Improvements’, are all linked to the development of The Atrium. Commuted payments and direct works by the developer will achieve some of the measures supported by these policies and are being implemented. This includes the provision of a new public artwork in Park Street which was erected during 2008/09.

The London Road Policy Area

15.9 Local Plan Policy TC20 ‘London Road Policy Area’ states that the Borough Council will encourage comprehensive proposals for mixed use development,

incorporating retail, leisure, business or housing uses, together with appropriate car parking and servicing.

15.10 The Council are exploring future options for this area as part of emerging work for the Camberley Town Centre Area Action Plan (AAP).

15.11 It is anticipated that a revised planning application will be submitted in the future. Commuted payments towards other policies within the Local Plan are likely to be required.

Summary

- Following the completion of The Atrium in 2008/09, which has significantly enhanced the retail and leisure facilities in the Town Centre and improved the provision of residential units, the Council is now putting together a planning framework to guide the future of Camberley Town Centre up to 2026. The Area Action Plan examines future design standards, the function of different areas of the Town Centre and means of securing improvements for businesses, local residents and visitors.
- The Borough Council will endeavour to meet the targets within the forthcoming DPDs and those set by County and regional and national government guidance.

APPENDICES

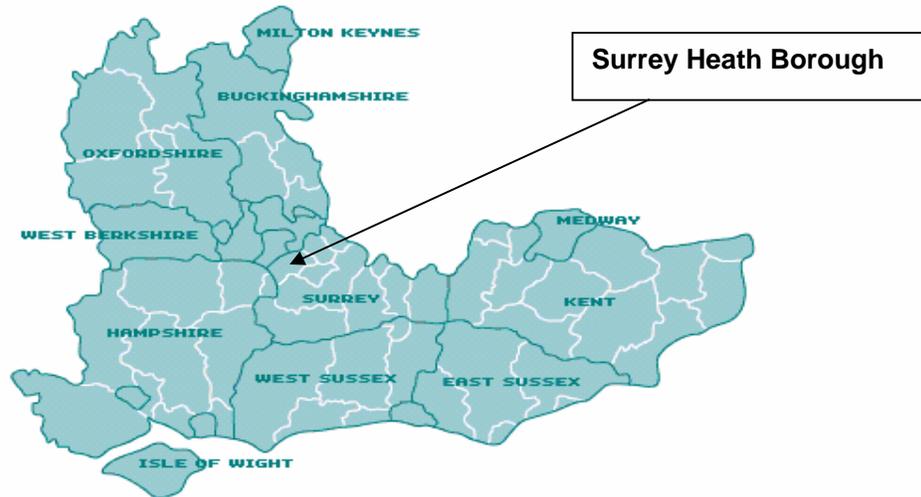
APPENDIX 1: CONTEXTUAL INFORMATION

GENERAL POLICIES

Surrey Heath Locational Context

Surrey Heath lies in the north west corner of Surrey and adjoins the counties of Berkshire and Hampshire.

MAP 1A – Regional Context

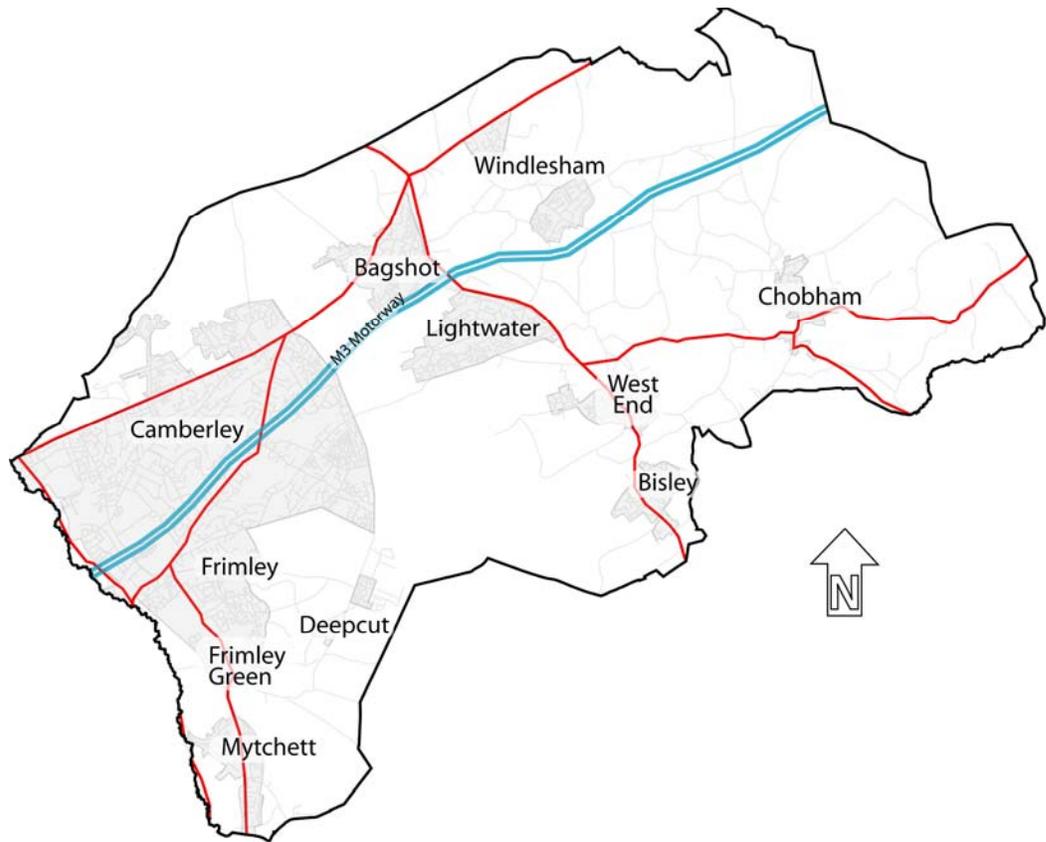


The Borough is bordered to the south by the Surrey districts of Guildford and Woking, and to the east by the Borough of Runnymede.

MAP 2A – Surrey Context



MAP 3A – Local Context



Surrey Heath is renowned for nursery and market gardening and has strong military connections, with the Staff College, Camberley, the Royal Military Academy, Sandhurst, and the Royal Logistic Corps headquarters at Deepcut.

Surrey Heath is however, becoming increasingly popular with new technology firms and now has strong commercial and industrial centres providing a vibrant economy.

With London and its international airports, Heathrow and Gatwick, only an hour away by car or train, and major towns and cities in the south within easy reach, Surrey Heath is an ideal location for world-wide commerce. Not surprisingly, Surrey Heath is continually sought after for residential and commercial development. These pressures, together with the fact that Surrey Heath is rated as one of the most prosperous areas in the country with unemployment well below national and county averages, provide a Borough where the needs of people, the environment and commerce must be skilfully blended and balanced.

GEOGRAPHICAL CHARACTERISTICS

The Borough mainly comprises urban areas in the west, which have largely evolved in the 20th Century, and a rural area comprising farmland and heathland in the east. Surrey Heath Borough covers 36.5 square miles (9,507 hectares).

The western settlement areas are: Camberley, Frimley, Frimley Green, Mytchett and Deepcut. Camberley is the main centre within the Borough. The eastern settlements areas are: Bagshot, and Lightwater, and the villages of Bisley, Chobham, West End and Windlesham including Snows Ride.

POPULATION

2009 Mid Year Estimate Population: 83,900 (Source: ONS)

Population breakdown of Surrey Heath based on 2001 Census					
Age Range	Males	Females	Total	% Total	% England
0-4	2,574	2,355	4,929	6.1	6.0
5-9	2,795	2,495	5,290	6.6	6.4
10-14	2,702	2,545	6,287	7.8	6.6
15-19	2,403	2,264	3,627	4.5	6.2
20-29	4,198	4,164	8,362	10.4	12.6
30-39	6,608	6,918	13,526	16.8	15.6
40-49	6,017	6,000	12,017	15.1	13.4
50-59	5,643	5,640	11,274	14.0	12.5
60-74	5,072	5,201	10,273	12.8	13.2
75-84	1,358	2,073	3,431	4.3	5.6
85+	340	958	1,298	1.6	1.9
Totals	39,701	40,613	80,314	-	-

Ethnic Groups (Source: 2001 Census)	
	Surrey Heath
White	95.4%
Mixed	1.1%
Asian or Asian British	2.0%
Black or Black British	0.4%
Chinese or Other Ethnic Group	1.1%

URBAN ENVIRONMENT

Percentage and area of land within the Borough classified as urban/settlement areas: 25%, 2346.69 hectares.

Location, total area and total percentage of areas, within the settlement areas classified as ‘Areas of Good Landscape Quality’: areas within Camberley, Frimley, Frimley Green, and Bagshot (2 areas). Total area: 229 hectares (10% of the land) within the settlement area is classified as ‘Areas of Good Landscape Quality’.

Location, total area and total percentage of areas, within the settlement areas classified as ‘Areas of Good Urban Character’: areas within Bagshot, Camberley and Frimley. Total area: 115.95 hectares (5% of the land) within the settlement area is classified as ‘Areas of Good Urban Character’.

Location, total area and total percentage of areas, within the settlement areas classified as ‘Low Density Policy Areas’: areas within Camberley and Snow’s Ride, Windlesham. Total area: 155.7 hectares (7% of the land) within the settlement areas is classified as ‘Low Density Policy Areas.’

Total area and total percentage of areas within the Borough classified as Green Spaces within the settlement areas: 264 hectares (2.7% of the land) within the Borough is classified as Green Spaces within settlement areas.

Total area of land within the Borough, within the West of Frimley Road Residential Enhancement Area: 17.4 hectares.

HERITAGE

Conservation Areas: Chobham (village centre), Bagshot (village centre), Bagshot (Church Road), Bagshot Park, Basingstoke Canal, Upper Gordon Road to Church Hill (Camberley), Royal Military Academy/Former Staff College (London Road, Camberley), Windlesham (Updown Hill) and Windlesham (Church Road).

Number of Listed Buildings: 176

- Number of grade I Listed Buildings: 1
- Number of grade II* Listed Buildings: 5
- Number of grade II Listed Buildings: 170

Number of Locally Listed Buildings: 195

Ancient Monuments and sites of Archaeological Importance: ‘Bee Garden’ earthwork on Albury Bottom, Earthwork NW of Childown Farm Chobham Common, Four bowl barrows on West End Common, Bowl barrow at New England West End.

Areas of High Archaeological Potential: Bagshot Village Centre, Area of Barossa Common, Church of St John the Baptist (Bisley), Clew’s Lane (Bisley), Bisley Village Centre, Blackdown Barracks, Chobham Village Centre,

Chobham Common (a small area), route NW of Childown Farm (Chobham Common), Devil's Highway (NE of Bagshot), Frimley Village Centre, Lightwater, Area of St John's Church (Windlesham) and Windlesham Village Centre.

Location of important parks, gardens and landscapes: **Bagshot Park, Chobham Place (Chestnut Lane, Chobham)**

RURAL ENVIRONMENT AND BIODIVERSITY

Percentage of the land within Surrey Heath within the Green Belt: 44%, 4226.98 hectares

Percentage of the land within Surrey Heath within the Countryside Beyond the Greenbelt: 32%, 3001.57 hectares

The location of Thames Basin Heaths SPAs (Special Protection Areas) within Surrey Heath: north of Camberley, West End Common and Chobham Common

The location of Thursley, Ash, Pirbright and Chobham SACs (Special Areas of Conservation) within Surrey Heath: Chobham Common, Colony Bog and Bagshot Heath

The location of NNR's (National Nature Reserves) within Surrey Heath: Chobham Common

The number of SNCI's (Site of Nature Conservation Importance) and the total area of Surrey Heath covered by SNCI's: 46 sites, 987.5 hectares

The location of SSSI's (Sites of Special Scientific Interest) in Surrey Heath: Basingstoke Canal, Ash to Brookwood Heath, Colony Bog to Bagshot Heath, Broadmoor to Bagshot Woods and Heaths, and Chobham Common.

Area and percentage of the land within Surrey Heath that is covered by SSSI's: 2170.6 hectares, 22.8%

Location of areas within Surrey Heath classified as 'Areas of Landscape Importance': Bagshot Park, Bagshot; Pennyhill Park, Bagshot; Chobham Place, Chestnut Lane, Chobham; British Oxygen Company, Chertsey Road, Windlesham; and Windlesham Arboretum, Broadway Road, Windlesham.

RECREATION

Location of Indoor Sports Centres: Arena Leisure Centre, Lightwater Leisure Centre

Location of Indoors swimming pools: Arena Leisure Centre

Location of golf courses: Windlemere (Windlesham), Pine Ridge (Camberley), Camberley Heath (Camberley) and Chobham Golf Club

Number of play grounds: 52

Number of skate parks: 2 – Mytchett & Camberley.

Location of theatres: Camberley Theatre

Location of libraries: Camberley Library, Frimley Green Library, Lightwater Library and Bagshot Library

Location of Museums: Surrey Heath Museum (Camberley), Chobham Museum, Royal Logistics Corps Museum, Deepcut.

Allotments: 247 plots are managed directly by the Camberley and District Horticultural Society.

Usage of Surrey Heath Borough Council Leisure Facilities (2008/09)

The Arena Leisure Centre (visits per 1,000 population; includes multiple visits from 1 person and excludes spectators)	2,000
Number of swim visits to Arena Leisure Centre (per 1,000 population; includes multiple visits from 1 person and excludes spectators)	718
Number of dry visits to Arena Leisure Centre (per 1,000 population; includes multiple visits from 1 person and excludes spectators)	1,339
Number of Uses of the Museum (per 1,000 population)	588

HOUSING

Housing Stock (Source: Census 2001)			
	Total	%	% England
Housing Stock/Total Dwellings	32,825		
Detached Dwellings	15,385	46.9	22.5
Semi-Detached Dwellings	8,354	25.5	31.6
Terraced Housing:	4,330	13.2	25.8
Flats/Maisonettes:	3,361	10.2	19.7
Number of Vacant Dwellings	1,009	3.1	3.8

Housing Tenure & Housing Stock (Source: Census 2001)	Total	%	% England
Owner Occupied: Owns outright	10,006	31.5	29.46
Owner Occupied: Owns with a mortgage or loan	15,723	49.4	38.76
Rented from Council (local authority)	248	0.8	13.24
Rented from Housing Association / RSL	2622	8.2	5.95
Rented from Private Landlord or Letting Agency	2103	6.6	8.72
Rented from Other	1069	3.4	3.22

House Prices April – June 2010 (Source: Land Registry Office)	Surrey Heath (£)	Surrey (£)	South East (£)
Detached	526,223	655,417	438,707
Semi-Detached	278,572	331,473	247,862
Terraced Housing	245,803	277,259	205,403
Flat/Maisonette	188,009	210,175	168,833
Average	358,528	395,556	272,405
No. of Sales	260	2039	4,132

Household Composition (Source: 2001 Census)		
	Total	%
Average Household Size:	2.5	
Number of households:	31,721	
One family and no others, all pensioners:	2890*	9.1
One family and no others, married couple, no children:	5280*	16.6
One family and no others, married couple, with dependent children:	7480*	23.6
One family and no others, married couple, all children non-dependent:	2207*	7
One family and no others, cohabiting couple, no children:	1593*	5.0
One family and no others, cohabiting couple, with dependent children:	781*	2.5
One family and no others, cohabiting couple, all dependent children:	97*	0.3
One family and no others, lone parent, with dependent children:	1333*	4.2
One family and no others, lone parent, all children non-dependent:	786*	2.5
Other households with dependent children:	544*	1.7
Other households: students, pensioners and other:	201*	13.8
One person, pensioner:	3464*	11
One person, other:	4065*	13

*Households

The housing stock within Surrey Heath has more detached houses than other house type with the majority of houses owner occupied, either outright or with a loan or mortgage. This reflects Surrey Heath being a wealthy area. The average price of all properties in Surrey Heath between April–June 2010 was £358,528, an annual increase of 30.2%. The South East average was £272,405.

DWELLING COMPLETIONS STATISTICS

A) COMPLETIONS			
	Net Dwelling Completions	% of Net Completions being Affordable Dwellings	% of Gross Completions being Affordable Dwellings
			Surrey
2001 – 2002	131	16	18
2002 – 2003	335	14	18
2003 – 2004	210	24	16
2004 – 2005	140	10	23
2005 – 2006	416	36	N/A
2006 – 2007	339	11	N/A
2007 – 2008	119	5	N/A

2008 – 2009	341	24	N/A	
2009 – 2010	34	0	N/A	
B) DENSITY OF DWELLINGS COMPLETED (dwellings per hectare)				
	All Site Sizes		Sites with Gross Capacity of 10+ units	
	Surrey Heath	Surrey	Surrey Heath	Surrey
2001 – 2002	27.6	21.3	51	35.7
2002 – 2003	19.1	17.3	38	31.4
2003 – 2004	24.2	21.9	100	30.9
2004 – 2005	28.6	20.6	48	30.6
2005 – 2006	32.0	N/A	277	N/A
2006 – 2007	45.9	N/A	76.1	N/A
2007 – 2008	47.2	N/A	N/A	N/A
2008 - 2009	98.5	N/A	N/A	N/A
2009 – 2010	15.9	N/A	N/A	N/A

C) LEVELS OF OUTSTANDING PERMISSION FOR NEW DWELLINGS (NET)			
	Not Started	Under Construction	Total
At: 01.04.2002	298	374	672
01.04.2003	248	152	400
01.04.2004	557	143	700
01.04.2005	633	383	1016
01.04.2006	570	215	785
01.04.2007	345	178	523
01.04.2008	128	305	433
01.04.2009	116	17	133
01.04.2010	402	29	431

EMPLOYMENT

	Surrey Heath	South East	England
Gross average weekly earnings in 2009 – all economically active (full-time)	£574.90	£513.60	£490.20

(www.nomisweb.co.uk)

Working Age (16 – 74) – Percentages are based on total population (Source: ONS Mid-year population estimates 2009)				
	Surrey Heath (No.s)	Surrey Heath (%)	South East (%)	GB (%)
All people – working age	53,500	63.8	64.1	65.0

Unemployment Rate (Source: www.nomisweb.co.uk) 2009-2010	
Surrey Heath	4.6%
South East	5.9%
United Kingdom	7.7%

Labour Supply
Source: SCC Technical Paper 12: The Surrey Labour Market and Commuting (Table 10 – September 2003). Derived from the 2001 Census data on Economically active.
Labour Supply = 45,593 workers; Labour Demand/no. of jobs in Surrey Heath = 48,863
This means there are estimated to be in the region of 3270 more jobs than workers in Surrey Heath.

Employment by Occupation (April 2009-March 2010) Source: nomis official labour market statistics (www.nomisweb.co.uk)			
Socio-economic group	Total	%	% South East
Managers and senior officials	9,600	22.8	18.2
Professional occupations	9,100	21.5	14.5
Associate professional and technical	7,600	17.9	15.2
Administrative and secretarial	5,400	12.9	11.6
Skilled trades occupations	#	#	9.8
Personal service occupations / Sales and customer service occupations	4,600	11.0	15.4
Process plant and machine operatives / Elementary occupations	3,600	8.6	15.1

= Sample size too small for reliable estimate

Total Employment Floorspace (Sqm) of Core Employment Areas identified in the Local Plan 2000 ('B' class floorspace)	
Yorktown Industrial Estate	140,978
Camberley Town Centre	61,412
Watchmoor Business Park	52,304
Albany Park	33,352
Lyon Way	29,578
Admiralty Way	23,692
St. George's Industrial Estate	14,055
Frimley Business Park	11,482

Main Employment by Sector (%) 2008 (Source: www.nomisweb.co.uk)			
	Surrey Heath	South-East	Great Britain
Finance, IT, Other Business Activities	29.7	24	22
Construction	5.0	4.5	4.8
Distribution, hotels and restaurants	26.2	24.6	23.4
Manufacturing	6.9	8.1	10.2
Other services	5.8	5.6	5.3
Public admin, education and health	23	25.6	27
Transport and communications	2.5	5.9	5.8
Total Employees (Number)	42,400	N/A	N/A
The major Employers in the Borough include: Frimley Park Hospital, SC Johnson's Limited, FC Browns Limited, Eli Lilly Company Ltd, The Ministry of Defence, the Linde Group and Siemens.			

SHOPPING

Main Shopping Centre: Camberley						
Position within the County Shopping Hierarchy: Group 2						
Total of retail shopping floorspace within Camberley Town Centre 2004						
Camberley Town Centre						
	A1	A2	A3	A4	A5	Total
Gross Internal Floorspace (sqm)	52,663	5,606	2,392	1,818	166	62,645
Net Tradeable Sales Space (sqm)	40,709	3,543	1,838	1,594	114	47,798
Shops	189	23	19	10	2	243
Within Camberley Town Centre						
Comparison Shops		215				88%
Convenience Shops		14				6%
Vacant Shops		14				6%
Primary Shopping Area						
	A1	A2	A3	A4	A5	Total
Gross Internal Floorspace (sqm)	43,072	2,792	1,158	366	100	47,487
Net Tradeable Sales Space (sqm)	34,600	1,914	905	315	75	37,810
Shops	142	13	13	5	1	174
Within Primary Shopping Area						
Comparison Shops		150				86%
Convenience Shops		10				6%
Vacant Shops		14				8%
Other Shopping Area						
	A1	A2	A3	A4	A5	Total
Gross Internal Floorspace (sqm)	9,592	2,814	1,234	1,452	66	15,158
Net Tradeable Sales Space (sqm)	6,109	1,628	933	1,279	39	9,989
Shops	47	10	6	5	1	69

Within Other Shopping Area		
Comparison Shops	65	95%
Convenience Shops	4	5%
Vacant Shops	0	0%

More recent survey work conducted for the Borough Council suggests that 23 retail units were vacant in the Town Centre on 21 October 2006. Of these only 13 were in the Primary Shopping Area. This included one large site, the former Allders department store building in Obelisk Way.

Car Parking Provision with Camberley Town Centre
 There are 1,903 spaces currently provided in Camberley Town Centre (excludes on-street parking). 631 spaces were “lost” during the Summer of 2006 due to the commencement of The Atrium development. However the completion of The Atrium will see 680 spaces being provided.
 (Source: Surrey Heath Borough Council 2007)

Employment Statistics: Camberley Town Centre (2002)		
Total no. of people working in Camberley Town Centre: 5,560		
Percentage and No. of people working in:		
Convenience Retail	300	5%
Comparison Retail	2,060	37%
Service Retail	220	4%
Offices	2,290	42%
Civic & Public Administration	280	5%
Restaurants & Licensed Premises	350	6%
Arts, Culture & Entertainment	60	1%
Source: “Town Centre Boundaries & Statistics for England & Wales (2002),” Communities & Local Government website		

Other Shopping Areas within Surrey Heath
District Shopping Centres: High Street, Bagshot, High Street, Frimley
Locations of Local Shopping Centres and Parades: Old Dean, Heatherside, Deepcut, Frimley Green, Frimley, Mytchett, Bisley, Chobham, Lightwater, West End and Windlesham.

MOVEMENT

Car Ownership within Surrey Heath (Source: 2001 Census)			
	Surrey Heath (%)	Surrey (%)	England (%)
Percentage of households with 2 or more cars	54.8	45.4	29.5
Percentage of households without a car	10.5	14.0	26.8

Usual mode of transport of employed people aged 16 – 74 living in Surrey Heath (Source: Census 2001)			
	Surrey Heath (%)	Surrey (%)	England (%)
Car or Van (driver of passenger)	72.4	64.5	61.5
Rail (including underground or tram)	4.9	10.6	7.4
Bus, mini-bus, coach	1.7	2.3	7.5
Motorcycle, scooter, moped	0.9	1.2	1.1
Bicycle	1.9	2.2	2.8
On foot	6.8	8.9	10.0
Other (i.e. Taxi/mini-cab)	0.6	0.5	0.5
People working at, or from, home	10.8	10.7	9.2

Infrastructure Locations	
Location of railway stations servicing Surrey Heath:	Camberley, Bagshot, Frimley
Rail Line:	Ascot – Guildford
No. of Train Operators servicing Surrey Heath:	1
No. of Operators (bus) servicing Surrey Heath:	5
Location of Airports within Surrey Heath:	Fairoaks, Chobham
Motorways within the Borough:	M3, Junction 3 (Lightwater) & 4 (Camberley). 8.5 miles
Length of all principal roads within Surrey Heath:	29 miles
Main principle roads within Surrey Heath:	A30 London Road – Windlesham, Bagshot & Camberley, A322 – Bagshot & Lightwater, A331 Blackwater Valley Road (partly within Borough) – St. Michaels, Watchetts, Frimley, Mytchett A325 Portsmouth Road – St Pauls, Parkside, Frimley

Length of non-principal roads within Surrey Heath:	35 miles
Length of unclassified roads within Surrey Heath:	143 miles

Commuter Patterns (Source: SCC Technical Paper 12: The Surrey Labour Market and Commuting)	
a) No. of people who live and work in the Borough:	18,620
b) No. of people who live in the Borough but work outside of the Borough (out-commuters)	23,988
c) No. of people who live outside of the Borough but work within the Borough (in-commuters)	24,112
d) Net in-commuters (c – b)	+124
e) Total no. of people employed in Surrey Heath (a + c)	52,732

TRAVEL-TO-WORK DATA (Source: 2001 Census)		
Travel-to-Work destinations of economically active residents who live in Surrey Heath. Only LA areas shown where number of journeys = 500+.		
Local Authority Area	Number of People	% of economically active residents
Live & Work in Surrey Heath	18,620	43.7
Greater London (inc. Heathrow)	5,994	14.1
Rushmoor	2,947	6.9
Woking	2,094	4.9
Guildford	1,628	3.8
Bracknell Forest	1,596	3.7
Runnymede	1,558	3.7
Hart	1,308	3.1
Windsor & Maidenhead	952	2.2
Elmbridge	594	1.4
Spelthorne	590	1.4
Hampshire	5,110	12.0
Berkshire	4,060	9.5
Rest of Surrey	7,361	17.3
Rest of SE	660	1.5
Inner London	2,132	5.0
Outer London	3,862	9.1
Total economically active residents	42,610	100

TRAVEL-TO-WORK DATA (Source: 2001 Census)		
Origin of Workplace Population in Surrey Heath. Only LA areas shown where number of journeys = 500+.		
Local Authority Area	Number of People	% of economically active residents
Live & Work in Surrey Heath	18,620	43.6
Rushmoor	4,973	11.6
Hart	3,841	9.0
Bracknell Forest	2,603	6.1
Guildford	1,722	4.0
Greater London	1,639	3.8
Woking	1,491	3.5
Waverley	899	2.1
Wokingham	779	1.8
Basingstoke & Deane	680	1.6
Hampshire	10,488	24.5
Berkshire	4,335	10.1
Rest of Surrey	5,371	12.6
Rest of SE	929	2.2
Inner London	357	0.8
Outer London	1,282	3.0
Total workplace population	42,732	100

Strategic planning and investment in the Borough's road network is co-ordinated by Surrey County Council. They are required by Central Government to produce a Local Transport Plan (LTP) every 5 years. The current Plan (2006-2011) recognises the current opportunities and threats facing the transport network across the County. Within Surrey Heath, the Plan identifies an assessment being undertaken of bus/coach priorities at the M3/A322 interchange at Lightwater, in conjunction with the Highways Agency. In Chobham, a Working Group has been established by the County Council, Parish Council and other organisations, to tackle accessibility issues identified in the Chobham Parish Plan. A wider "Taxi Voucher" scheme is also supported for rural parts of the Borough to enhance accessibility. SCC identify Camberley as an "all-purpose centre," which beyond the duration of the existing LTP, should be a focus for funding initiatives to tackle congestion, based upon demand management principles and improvements to public transport services. This includes the investigation of a Park & Ride facility, new and improved public transport interchanges and the further development of "Quality Bus Partnerships," already established to increase bus patronage.

COMMUNITY SERVICES

Education Facilities *	
Day Nursery - places	618
Extended day Pre-school group - places	207
Sessional Group -places	691
Nursery Unit of Independent School - places	106
Childminder - places	425
Creche - places	24
Primary School (state) - places	6,924
Secondary School (state) - places	4,375
Special schools - number	3

*Figures from Surrey County Council (2009) Audit of Childcare and Early Education provision and Surrey County Council (2009) Education Organisation Plan

Health & Community Facilities*	
Hospitals	Frimley Park Hospital
Other Health Facilities	Ridgewood Centre, Frimley Children's Centre
No. of Doctors Surgeries	11
No. of Dental Practices	14

* Figures taken from Surrey Heath Borough Council Infrastructure Needs Assessment (October 2010)

Personal Health Check (Census 2001)			
Percentage of people describing their health as good / fairly good / not good			
	Surrey Heath	South East	England
Good Health	76.7	76.7	68.6
Fairly Good Health	18.0	21.3	22.2
Not Good Health	5.3	7.1	9.2
Limiting Long Term Illness	11.7	15.5	17.9

Community Facilities	
No. of Libraries	4
No. of Places of Worship	36
No. of Day Centres	4
No. of Community/Youth Centres	13
No. of Community Halls/Church Halls/Village Halls	21

USE OF RESOURCES			
Energy Supplied: 2005 – Consumption per Domestic Customer (kWh) (Source: Regional Energy Consumption Statistics, Department for Business, Enterprise & Regulatory Reform)			
	Surrey Heath	Surrey	South-East
Gas	22,788	22,138	18,994
Electricity	5,283	5,226	4,891
Water			
The Audit Commission reported daily domestic water consumption in the Borough of 168 litres in 2004. This compares with 150 litres across England & Wales (2004/05: Environment Agency) and 161 litres in the South East region (2005/06:SEERA).			
Waste			
	Surrey Heath	Surrey	England
% Household Waste sent for reuse, recycling or compost (NI192) January – March 2010	65.57	N/A	N/A
Recycling			
	Surrey Heath		
The % of population residents in the authorities area served by a kerbside collection of at least two recyclables 2006/07 (BVPI 91)	100%		

HEALTH (Source: ONS, GOSE)				
	Surrey Heath	Surrey	South East	England
Live Birth Rate: (per 1000 pop)	11.4	11.0	-	-
Death Rate: (per 1000 pop)	8.7	9.5	-	-
Death Rates – 2004-2006 (per 100,000 population)				
Circulatory Disease:	91.2	-	93.3	100
Cancer:	89.5	-	95.1	100
Life Expectancy – 2004-2006				
Males:	79.8	-	78.5	77.3
Female:	82.6	-	82.4	81.5
Conceptions among females age 18 and under (per 1000)	21.7	25.2	-	-
% of residents who described their health as 'poor'	5.3	6.0	-	-

APPENDIX 2: HOUSING COMPLETIONS

1st April 2009 to 31st March 2010

Key to the Completions Schedule

1. Dwelling figure in brackets are the net changes in the number of dwellings (for example: as a result of demolitions or change of use).

2. In the “Comments” column the following types of completion are noted:
 - Affordable housing
 - Affordable housing (legal agreement): Affordable housing secured from private developers through legal agreements. These form part of the overall affordable housing completions above.
 - Sheltered Housing
 - Conversion and Change of Use
 - Ancillary residential accommodation (anc.res.acc).

3. In the “Address” column, in the “Camberley” section, the following abbreviations refer to wards:

H	-	Heatherside
OD	-	Old Dean
P	-	Parkside
SM	-	St Michael's
SP	-	St Paul's
T	-	Town
W	-	Watchetts

4. PDL – Previously Developed Land shown in separate column

5. LP- Local Plan Allocation Site – if formed part of a housing allocation part in the Local Plan 2000, this is indicated in the comments column (on the far right).

Location	Address	Planning application number	Planning Permission Date	Number of Units (net)	Area ha (net site area)	Completed units in monitor period (net)
CAMBERLEY						
	Burwood House, 15 London Road	2003/0839	15-Sep-03	1	0.35	1
	Land r/o 58 & 60 Brackendale Road	2008/0700	05-Nov-08	1	0.097	1
	8 Kings Ride	2008/0910	20-Nov-08	1	0.02	1
	29 Tekels Avenue	2009/0038	23-Mar-09	1	0.18	1
CHOBHAM						
	Scotts Farm Scotts Grove Road	2008/0185	06-May-08	1(0)	12	1(0)
	5 Beta Road	2008/0707	10-Mar-09	1	0.03	1
	The Cottage, Hillside Farm Windlesham Road	2009/0173	30-Apr-09	1(0)	0.177	1(0)
	Field Lodge Sandpit Hall Road	2009/0826	11-Dec-09	1(-1)	0.14	1(-1)
FRIMLEY GREEN						
	St Catherine's St. Catherine's Road	2005/0481	24-Aug-05	1	0.19	1
	Land r/o 21-31 Gresham Way	2008/0708	24-Nov-08	4	0.26	4
LIGHTWATER						
	122, 124, 126 Guildford Road	2007/1163	18-Sep-08	20(17)	0.29	20(17)
	134 Ambleside Road	2008/0139	15-Apr-08	1(0)	0.17	1(0)
MYTCHETT						
	107 & Coleford Farm, Coleford Bridge Road	2005/1213	21-Aug-06	24(23)	0.78	8
WINDLESHAM						
	Medlar House, Windlesham Court London Road	2000/0964	27-May-02	1(0)	2.86 (0.81)	1(0)
	April Meadow, Westwood Road	2007/0860	16-Oct-07	1(0)	0.58	1(0)
	Mile House Westwood Road	2008/0905	14-Jan-09	1(0)	0.36	1(0)
	Camus and Concord Cottage Hatton Hill	2009/0150	08-Jun-09	1(0)	4	1(0)

APPENDIX 3:

Employment Completions (B1(a), B1(b), B1(c), B2, B8) of 50+Sqm 2009/2010

Address	Plan Ref	Plan Perm Date	Permitted	Net Floorspace (sqm)	
				Lost by type	Gained by Type
Centurion (Unit 6) Riverside Way	2001/0651	04/06/2007	Change of Use of Unit 6 from Class B1(b) (Research & Development), B1(c) (Industrial process), B2(general industrial) to any use within Class B1	B1(b), B1(c), B2: -4,144	B1: 4,144
119 Deepcut Bridge Road	2008/0044	07/05/2008	Change of use from A1 (Retail use) to B1 (Office use) with associated alterations to provide two separate office units. (Retrospective)	A1: -127	B1(a): 113
8 Kings Ride	2008/0910	20/11/2008	Change of Use from office (B1) use to residential (C3).	B1(a): -215	