

SURREY HEATH BOROUGH COUNCIL

LOCAL PLAN 2011-2028



2011/12 Authorities' Monitoring Report (AMR)

February 2013



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FOREWORD

The Surrey Heath Annual Monitoring Report (AMR) has been submitted to the Secretary of State each year since 2005 in accordance with Section 35 of the Planning and Compulsory Purchase Act 2004. Due to amendments made by the Localism Act 2011, the report, now known as the Authorities' Monitoring Report, is no longer submitted to the Secretary of State but instead must be published direct to the public at least yearly.

This Report monitors the period 1st April 2011 to 31st March 2012. It sets out the progress achieved in implementing the Local Development Plan and performance against the policies of the Surrey Heath Local Plan 2000.

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EXECUTIVE SUMMARY

- a) This Authorities' Monitoring Report (AMR - formerly known as the Annual Monitoring Report) is the eight such report to be produced. Under Section 35 of the Planning and Compulsory Purchase Act 2004 the Annual Monitoring Report was submitted to the Secretary of State by 31st December each year. The Act has been amended and the requirement to submit to the Secretary of State removed by the Localism Act 2011. However a report must still be produced and planning authorities must publish this information direct to the public at least yearly.
- b) The purpose of this Report is to present evidence of what actions have been taken to implement a Local Development Plan and the Local Development Scheme, to indicate the extent to which policies in the Local Plan 2000 have been achieved, and to identify any solutions and changes where targets are not being met.
- c) This AMR monitors the period from 1st April 2011 to 31st March 2012.
- d) In February 2012, the Surrey Heath Core Strategy and Development Management Policies Development Plan Document (the "Core Strategy") was adopted to replace the Surrey Heath Local Plan 2000. As the Local Plan was the relevant development plan document during the majority of the monitoring period, progress against the Local Plan policies will be the focus of this report. The Core Strategy Monitoring Framework will be used from the 2012/13 monitoring year onwards. Housing targets are the exception to this – the Core Strategy housing targets have a base date of 1st April 2011 and therefore housing delivery will be discussed in relation to the Core Strategy targets.
- e) The AMR has been produced in accordance with the Planning and Compulsory Purchase Act 2004 (as amended) and has taken into consideration The Town and Country Planning (Local Planning) (England) Regulations 2012.

The Progress of the Local Development Plan

- f) The Local Development Scheme (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 and Submission document stages, the anticipated date for adoption, and review date of the DPDs.
- g) The December 2011 LDS was the adopted version of the LDS being used at 31st March 2012. The LDS rolls forward the programme of updating planning policy in the Borough to 2014.
- h) In 2011/12 a number of Local Development Documents were adopted. The Core Strategy and Development Management Policies DPD (the "Core Strategy") was adopted in February 2012 in line with the timetable set out in the LDS. In addition a number of Supplementary Planning Documents (SPDs) have been adopted within the monitoring year: Deepcut SPD; Thames Basin Heaths Special Protection Area SPD; Developer Contributions SPD. The following documents were adopted in May 2012: Local Heritage Assets SPD; Western Urban Area Character SPD; Statement of Community Involvement (SCI) (update).

The Review of Existing Local Plan Policies

- i) Overall, it is considered that the Local Plan is achieving its objectives. However, due to restrictions imposed on new housing development by the Thames Basin Heaths Special Protection Area (the “SPA”), the Borough Council to date is slightly below the Core Strategy housing target which would require 191 units to have been delivered by 2012, against the 179 units actually delivered. The Council continues to work on delivering SANG land and it is anticipated that this will allow more housing to come forward in the later stages of the plan period.
- j) The Council cannot demonstrate a 5 year housing land supply as required by Planning Policy Statement 3 (PPS3) (now replaced by the National Planning Policy Framework). It should be noted however that following the examination in public of the Core Strategy the Inspector’s report noted that the Council’s attempts to address the real and pressing constraint on housing land supply arising from the Thames Basin Heaths Special Protection Area represented circumstances that justify departing from the national requirement.
- k) 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, however see below.
- l) 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 harm resulting from new residential development cannot be avoided. At the current time, none of these sites can therefore be considered as being appropriate for housing development. The potential of these sites for other uses such as nursing or care homes will be considered during preparation of the Site Allocations Development Plan Document.
- m) 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. In September 2011 the Council adopted an SPD which sets out the chosen strategy for managing the development at Deepcut and it is anticipated that housing will start to come forward on this site around 2016.
- n) In 2011/12, 53% of all housing completions were on Previously Developed Land (PDL), against a national target of 60%. It should be noted however that 95% of the non-PDL completions occurred on one site, Notcutts Nursery, which, while not PDL, is a site allocated for housing in the Local Plan. The Borough Council will continue to ensure the most effective use of land is made wherever possible.
- o) The Council has sought to ensure environmental protection standards are met across the Borough. The issues surrounding the SPA have affected the ability to meet the annual housing requirement in the year analysed by this AMR. 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. In March 2011 the Council adopted a new SANG at Hawley Meadows

and Blackwater Park which will deliver SPA avoidance measures for approximately 470 units, including those development sites of 10 or more units in Camberley, Frimley and Frimley Green. The Council is working with Natural England and other relevant stakeholders to deliver a long-term solution to the current constraint of the SPA.

- p) 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).
- q) Policy TC20 seeking comprehensive mixed-use development of the London Road block has not, to date, been implemented.
- r) 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 revised Issues and Options document was out to public consultation as at March 2012.
- s) 41% of completed dwellings (74 units) in 2011/12 were affordable housing.
- t) Following adoption of the Core Strategy in February 2012, and taking into account changes brought into effect by the Localism Act 2011 and the National Planning Policy Framework, the format of subsequent Authorities' Monitoring Reports will be amended to reflect the monitoring framework as set out in the Core Strategy.

1 INTRODUCTION

The requirement for an Authorities' 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. Section 35 of the Act required local planning authorities to make an annual report to the Secretary of State about the implementation of their local development scheme and whether the policies in the local development documents are being achieved
- 1.2 Section 35 of the Act has been amended by section 113 of the Localism Act 2011 so that local planning authorities must publish this information direct to the public at least yearly in the interests of transparency. The local planning authority is no longer required to send a report to the Secretary of State. The monitoring report provisions for local plans have also been amended to give local planning authorities more flexibility as to when they prepare the reports and how often.
- 1.3 This AMR has regard to the following:
- The Town and Country Planning (Local Planning) (England) Regulations 2012
 - The National Planning Policy Framework (March 2012)
- 1.4 As required by Section 35 of the Act (as amended), Local Planning Regulations 34 and SEA Regulations 17, all authorities must undertake a number of key monitoring tasks within the AMR, all of which are interrelated. A local planning authority's monitoring report must contain the following information:
- 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 the Local Development Plan (in this case the Local Plan 2000) are being implemented (Chapter 4 onwards) and 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.
 - Details of any neighbourhood development orders or neighbourhood development plans;
 - Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010 the AMR must contain the information specified in regulation 62(4) of those Regulations ;

- Details of any co-operation with another local planning authority, county Council or body or other body or person in line with the “Duty to Cooperate” as set out in Section 110 of the Localism Act.

Structure of the Report

- 1.5 The Authorities’ 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 Local Development Plan 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 2011 Census revealed a population of 86,200, broken down to 43,298 males and 42,902 females. Just over 95% (84.79% white British) 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 2001, the population has increased by 5,886 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% (2001 Census data). However, this may hide a number of concealed households who cannot afford their own homes.

Housing

- 2.4 According to the 2001 Census, 46.9% of the housing stock within Surrey Heath comprises detached houses as compared to 22.8% overall in England and Wales. There are high levels of owner occupation (89.23%) compared to the national average 81.98% 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 July and September 2012, the Land Registry identified the mean property price in the Borough as being £342,532. This represents an annual increase of +0.07%. 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 Surrey Heath Borough Council Core Strategy sets out a housing target of 3,240 net additional dwellings between 2011-2028, an average of 191 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: *Local Knowledge*, 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 were listed by SEEDA (closed March 2011) 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 in the South East Plan as exhibiting “high economic and other growth potential.” SEEDA’s Regional Economic Strategy also identified 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).
- 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 1.64% in April 2012. This compares against 2.43% in the South East and 3.7% in Great Britain. Surrey Heath has 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 79.9% (July 11-June 2012). This compares against South East figures of 79.3% (76.6% GB) (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 few years, 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 Plan (up to 2028), 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 Fairoaks 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 overcoming 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 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 Suitable Alternative Natural Greenspace (SANG) at Hawley Meadows and Blackwater Park to the west of Camberley has now been adopted. This offers SPA avoidance for sites of 1-9 units across the borough and for larger sites in the west of the borough (Camberley, Frimley, Frimley Green).

2.23 In January 2012 the Council adopted the Thames Basin Heaths Special Protection Area Supplementary Planning Document as part of the Local Development Framework. This document, along with policies CP14A&B of the Surrey Heath Core Strategy sets out the Council’s approach to avoiding harm caused by new housing development. The approach will continue to rely on the provision of SANGs along with Strategic Access Management and Monitoring (SAMM). The provision of further alternative open space is contingent on sites of a suitable size and quality being identified. The Council continues to seek land for new SANGs.

2.24 **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
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3 PROGRESS OF THE LOCAL DEVELOPMENT PLAN (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 2012, the adopted Local Development Scheme of December 2011 set out the programme for the Local Development Documents.
- 3.3 Local Planning Authorities are required to produce a Statement of Community Involvement (SCI) in accordance with Section 18 of the Planning and Compulsory Purchase Act 2004 (as amended). The SCI sets out how the Local Planning Authority intends to achieve continuous community involvement in the preparation of the Local Plan and determination of planning applications in their area. The aim of continuous community involvement throughout the process is to produce consensus. The Council adopted a revised SCI in May 2012. 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 Authorities' Monitoring Report.

Progress on the Evidence Base

On 31st March 2012, 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 The Strategic Housing Land Availability Assessment (SHLAA) is updated on an annual basis and identifies the broad locations and specific sites to enable a continuous delivery of housing for at least 15 years. The latest version of the SHLAA was published in June 2012 and includes housing data up to 31st March 2012.

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 and Development Management Policies DPD. An update to the Strategic Housing Market Assessment (SHMA) may commence in 2013/14.

Open Space and Recreation Study

- 3.7 Work was completed on an Open Space and Recreation Study in June 2007. The study informed 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 and translated in Policy DM16 of the Core Strategy & Development Management Policies DPD.

Gypsy and Travellers Accommodation Assessment

- 3.8 The Council completed a GTAA study, as part of the West Surrey Travellers Group, in conjunction with Guildford and Waverley Borough Councils in 2008. The study also considers the needs of Travelling Showpeople. Following the Government's publication of the Planning Policy for Traveller Sites in March 2012 Surrey Heath Borough Council will be starting work on a revised accommodation assessment for travellers. Surveying will commence in autumn 2012 and it is expected that the Traveller Accommodation Assessment will be published in mid-2013.

Surrey Heath Retail Study

- 3.9 Consultants were commissioned by the Council to undertake a Retail Needs Study. This work has now been completed and has fed into the Core Strategy being reflected in adopted Policy CP10. The study will also inform the Camberley Town Centre Area Action Plan which is under preparation. The updated Retail Needs study was published in June 2010.

Strategic Flood Risk Assessment

- 3.10 Local planning authorities must undertake an assessment of flood risk to underpin the future policies of the Local Plan. This assessment is necessary for the Local Plan 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 Assessments

- 3.11 Transport Assessments have been undertaken on behalf of the Borough Council by Surrey County Council (the Highways Authority). The Assessments examined the impact of Core Strategy housing targets on both the local and strategic (M3 motorway) road networks. In the case of the latter, this was through a joint study with several authorities to consider the combined impact of housing targets on J2-4a of the M3. The Transport Statements consider the impact of housing targets as a 'worst case' scenario without mitigation measures. In general the assessments show that Core Strategy housing targets can be accommodated but some highway improvements will be required.

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.

Neighbourhood Development Order or Neighbourhood Development Plan

- 3.13 At 31st March 2012 there were no Neighbourhood Development Orders or Neighbourhood Development Plans either adopted or under preparation

Community Infrastructure Levy

- 3.14 The Community Infrastructure Levy (CIL) will in the majority of cases replace developer contributions through S106 planning obligations. CIL is a tariff system based on pounds per square metre of net additional development. Tariffs are set out in a CIL charging schedule which is subject to examination in public. The Borough Council has begun preparation of a Preliminary Draft Charging Schedule which will be open to public consultation in May/June 2012. The aim is to publish a Draft Charging Schedule by Spring 2013 with the aim of examination Autumn 2013 and implementation early 2014.

Duty to cooperate

- 3.15 In November 2011 the Localism Act introduced provisions to enable the removal of the regional tier of planning. In its place, Section 110 of the Act imposed a duty on local planning authorities and other prescribed bodies to cooperate in relation to the preparation of planning documents as far as they related to strategic matters. Strategic matters are defined as sustainable development or use of land that would have a significant impact on at least 2 planning areas.
- 3.16 Following the introduction of the Localism Act Surrey Heath, in conjunction with other authorities, has been seeking to understand the nature and extent of the Duty to Co-operate. This process commenced in November 2011 and was ongoing at March 2012.

Table 1: Timetable for the preparation of the LDF 2006-2015¹ (as at 31st March 2011)

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													
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.

¹ SPDs are no longer required to be timetabled in the LDS and therefore those adopted after 31st March 2010 are not included.

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
LDS				R																
Core Strategy DPD					A															
Development Site Allocations DPD					IO					SS				A						
Camberley Town Centre AAP					RIO					SS			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 31/03/2012	LDS Target Met?	Next Stage
Local Development Scheme (LDS)	A programme for the preparation of the Local Development Framework.	LDS agreed in June 2010, most recent update December 2011	No	Completed <i>The LDS may be updated as necessary</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. (Update published May 2012) 	Yes	Completed <i>A revised SCI was adopted in May 2012</i>

<p>Core Strategy and Development Management Policies Development Plan Document (DPD) (the “Core Strategy”)</p>	<p>Provides the vision for the future development of Surrey Heath until 2028 and will set out the key policies against which all development proposals will be assessed.</p>	<ul style="list-style-type: none"> ✓ Early Stakeholders Consultation: July/August 2004. ✓ Issues and Options Consultation: September 2004. ✓ Preferred Options Consultation: September 2005. ✓ Revised Options and Preferred Approaches: September 2008 ✓ Presubmission Consultation: August/September 2010 ✓ Submission: October 2010 ✓ Examination in Public: February 2011 ✓ Resumed Examination in Public: November 2011 ✓ Adoption: February 2012 	<p>Yes</p>	<p>Completed</p>
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<p>Site Allocations DPD</p>	<p>To identify sites allocated for development or identified for other policy reasons.</p>	<ul style="list-style-type: none"> ✓ Pre-production phase: Spring 2011 ✓ Issues and Options: Jan 2012 • Pre-submission consultation: Jan 2013 • Submission: April 2013 • Pre-hearing meeting: July 2013 • Hearing: Sept 2013 • Adoption: April 2014 	<p>Yes – Issues and Options</p>	<p><i>At March 2012, preparation of the Site Allocations DPD was proceeding in line with the timetable set out in the December 2011 LDS.</i></p>
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<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 ✓ Revised issues, options and preferred proposals – February 2012 • Pre-submission consultation: November 2012 • Submission: Jan 2013 • Pre-hearing meeting: Mar 2013 • Hearing: June 2013 • Adoption: December 2013 	<p>Yes – Issues Paper, preferred options and revised issues and options</p>	<p><i>At March 2012 the revised issues and options document was out to public consultation in line with the timetable as set out in the Local Development Scheme</i></p>
<p>Deepcut SPD</p>	<p>The SPD represents the chosen strategy for managing the future development of Deepcut.</p>	<p>✓ Adopted SPD: September 2011</p>	<p>N/A</p>	<p>Completed</p>
<p>Developer Contributions SPD</p>	<p>Sets out the mechanism whereby planning obligations will be sought from planning permissions.</p>	<p>✓ Adopted SPD: December 2011</p>	<p>N/A</p>	<p>Completed <i>(SPDs are not included in the revised (2011) LDS but this document was included in the previous (2006) LDS)</i></p>

Thames Basin Heaths Special Protection Area SPD	The SPD sets out the approach that Surrey Heath Borough Council will take to avoiding harm to the Special Protection Area as a result of new housing development.	✓ Adopted SPD: January 2012	N/A	Completed
Local Heritage Assets SPD	The purpose of this SPD is to provide the methodology and criteria for identification of buildings, structures and sites of local importance.	✓ Adopted SPD: May 2012	N/A	Completed
Western Urban Area Character SPD	Provides detailed policy guidance on character issues.	✓ Adopted SPD: May 2012	N/A	Completed
Validation of Planning Applications SPD	Sets out the requirements for planning applications in order for them to be considered valid and capable of determination.	✓ Draft SPD: February 2008 ✓ Adopted SPD – June 2008	N/A	Completed <i>(SPDs are not included in the revised (2011) 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.	✓ Draft SPD: July 2007 ✓ Adopted SPD – October 2007	N/A	Completed <i>(SPDs are not included in the revised (2011) LDS but this document was included in the previous (2006) LDS)</i>

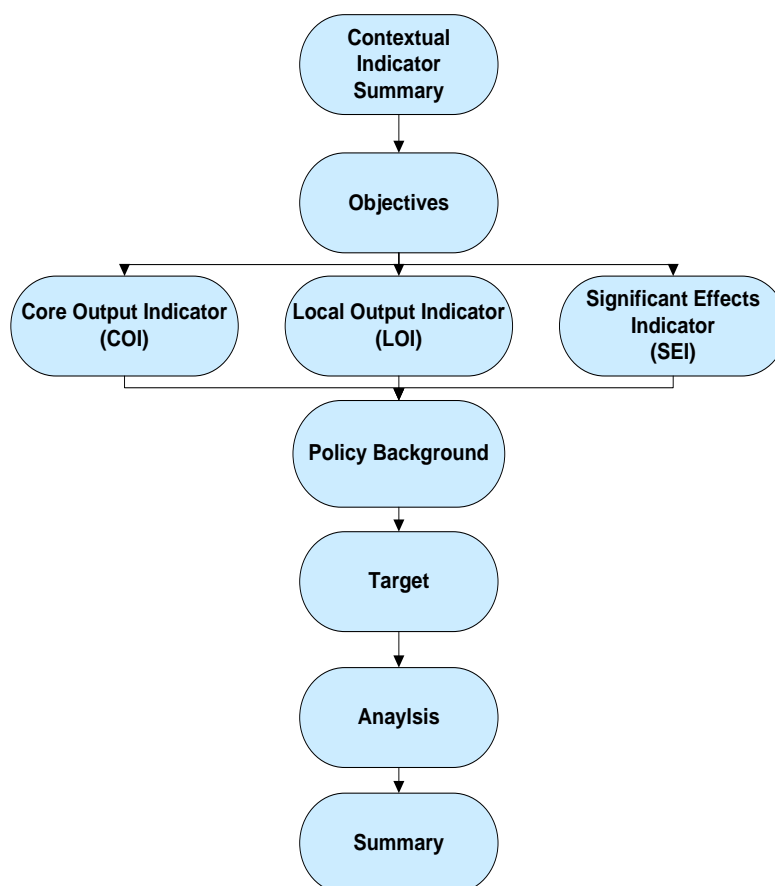
<p>Yorktown Landscaping Strategy SPD</p>	<p>This document was prepared with the framework set by the Surrey Heath Local Plan 2000 and the Yorktown Strategy which gives guidance on how landscaping in new development can assist in the regeneration of the Yorktown Core Employment Area and the Residential Enhancement Area to the west of Frimley Road.</p>	<ul style="list-style-type: none"> ✓ Draft SPD: November 2006. ✓ Adopted SPD – April 2008 	<p>N/A</p>	<p>Completed <i>(SPDs are not included in the revised (2011) LDS but this document was included in the previous (2006) LDS)</i></p>
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4 MONITORING POLICIES IN THE SURREY HEATH LOCAL PLAN 2000

(PART C)

The Surrey Heath Annual Monitoring Report 2011/2012

- 4.1 As the Surrey Heath Local Development Framework was still under preparation during the monitoring year, this Annual Monitoring Report (AMR) monitors the objectives and policies of the Surrey Heath Local Plan 2000 Saved Policies. It uses the content proposed for the AMR by the government guidance “Local Development Framework Monitoring: A Good Practice Guide” (March 2005 – now withdrawn).
- 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” (now withdrawn).
- 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 2011/2012) 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. Although these guidance documents have now been withdrawn it is considered that the Core Output Indicators provide useful data and they will continue to be monitored in the current report.
- 4.7 The majority of COIs are monitored during the period 1st April 2011 – 31st March 2012. 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 The AMR is linked with the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). The report in some cases also uses other indicators and targets, which are linked to the Sustainable 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 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 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.

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. 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 were to remain in place until they are replaced by policies in new Development Plan Documents (DPDs). In February 2012 the Surrey Heath Core Strategy and Development Management Policies DPD was adopted to replace the Local Plan 2000. However, as the Local Plan saved policies were still in place for the majority of the monitoring year this report monitors the effectiveness of the Local Plan policies rather than the Core Strategy ones. Housing targets are the exception to this as the Core Strategy has a base date of April 2011 for housing completions and therefore the completions in 2011/12 will be examined against the Core Strategy targets.

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 99.

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 2011/12

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 2011/2012, 11 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 2011/12 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. Policy DM10 Development and Flood Risk of the Core Strategy sets out that the Council will take a sequential approach in relation to flood risk in determining planning applications. The number of planning applications granted contrary to Environment Agency advice will continue to be monitored in subsequent AMRs and an additional indicator relating to the number of developments completed with SUDS measures implemented will be monitored from 2012/13 onwards.

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 2011/12 of which the Council are aware. Some schemes may have been implemented under permitted development rights. One relevant planning application was granted during the monitoring year:

*11/0193 - LAND ADJOINING PENNYPOT COTTAGE, PENNYPOT LANE, CHOBHAM
- Installation of a ground mounted solar photovoltaic panel*

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. The Surrey Heath Core Strategy includes policy CP2: Sustainable Development and Design, DM7: Facilitating Zero Carbon Development and DM8: Stand Alone Decentralised, Renewable and Low Carbon Energy Schemes.
- 5.10 Further information relating to sustainable development and design will be included in a Supplementary Planning Document (SPD).
- 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 subsequent AMRs.

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 reasonably 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 A Developer Contributions SPD was adopted in October 2011 to replace the previous Planning Infrastructure Contributions Scheme. This document sets out that contributions will be required for any development providing net additional dwellings as well as any development for new commercial floorspace of 100sqm (net gain) or above (although there are exemptions to some or all of the tariffs depending on the development proposed).
- 5.15 The Community Infrastructure Levy (CIL) is a new way local authorities can raise funds towards infrastructure from developments in their area. This will in the majority of cases replace the existing system of using planning obligations (Section 106 agreements) to secure funds. The money can be used to fund infrastructure that supports development. The Borough Council was due to consult on a Preliminary Draft Charging Schedule in the summer of 2012. The next stages of CIL preparation will be the publication and consultation on a draft charging schedule in spring 2013, followed by examination in Summer/Autumn 2013. CIL is expected to be implemented in January 2014.

**Table 3: Developments Permitted with Planning Obligations attached
Figures For Decisions Made 1st April 2011 to 31st March 2012:**

Planning Application Number	Development Permitted	Summary of Planning Obligation
10/0928	Erection of four detached two storey dwelling houses following the demolition of 14 Brackendale Close and retention of 15 Brackendale Close on a reduced curtilage.	Financial Contributions to SCC: £981.64 towards Libraries £14,233.11 towards Highways £286.38 for Monitoring Financial Contributions to SHBC: £6,145.92 towards Equipped Play Space £1,600.50 towards Community Facilities £352.11 towards Recycling £5,335.00 towards Environmental Improvements £1,145.55 for Monitoring
10/0957	Erection of a detached two storey 3 bedroom dwelling house.	Financial Contributions to SCC: £230.92 towards Libraries £3,345.83 towards Highways £67.37 for Monitoring Financial Contributions to SHBC: £1,445.76 towards Equipped Play Space £376.50 towards Community Facilities £82.83 towards Recycling £1,255.00 towards Environmental Improvements £269.47 for Monitoring
10/0985	Erection of a detached two storey four bedroom dwelling house.	Financial Contributions to SCC: £343.16 towards Libraries £4,972.09 towards Highways £81.46 for Monitoring Financial Contributions to SHBC: £2,148.48 towards Equipped Play Space £559.50 towards Community Facilities

		£123.09 towards Recycling £325.86 for Monitoring
10/0991	Erection of a detached three bedroom house and creation of a vehicular access onto Wittmead Road.	Financial Contributions to SCC: £69.00 towards Libraries £999.75 towards Highways £28.93 for Monitoring Financial Contributions to SHBC: £432.00 towards Equipped Play Space £112,50 towards Community Facilities £24.75 towards Recycling £1,255.00 towards Environmental Improvements £115.72 for Monitoring
11/0035	Change of Use of first floor from Office Use (Class B1a) to a three bedroom flat.	Financial Contributions to SHBC: £1,445.76 towards Equipped Play Space £376.50 towards Community Facilities £82.83 towards Recycling £95.25 for Monitoring
11/0044	Change of use of existing Church Hall (D1) to Residential Dwelling House (C3) with associated alterations and erection of a detached double garage with habitable accommodation above.	Financial Contributions to SCC: £263.12 towards Libraries £3,812.38 towards Highways £76.76 for Monitoring Financial Contributions to SHBC: £1,647.36 towards Equipped Play Space £429.00 towards Community Facilities £94.38 towards Recycling £1,430.00 towards Environmental Improvements £307.05 for Monitoring
11/0068	Application for new outline planning permission to replace extant permission in order to extend the time limit for implementation of planning permission APP/D/3040/A/08/2061422 (SU/07/0228) (Outline application for the erection of a part three storey, part two storey building to comprise 35 one and two bedroom sheltered accommodation apartments (Use Class C3), wardens office and communal areas with associated parking, bin store, electric mobility chair and cycle store. Matters of layout and access to be considered.)	Financial Contributions to SCC: £35,000.00 towards Highways £1750.00 for Monitoring
11/0085	Erection of a detached two storey 2 bedroom dwelling house.	Financial Contributions to SCC: £161.92 towards Libraries £2,346.08 towards Highways £47.24 for Monitoring Financial Contributions to SHBC: £1,013.76 towards Equipped Play Space

		<p>£264.00 towards Community Facilities £58.08 towards Recycling £880.00 towards Environmental Improvements £188.95 for Monitoring</p>
11/0119	Erection of a two storey building with accommodation in the roofspace to form 7 residential flats (3 one bedroom, 3 two bedroom and 1 studio flat) at first and second floor and retail unit at ground floor, following demolition of the existing building.	<p>Financial Contributions to SCC: £973.19 towards Libraries £7,595.10 towards Highways £188.38 for Monitoring Financial Contributions to SHBC: £3,041.28 towards Equipped Play Space £1,578.00 towards Community Facilities £347.16 towards Recycling £5,289.07 towards Environmental Improvements £14.53 Town Centre Management £753.54 for Monitoring</p>
11/0179	Erection of a part single storey side extension, first floor side and rear extension and conversion of dwelling house into two self-contained flats.	<p>Financial Contributions to SCC: £51.52 towards Libraries £746.48 towards Highways £11.80 for Monitoring Financial Contributions to SHBC: £84.00 towards Community Facilities £18.48 towards Recycling £280.00 towards Environmental Improvements £47.22 for Monitoring</p>
11/0184	Erection of a four storey building with accommodation in the roof comprising of 22 one and two bedroom flats with car parking and associated landscaping following demolition of existing building.	<p>Financial Contributions to SCC: £3,313.84 towards Libraries £237.73 for Monitoring Financial Contributions to SHBC: £16,220.16 towards Equipped Play Space £5,403.00 towards Community Facilities £1,188.66 towards Recycling £10,244.40 towards Environmental Improvements £950.93 for Monitoring</p>
11/0188	Erection of a detached two storey four bedroom dwelling house with associated parking and access	<p>Financial Contributions to SCC: £263.12 towards Libraries £3,812.38 towards Highways £76.76 for Monitoring Financial Contributions to SHBC: £1,647.36 towards Equipped Play Space £429.00 towards Community Facilities £94.38 towards Recycling £1,430.00 towards Environmental Improvements £307.05 for Monitoring</p>
11/0197	Conversion of existing dwelling into 2 one bedroom flats.	<p>Financial Contributions to SCC: £120.52 towards Libraries £1,746.23 towards Highways £27.61 for Monitoring Financial Contributions to SHBC: £196.50 towards Community Facilities £43.23 towards Recycling £655.00 towards Environmental Improvements</p>

		£110.46 for Monitoring
11/0201	Erection of 8 two storey detached dwellings, 3 of the proposed dwellings incorporating accommodation within the roof space, to comprise 8 five bedroom dwellings, with associated garages and parking. Revised vehicular access following stopping up of the existing access following demolition of 18, 20, and 22 The Maultway.	Financial Contributions to SCC: £1,828.04 towards Libraries £26,486.71 towards Highways £533.31 for Monitoring Financial Contributions to SHBC: £11,445.12 towards Equipped Play Space £2,980.50 towards Community Facilities £655.71 towards Recycling £9,935.00 towards Environmental Improvements £2,133.24 for Monitoring
11/0271	Erection of a two storey building with habitable accommodation within the roofspace to comprise of 10 two bedroom apartments with associated parking, cycle stores and bin stores following the demolition of the existing dwellings.	Financial Contributions to SCC: £1,276.04 towards Libraries £18,533.71 towards Highways £372.72 for Monitoring Financial Contributions to SHBC: £7,989.12 towards Equipped Play Space £2,080.50 towards Community Facilities £457.81 towards Recycling £6,935.00 towards Environmental Improvements £1,490.88 for Monitoring
11/0283	Conversion of existing dwelling house to form two 2 bedroom dwelling houses with associated alterations.	Financial Contributions to SCC: £60.72 towards Libraries £879.78 towards Highways £17.71 for Monitoring Financial Contributions to SHBC: £380.16 towards Equipped Play Space £99.00 towards Community Facilities £21.78 towards Recycling £330.00 towards Environmental Improvements £70.86 for Monitoring
11/0299	Erection of 2 two storey detached dwellings and detached garages following demolition of existing dwelling.	Financial Contributions to SCC: £423.20 towards Libraries £6,131.80 towards Highways £100.46 for Monitoring Financial Contributions to SHBC: £2,649.60 towards Equipped Play Space £690.00 towards Community Facilities £151.80 towards Recycling £401.86 for Monitoring
11/0354	Change of Use of second floor from Offices (B1) to provide two 2 bedroom flats.	Financial Contributions to SHBC: £2,027.52 towards Equipped Play Space £528.00 towards Community Facilities £133.58 towards Recycling £1,145.55 for Monitoring
11/0360	Erection of a two storey four bedroom detached dwelling house with integral garage, creation of a new access off	Financial Contributions to SCC: £263.12 towards Libraries £3,812.38 towards Highways £76.76 for Monitoring

	Le Marchant Road and new boundary walls and fencing.	Financial Contributions to SHBC: £1,647.36 towards Equipped Play Space £429.00 towards Community Facilities £94.38 towards Recycling £1,430.00 towards Environmental Improvements £307.05 for Monitoring
11/0377	Erection of 18 two storey and three storey dwellings to comprise of 2 four bedroom semi-detached dwellings, 11 three bedroom semi-detached and terrace dwellings and 5 two bedroom terrace dwellings with associated vehicular access to Blenheim Place, parking and landscaping.	Financial Contributions to SCC: £1,500.00 towards Libraries £35,000.00 towards Highways £500.00 for Monitoring Financial Contributions to SHBC: £8,500.00 towards Equipped Play Space £2,600.00 towards Community Facilities £1,400.00 towards Recycling £1,000.00 towards Environmental Improvements £2,000.00 for Monitoring
11/0378	Erection of a detached 5 bedroom dwelling house and detached double garage with vehicular access off Sandy Lane, following conversion of existing property into a single dwelling house with reduced curtilage.	Financial Contributions to SCC: £80.04 towards Libraries £1,159.71 towards Highways £23.35 for Monitoring Financial Contributions to SHBC: £501.12 towards Equipped Play Space £130.50 towards Community Facilities £28.71 towards Recycling £435.00 towards Environmental Improvements £93.41 for Monitoring
11/0396	Erection of a two storey building with accommodation in the roof to comprise of 9 two bedroom flats with associated parking and access onto The Avenue following demolition of existing dwelling house.	Financial Contributions to SCC: £1,114.12 towards Libraries £16,142.63 towards Highways £325.03 for Monitoring Financial Contributions to SHBC: £6,975.36 towards Equipped Play Space £1,816.50 towards Community Facilities £399.63 towards Recycling £6,055.00 towards Environmental Improvements £1,300.13 for Monitoring
11/0460	Erection of 4 two storey semi-detached dwelling houses with accommodation within the roofspace following demolition of existing dwelling.	Financial Contributions to SCC: £692.76 towards Libraries £10,037.49 towards Highways £202.11 for Monitoring Financial Contributions to SHBC: £4,337.28 towards Equipped Play Space £1,129.50 towards Community Facilities £248.49 towards Recycling £3,765.00 towards Environmental Improvements £808.42 for Monitoring
11/0481	Erection of two 3 bedroom detached bungalows with habitable accommodation within the roofspace and formation of a new access off	Financial Contributions to SCC: £461.84 towards Libraries £6,691.66 towards Highways £134.76 for Monitoring Financial Contributions to SHBC:

	Gibbett Lane.	£2,891.52 towards Equipped Play Space £753.00 towards Community Facilities £165.66 towards Recycling £2,510.00 towards Environmental Improvements £538.92 for Monitoring
11/0491	Conversion of existing office building to provide 10 two bedroom and 2 one bedroom flats, along with the raising of the ridge and extension of existing annex office building to provide accommodation at second floor level, with associated alterations and access off of Upper Charles Street. (Retrospective). Variation of planning permission SU/10/0943.	Financial Contributions to SHBC: £10,137.60 towards Equipped Play Space £3,033.00 towards Community Facilities £667.26 towards Recycling £691.89 for Monitoring
11/0511	Erection of two 2 storey detached 4 bedroom houses with access on to Ullswater Road	Financial Contributions to SCC: £526.24 towards Libraries £7,624.76 towards Highways £153.52 for Monitoring Financial Contributions to SHBC: £3,294.72 towards Equipped Play Space £858.00 towards Community Facilities £188.76 towards Recycling £2,860.00 towards Environmental Improvements £614.10 for Monitoring
11/0590	Erection of 1 two storey detached five bedroom dwelling with accommodation in the roof and 1 two storey detached four bedroom dwelling following demolition of existing three bedroom detached dwelling with associated works to access.	Financial Contributions to SCC: £375.36 towards Libraries £5,438.64 towards Highways £109.51 for Monitoring Financial Contributions to SHBC: £2,350.08 towards Equipped Play Space £612.00 towards Community Facilities £134.64 towards Recycling £2,040.00 towards Environmental Improvements £438.03 for Monitoring
11/0647	Change of Use of the "Nursery Block" from C2 (Residential Institution) to C3 (Dwelling House) with associated alterations.	Financial Contributions to SCC: £230.92 towards Libraries £33.91 for Monitoring Financial Contributions to SHBC: £1,445.76 towards Equipped Play Space £376.50 towards Community Facilities £82.83 towards Recycling £1,255.00 towards Environmental Improvements £135.64 for Monitoring
11/0648	Change of Use of the "Tithe Barn" from C2 (Residential Institution) use to C3 (Dwelling House) with	Financial Contributions to SCC: £230.92 towards Libraries £33.91 for Monitoring Financial Contributions to SHBC:

	associated alterations.	£1,445.76 towards Equipped Play Space £376.50 towards Community Facilities £82.83 towards Recycling £1,255.00 towards Environmental Improvements £135.64 for Monitoring
11/0650	Change of Use of "Brook Place Cottage" from C2 (Residential Institution) to C3 (Dwelling House) with associated alterations.	Financial Contributions to SCC: £230.92 towards Libraries £33.91 for Monitoring Financial Contributions to SHBC: £1,445.76 towards Equipped Play Space £376.50 towards Community Facilities £82.83 towards Recycling £1,255.00 towards Environmental Improvements £135.64 for Monitoring
11/0652	Change of Use of "Brook Place House" from use class C2 (Residential Institutions) to create a single residential dwelling use class C3 (Dwelling House), erection of a single storey rear extension and demolition of an existing outbuilding.	Financial Contributions to SCC: £343.16 towards Libraries £50.39 for Monitoring Financial Contributions to SHBC: £2,148.48 towards Equipped Play Space £559.50 towards Community Facilities £123.09 towards Recycling £1,865.00 towards Environmental Improvements £201.57 for Monitoring
11/0667	Erection of a three storey building to comprise of A1 (retail at ground floor) and 6 flats (4 two bedroom and 2 one bedroom) above with associated parking, access and landscaping following demolition of existing public house.	Financial Contributions to SCC: £855.91 towards Libraries £12,401.39 towards Highways £218.27 for Monitoring Financial Contributions to SHBC: £2,609.28 towards Equipped Play Space £1,072.50 towards Community Facilities £235.95 towards Recycling £4,651.69 towards Environmental Improvements £873.07 for Monitoring
11/0668	Erection of a semi-detached two storey building to comprise of 2 three bedroom dwelling houses with associated parking and access.	Financial Contributions to SCC: £461.84 towards Libraries £6,691.66 towards Highways £134.76 for Monitoring Financial Contributions to SHBC: £2,891.52 towards Equipped Play Space £753.00 towards Community Facilities £165.66 towards Recycling £2,510.00 towards Environmental Improvements £538.94 for Monitoring
11/0686	Erection of a two storey, three bedroom end of terrace house and alterations to existing vehicular access.	Financial Contributions to SCC: £230.92 towards Libraries £3,345.83 towards Highways £67.37 for Monitoring Financial Contributions to SHBC: £1,445.76 towards Equipped Play Space

		<p>£376.50 towards Community Facilities £82.83 towards Recycling £1,255.00 towards Environmental Improvements £269.47 for Monitoring</p>
11/0717	Change of Use of former ancillary staff accommodation building to 2 bedroom dwelling house within the grounds of 29-31 Upper Park Road and creation of additional parking space.	<p>Financial Contributions to SCC: £961.00 towards Primary Education £179.45 towards Libraries £2,466.05 towards Highways £46.61 for Monitoring Financial Contributions to SHBC: £50.28 towards Equipped Play Space LEAP £38.04 towards Equipped Play Space NEAP £27.96 towards Equipped Play Space MUGA £610.50 towards Indoor Sport £277.50 towards Community Facilities £50.00 towards Recycling £186.43 for Monitoring</p>
11/0736	Erection of single storey side, rear and front extensions and change in levels of the rear of the site to allow for additional parking.	<p>Financial Contributions to SCC: £5,526.04 towards Highways £62.93 for Monitoring Financial Contributions to SHBC: £766.93 towards Indoor Sports £251.72 for Monitoring</p>
11/0751	Erection of a single storey extension and a first floor extension.	<p>Financial Contributions to SCC: £12,595.28 towards Highways £125.95 for Monitoring Financial Contributions to SHBC: £503.81 for Monitoring</p>
11/0763	Erection of 3 detached two storey 4 bedroom dwelling houses with creation of new vehicular access and amendment to existing vehicular access following demolition of existing dwelling	<p>Financial Contributions to SCC: £13,454.00 towards Primary Education £552.90 towards Libraries £7,598.10 towards Highways £256.98 for Monitoring Financial Contributions to SHBC: £687.16 towards Equipped Play Space LEAP £519.88 towards Equipped Play Space NEAP £1,881.00 towards Indoor Sport £855.00 towards Community Facilities £150.00 towards Recycling £1,027.92 for Monitoring</p>
11/0770	Erection of a roof extension to provide an additional floor of accommodation with the change of use of first floor from office to residential to provide 3 two bedroom flats, 1 one bedroom flats and 2 studio flats with associated alterations and retention of retail unit at ground floor level.	<p>Financial Contributions to SCC: £3,708.00 towards Primary Education £945.75 towards Libraries £12,996.75 towards Highways £211.61 for Monitoring Financial Contributions to SHBC: £114.12 towards Equipped Play Space NEAP £3,217.50 towards Indoor Sport £1,462.50 towards Community Facilities £300.00 towards Recycling £846.43 for Monitoring</p>

11/0779	Alterations to existing shop front entrance including the provision of trolley bays.	Financial Contributions to SCC: £6,727.00 towards Primary Education £276.45 towards Libraries £3,799.05 towards Highways £122.21 for Monitoring Financial Contributions to SHBC: £940.50 towards Indoor Sport £427.50 towards Community Facilities £50.00 towards Recycling £488.82 for Monitoring
11/0808	Erection of a four storey building comprising 24 two bedroom flats with car parking and associated landscaping following demolition of existing building.	Financial Contributions to SCC: £23,064.00 towards Primary Education £4,306.80 towards Libraries £614.67 for Monitoring Financial Contributions to SHBC: £912.96 towards Equipped Play Space NEAP £671.04 towards Equipped Play Space MUGA £14,652.00 towards Indoor Sport £6,660.00 towards Community Facilities £1,200.00 towards Recycling £10,000.00 towards Environmental Improvements £2,458.67 for Monitoring
11/0821	Change of Use of first floor from Offices (Class B1a) to provide 1 one bedroom flat and 1 two bedroom flat with associated alterations.	Financial Contributions to SCC: £1,236.00 towards Primary Education £315.25 towards Libraries £4,332.25 towards Highways £75.71 for Monitoring Financial Contributions to SHBC: £27.96 towards Equipped Play Space MUGA £1,072.50 towards Indoor Sport £487.50 towards Community Facilities £100.00 towards Recycling £302.86 for Monitoring
11/0825	Erection of a detached two storey dwelling with roof space accommodation and associated parking area to the front of the dwelling	Financial Contributions to SCC: £6,727.00 towards Primary Education £276.45 towards Libraries £3,799.05 towards Highways £128.24 for Monitoring Financial Contributions to SHBC: £343.58 towards Equipped Play Space LEAP £259.94 towards Equipped Play Space NEAP £940.50 towards Indoor Sport £427.50 towards Community Facilities £50.00 towards Recycling £512.96 for Monitoring
11/0831	Redevelopment of 301-307 London Road for residential development, comprising of a four storey block of 13 flats (3 one bedroom and 10 two bedroom) and 6 four bedroom houses in two three storey terraced blocks together with parking, access, associated	Financial Contributions to SCC: £50,797.00 towards Primary Education £3,860.60 towards Libraries £53,053.40 towards Highways £1,391.31 for Monitoring Financial Contributions to SHBC: £1,940.04 towards Equipped Play Space NEAP £1,425.96 towards Equipped Play

	landscaping and infrastructure following the demolition of existing Robins Cinema.	Space MUGA £13,134.00 towards Indoor Sport £5,970.00 towards Community Facilities £8,000.00 towards Environmental Improvements £950.00 towards Recycling £5,565.24 for Monitoring
11/0837	Application for new planning permission to replace extant planning permission SU/08/0811 for the erection of eight 3 bedroom and two 2 bedroom houses following demolition of existing garage and workshops, office and flats with access onto Woodend Road and Mainstone Close.	Financial Contributions to SCC: £35,691.00 towards Primary Education £1,619.90 towards Libraries £22,261.10 towards Highways £721.97 for Monitoring Financial Contributions to SHBC: £1,776.56 towards Equipped Play Space LEAP £1,344.08 towards Equipped Play Space NEAP £987.92 towards Equipped Play Space MUGA £5,511.00 towards Indoor Sport £2,505.00 towards Community Facilities £500.00 towards Recycling £2,887.86 for Monitoring
11/0872	Erection of 9 dwellings to comprise of 4 two bedroom and 3 three bedroom dwellings in the form of 2 two storey terraced blocks with accommodation in part of the roof and 2 two bedroom semi-detached two storey houses, along with the erection of 3 carports with access, parking and landscaping following the demolition of existing commercial buildings.	Financial Contributions to SCC: £17,023.00 towards Primary Education £1,445.30 towards Libraries £19,861.70 towards Highways £472.89 for Monitoring Financial Contributions to SHBC: £829.62 towards Equipped Play Space LEAP £627.66 towards Equipped Play Space NEAP £4,917.00 towards Indoor Sport £2,235.00 towards Community Facilities £350.00 towards Recycling £1,891.57 for Monitoring
11/0894	Erection of a detached two storey 5 bedroom house with associated parking and access.	Financial Contributions to SCC: £6,727.00 towards Primary Education £358.90 towards Libraries £4,932.10 towards Highways £144.48 for Monitoring Financial Contributions to SHBC: £343.58 towards Equipped Play Space LEAP £259.94 towards Equipped Play Space NEAP £1,221.00 towards Indoor Sport £555.00 towards Community Facilities £50.00 towards Recycling £577.90 for Monitoring
11/0941	Erection of a terrace of 4 two bedroom dwellings and conversion of former Police Station (Sui Generis) to a three bedroom dwelling house (C3) with associated parking and landscaping and retention of 5 and 7 Frimley Green Road on a reduced curtilage.	Financial Contributions to SCC: £8,237.00 towards Primary Education £960.30 towards Libraries £7,108.20 towards Highways £218.47 for Monitoring Financial Contributions to SHBC: £310.66 towards Equipped Play Space NEAP £228.34 towards Equipped Play Space

		MUGA £3,267.00 towards Indoor Sport £1,485.00 towards Community Facilities £250.00 towards Recycling £873.86 for Monitoring
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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 Indicator 34 is monitored in Surrey Heath. In addition, a number of local indicators are recorded.

Anticipated Performance against the Target

Crimes Committed

- 5.19 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 2011/12.

Table 4: Recorded Crime Statistics within Surrey Heath 2011/12

Indicator	Area/Description	Actual
NI034	Domestic Violence Murder (%)	1
SH126	Domestic Burglaries per 1,000 Households	0.43
SH127	Violent Crime per 1,000 Population	24.47
SH128	Total Vehicle Crimes per 1,000 population	0.87
SH225	Number of domestic referrals from Your Sanctuary Surrey (men and women)	119

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.

Analysis

- 5.22 In September 2010 the Community Safety Survey was carried out on behalf of the Safer Surrey Heath Partnership. A key finding was that 94% of respondents are either satisfied or very satisfied with the area in which they live, compared to 92% in the 2007 survey. Over half of all respondents feel that there is a sense of community spirit in their local neighbourhoods. Other top level survey results include:

- Just less than one in six of all respondents feel that fear of crime affects their lifestyle, compared to one-fifth in 2007
- The concerns of most residents focus on quality of life issues such as speeding vehicles, parking on pavements, young people hanging around, litter and dog fouling. Young people's concerns are similar and their main priority is underage drinking.
- Some 34% of those who said they were fearful of crime cited the reporting of crime in the media as the main reason (47% in 2007)
- Just 7.3% of respondents had been victims of crime in the last 12 months, compared with 12.8% in 2007.

- 5.23 Core Strategy Policy DM9 Design Principles sets out that development should be designed to reduce the potential for crime and fear of crime. This will be monitored in future AMRs.

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 addresses 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 a Supplementary Planning Document for the purpose of securing developer contributions towards a range of infrastructure.
- The Borough Council will endeavour to meet the targets within adopted and forthcoming DPDs and those set by County 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 102.

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 2011/12

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 has been guided by this document and is also informed by the Surrey Heath Community Plan which sets out the protection of green spaces as an environmental objective. A review of all urban green spaces within the settlement area will be undertaken during 2012 for the purposes of the Site Allocations issues and options document.

Performance against the Target

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

Spaces (hectares) lost / developed in 2011/12 contrary to local plan policy UE1	Target	Actual
	0	0

Analysis

- 6.4 Within the period 2011/12 The Council granted permission for one application which would lead to a loss of green space. Policy objections were raised in respect of the impact of the development on open space. However, very special circumstances were put forward to address these objections, with the proposal considered necessary to meet the operational requirements of St Johns Ambulance. It was therefore not considered contrary to Policy UE1 of the Local Plan.

11/0683 *Application for new planning permission to replace extant planning permission SU/08/0533 for the change of use of land from Rugby Club (D2) to use as Ambulance Station (Sui Generis) and erection of a detached garage building.*

Summary

- In 2011/12 the Borough Council has not permitted any applications which are contrary to policy UE1 of the Local Plan and has therefore 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 102.

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 2011/12

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'. Planning Policy Statement 5:

Planning for the Historic Environment was withdrawn in March 2012 to be replaced by the National Planning Policy Framework which includes a section titled Conserving and Enhancing the Historic Environment which states that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,

Performance against the Target

Listed Buildings

Table 6: Demolitions, Alterations and Additions to Statutory Listed Buildings 2011/12 (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

*West End War Memorial – Grade II listed - 31/01/2012

Locally Listed Buildings

Table 7: Demolitions, Alterations and Additions to Locally Listed Buildings 2011/12 (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 In 2011/12 there has been one addition to the Statutory List in Surrey Heath. No Statutory or Local Listed buildings have been demolished, removed from the list or placed on the at risk register. The Council has met the targets in relation to Listed and Locally Listed buildings. The protection of such buildings will continue in accordance with the National Planning Policy Framework and Policy DM17: Heritage, of the Core Strategy.

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 2011/12

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'. 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 2011/2012 (Local Plan Policy: HE13)

	Target	Actual
Sites completely destroyed	None	None
Sites removed from statutory list	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 the National Planning Policy Framework and Policy DM17: Heritage, of the Core Strategy.

Summary

- Within the monitoring period 2011/12, one monument has been added to the Statutory List. No Statutory or Locally Listed buildings have been demolished or significantly altered in the Borough.
- The Borough Council will endeavour to meet the targets within the forthcoming DPDs and those set by County and national government and will continue to work closely with 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 103.

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 2011/12

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.

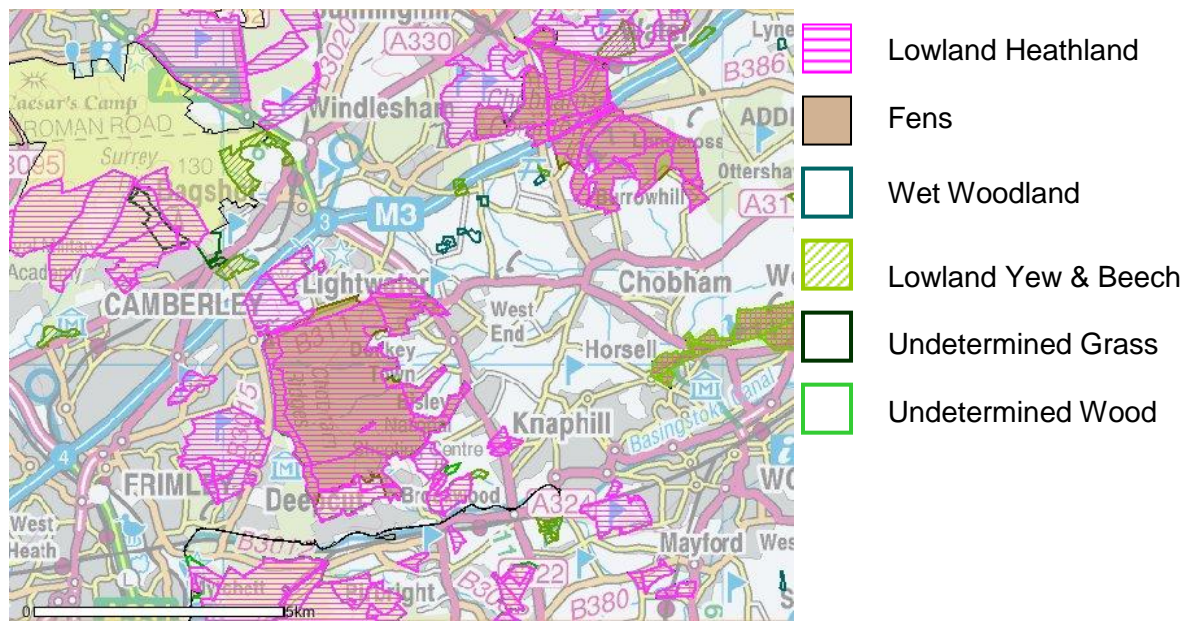
- 8.3 The Surrey Biodiversity Action Plan localises national targets set out in the UK Biodiversity Action Plan to ensure conservation programmes are successful in dealing with local issues.
- 8.4 Policy NRM6 “Thames Basin Heaths Special Protection Area” of the South East Plan recognises the SPA and 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 2011/12.
- 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 2011/12.
- 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 2012. 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 is still to be met.

Table 9: Conditions of Sites of Special Scientific Interest at 01st October 2012

	Condition	% of site meeting PSA Target
Ash to Brookwood Heaths	Favourable: 13.47% Unfavourable Recovering: 85.56% Unfavourable No Change: 0.00% Unfavourable Declining: 0.97%	99.03%
Basingstoke Canal	Favourable: 16.66% Unfavourable Recovering: 10.41% Unfavourable No Change: 45.31% Unfavourable Declining: 27.62%	27.07%
Broadmoor to Bagshot Woods and Heath	Favourable: 65.61% Unfavourable Recovering: 34.39% Unfavourable No Change: 0.00% Unfavourable Declining: 0.00%	100.00%
Chobham Common	Favourable: 2.77% Unfavourable Recovering: 91.67% Unfavourable No Change: 5.56% Unfavourable Declining: 0.00%	94.44%
Colony Bog to Bagshot Heath	Favourable: 6.31% Unfavourable Recovering: 85.33% Unfavourable No Change: 0.25% Unfavourable Declining: 8.10%	91.64%

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
Ash to Brookwood Heaths	Nightjar	5	4	68	6	6	6	50	71
	Woodlark	26	14	33	37	23	28	15	15
	Dartford Warbler	114	148	222	174	192	171	267	174
Broadmoor to Bagshot Woods and Heaths	Nightjar	N/A	17	42	N/A	N/A	5	45	47
	Woodlark	38	49	29	21	41	23	33	28
	Dartford Warbler	8	8	29	20	23	26	39	22
Chobham Common	Nightjar	N/A	N/A	28	N/A	N/A	N/A	19	54
	Woodlark	5	6	7	N/A	N/A	N/A	8	2
	Dartford Warbler	N/A	72	99	N/A	N/A	N/A	90	91
Colony Bog and Bagshot Heath	Nightjar	5	N/A	42	43	54	40	36	38
	Woodlark	29	9	9	13	10	3	8	26
	Dartford Warbler	26	33	46	54	146	33	55	51

Site Name	Species	2005	2006	2007	2008	2009	2010	2011
Ash to Brookwood Heaths	Nightjar	6	16	82	76	(71)	(65)	(68)
	Woodlark	22	39	41	13	33	38+3	(33)
	Dartford Warbler	237	132	177	127	21	3	9
Broadmoor to Bagshot Woods and Heaths	Nightjar	N/A	22	33	(18)	65	57	67
	Woodlark	38	47	67	(41)	44	27	26
	Dartford Warbler	24	23	44	(42)	1	1	2
Chobham Common	Nightjar	N/A	N/A	43	48	30	42+3	(31)+1
	Woodlark	8	11	12	10	(8)	8+3	(9)
	Dartford Warbler	112	96	122	74	7	14	10
Colony Bog and Bagshot Heath	Nightjar	41	40	49	30	47	47	(46)
	Woodlark	28	27	26	17	11	10+1	25
	Dartford Warbler	63	57	65	97	13	3	4

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.

Please note that post 2006, numbers in the table include birds just outside the SSSI. These are shown as A + B where A are birds within the SSSI boundary and B are those outside. The totals (A + B) should be used for comparison with earlier years.

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.
- 8.18 Core Strategy Policy CP14 Biodiversity and Nature Conservation sets out the approach that the Council will take to avoiding harm to the SPA as a result of new residential development.
- 8.19 A review of the boroughs SNCIs intended to inform the Site Allocations issues and options document is currently underway

LOCAL OUTPUT INDICATORS (LOI)

LOIRE1: New developments within the Green Belt approved as a departure within 2011/12

- 8.20 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 2011/12 (Local Plan Policies: RE1 and RE2)

New developments approved as a departure from Green Belt policy, as a percentage of all planning permissions granted	2011/12
	<1%

Analysis

- 8.21 Within the period 2011/12, there was 1 application approved as a departure from policy RE2 ‘Development in the Green Belt’.

05/0548-Outline application for development comprising up to 113,434 sq.m of built floorspace including: business premises (Class B1 use); with supporting retail and cafe/restaurant facilities (Class A1 and A3 use), childcare facilities (Class D1 use), leisure facilities (Class D2 use) and decked vehicle parking.

This is an outline application relating to the comprehensive redevelopment of the DERA site at Longcross for business and ancillary uses. The site is 43ha of which only 8ha lies within this authority and the remainder within the administrative boundary of Runnymede Borough.

The parcel that falls within Surrey Heath is to be set out as an ecological buffer with no new built form proposed. It was therefore considered the proposal would not adversely impact upon the openness of the Green Belt.

LOIRE3: New developments within Countryside Beyond the Green Belt approved as a departure within 2011/12

- 8.22 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 2011/12 (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 2011/12
	none

Analysis

- 8.23 No applications were approved as a departure from Countryside Beyond the Green Belt policy in 2011/12.

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

- 8.24 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)". SEIRE1 is also linked to Objective 5 of the Core Strategy (adopted February 2012), and also to Core Strategy Policies CP13 and CP14A & B which set out the approach the Council will take to avoiding likely significant impact to the SPA as a result of new housing development.

Performance against the Target

- 8.25 In 2011/12, the following developments were completed which were linked to the provision of mitigation for the SPA.

Application Number	Number Units Permitted	Address	Number Units Completed	SANG site
2007/0702	182	Notcutts Nursery, 150-152 London Road	90	On-site SANG
2009/0500	60(59)	Clewborough House School St Catherines Road	25(24)	On-site SANG
2004/1050	23	St George's Court and 9 High Street	23	Lorraine Road SANG
2010/0347	1	Land adjacent to 37 Gloucester Road	1	Chobham Place Woods
2008/0397	9	Kilmore House, 20 Prior Road	9	Chobham Place Woods
2008/0894	2(1)	Romany Cottage, 12 Walkers Ridge	1(0)	Chobham Place Woods
2009/0569	2(1)	3 Grove Road	2(1)	Chobham Place Woods
2009/0817	1	Old Dean Cottage Crawley Ridge	1	Chobham Place Woods
2009/0893	8(7)	Ashley House Waverley Close	8(7)	Chobham Place Woods
2010/0088	1	141 Upper Chobham Road	1	Chobham Place Woods
2010/0244	9(6)	42, 44 & 46 Crawley Hill	7(6)	Chobham Place Woods
2010/0428	4	Land adjacent to 67 Surrey Avenue	4	Chobham Place Woods
2011/0226	1	Roots and Land r/o Hollybank	1	Chobham Place Woods
2009/0336	2(1)	82 Chobham Road	2(1)	Chobham Place Woods
2010/0426	3	Land adjacent to 21 Evergreen Road	3	Chobham Place Woods
2010/0427	4	Land rear of 5 - 27 Ansell	4	Chobham Place Woods

		Road		
2010/0558	9(5)	Eastlea Court, 20 Westerdale Drive	6(2)	Chobham Place Woods
2009/0455	1	Land Adjacent to 32 Junction Road	1	Chobham Place Woods

Analysis

- 8.26 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 measures which avoid impact on the SPA. 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.
- 8.27 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 fewer dwellings. In accordance with the Thames Basin Heaths Delivery Framework such SANGs should be provided at a minimum standard of 8ha/1,000 people. The Interim Avoidance Strategy allowed mitigation for small developments up to a cumulative total of 280 units through the provision of an area of Suitable Alternative Natural Greenspace (SANG) at Chobham Place Woods. As at 31st March 2012 the capacity of Chobham Place Woods had been used up and this SANG was considered to be full.
- 8.28 In March 2011 the Council adopted an additional area of SANG at Hawley Meadows/Blackwater Park jointly with Hart and Rushmoor Borough Councils. This site provides SPA avoidance for approximately 1140 people in Surrey Heath (which equates to 474 homes at the average occupancy rate of 2.4 persons per home) and provides mitigation for large (10+ units) sites in the west of the Borough. This has allowed larger developments to come forward which should be reflected in future housing completion rates.
- 8.29 In January 2012 the Council adopted the Thames Basin Heaths Special Protection Area Supplementary Planning Document as part of the Local Development Framework. This document, along with policies CP14A&B of the Surrey Heath Core Strategy sets out the Council’s approach to avoiding harm caused by new housing development. The approach will continue to rely on the provision of SANGs along with Strategic Access Management and Monitoring (SAMM). The provision of further alternative open space is contingent on sites of a suitable size and quality being identified.

SEIRE2: Air Quality levels within Surrey Heath

Policy Background

- 8.30 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.

Anticipated Performance against Target

- 8.31 This indicator was developed in relation to the Core Strategy and has therefore not been monitored against Local Plan Policies. Following an updated Sustainability Appraisal of the Core Strategy, this indicator will not be carried forward into future monitoring.

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

Policy Background

- 8.32 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

- 8.33 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%. By 2011/12 the recycling rate had increased further to 65%.

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

Policy Background

- 8.34 Objective 21 of the SA Framework for the Surrey Heath LDF is to increase energy efficiency and increase the use of renewable resources.

Anticipated Performance against Target

- 8.35 This indicator was developed in relation to the Core Strategy and has therefore not been monitored against Local Plan Policies. Following an updated Sustainability Appraisal of the Core Strategy, this indicator will not be carried forward into future monitoring.

SEIRE5: Water consumption levels in the Borough

Policy Background

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

Anticipated Performance against Target

- 8.37 This indicator was developed in relation to the Core Strategy and has therefore not been monitored against Local Plan Policies. Following an updated Sustainability Appraisal of the Core Strategy, this indicator will not be carried forward into future monitoring.

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 adopted and forthcoming DPDs and those set by County 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 103.

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 2011/12

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 2011/12 (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 2011/12

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

Policy Background

- 9.3 The Place Survey is a new consultation that all local authorities were 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. The Place Survey was carried out only once, in 2008, before being discontinued by government in 2010.

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. However, due to the discontinuation of the Place Survey in 2010, this has not been monitored since 2008.

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 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.

For more detailed Housing Contextual Objectives – see page 105.

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. The Surrey Heath Core Strategy, adopted in February 2012, uses this housing target as a basis, taking into account past completions, to calculate an overall requirement of 3,240 dwellings from 1st April 2011 to 31st March 2028.

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 2011	March 2028	3,240	Surrey Heath Core Strategy and Development Management Policies DPD	191

COIH2 Housing Trajectory

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 were required by Planning Policy Statement 3: Housing to carry out a Strategic Housing Land Availability Assessment (SHLAA). This requirement has been carried forward into the National Planning Policy Framework. 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. An initial draft of the SHLAA was published in November 2009, and this has been updated periodically with the latest version updated at 31st March 2012. The SHLAA will continue to be updated annually as part of the annual monitoring process.
- The South East Plan and Surrey Heath Borough Council Core Strategy and Development Management Policies DPD ("Core Strategy")*
- 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. The Surrey Heath Core Strategy takes the South East Plan Figure as a basis, taking into account past completions, and sets out a requirement of 3,240 dwellings between 1st April 2011 and 31st March 2028.
- 10.5 Table 15 shows the housing trajectory from 2011 to 2028 based on the Core Strategy targets.

Performance against the Target

Table 15: Net Dwelling Completions and Projected Completions against Core Strategy Targets 2011-2028²

Indicator		11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22
H2a	Net Additions - Past											
H2b	Net Additions - Reporting and Current Year	179	178									
H2c	Net Additions - Future			137	137	138	258	436	436	436	436	436
	Core Strategy Target - Annualised	191	191	191	191	191	191	191	191	191	191	191
	Cumulative completions	179	357	494	631	769	1027	1463	1899	2335	2771	3207
H2d ³	Managed Delivery Target – Core Strategy	191	191	192	196	201	206	201	178	149	113	67

² Rounded to the nearest whole number, figures may not sum due to rounding

³ 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 Core Strategy Targets (cont)

Indicator		22/23	23/24	24/25	25/26	26/27	27/28
H2a	Net Additions - Past						
H2b	Net Additions - Reporting and Current Year						
H2c	Net Additions - Future	159	160	160	160	40	208
	Core Strategy Target - Annualised	191	191	191	191	191	191
	Cumulative Completions	3366	3526	3686	3846	3886	4094
H2d ⁴	Managed Delivery Target – Core Strategy	6	-25	-72	-149	-303	-646

Table 16: Dwelling completions in 2011/12 (Core Strategy Policy CP3)

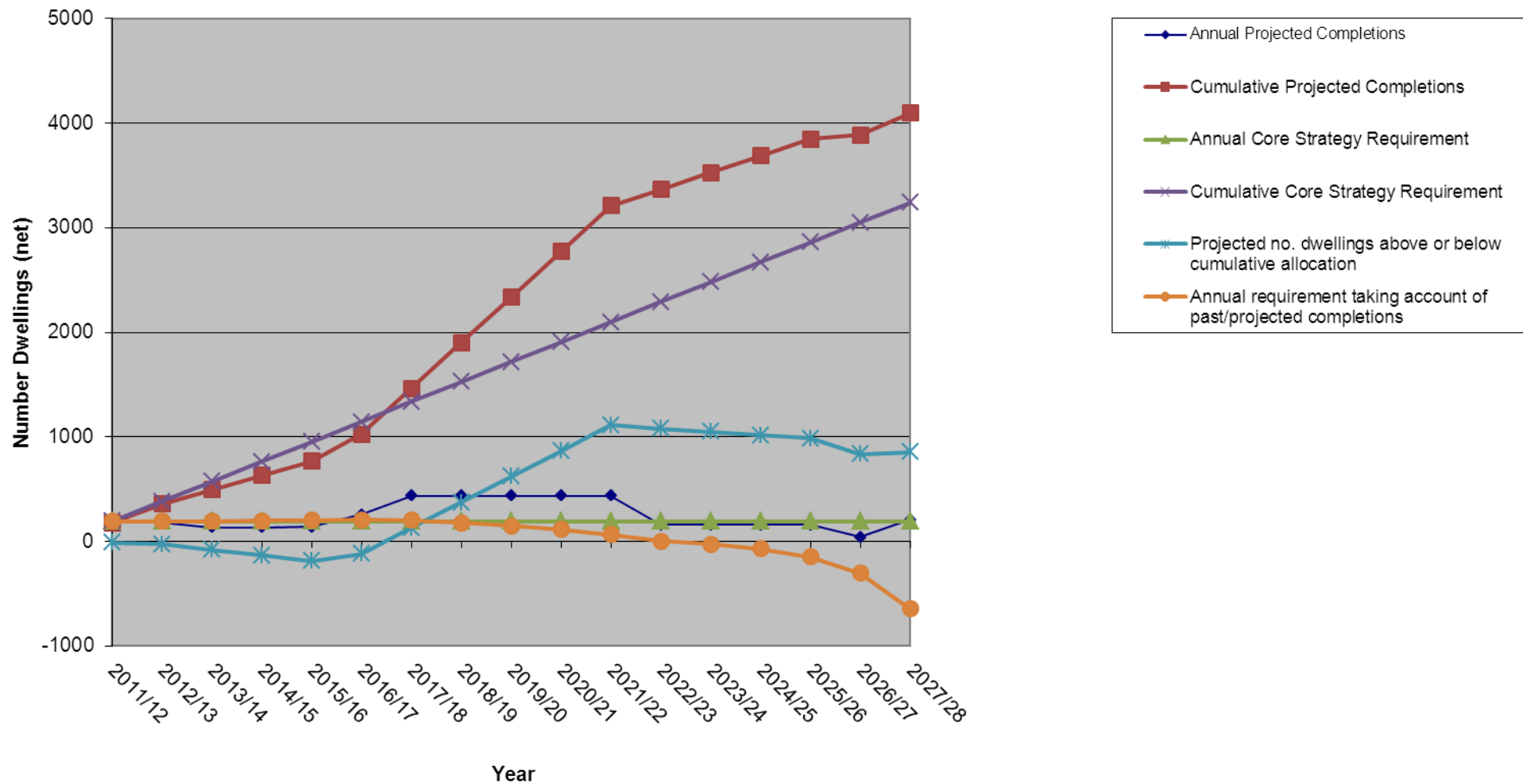
	Net	Gross
Dwelling completions in 2011/2012	179 dwellings	191 dwellings

⁴ 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 2011/12 is below the annualised level required by the Core Strategy. This is largely attributed to issues arising from the SPA designation in 2005, combined with a general downturn in the economic climate. In early 2011, the Council adopted a SANG at Hawley Meadows / Blackwater Park which provides avoidance measures for large housing sites (10+ units) in the west of the Borough. It is anticipated that the provision of this SANG will contribute to greater housing completions in future years, although due to the time lag between planning permission and completion, this effect may not be apparent immediately.
- 10.7 The identified provision for the period 2011-2028 has been assembled using extant permissions and sites identified in the 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 854 dwellings for the period 2011-2028. 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 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. Although a new SANG at Hawley Meadows / Blackwater Park has been adopted, this site has a limited capacity and will only deliver avoidance measures for approximately 474 units. The ability of the Authority to achieve its housing delivery targets is dependent on finding a long-term solution to the issues surrounding the SPA.

Figure 2: Housing Trajectory 2011-2028



- 10.8 Figure 2 shows the anticipated housing trajectory that has been assembled for the Core Strategy Target and covers the plan period 2011-2028. This trajectory has been based on a total requirement of 3,240 dwellings with an annual completion target of 191. It incorporates extant permissions and sites that have been put forward in the draft Strategic Housing Land Availability Assessment.

Table 17: Summary of the Housing Trajectory 2011-2028 (Core Strategy) based on sites included in the SHLAA

<u>Housing Requirement 2011 – 2028</u>	<u>Dwellings (net)</u>
Core Strategy (2011 – 2028):	3,240
Net Completions (2011-2012)	179
Total Requirement (2012 – 2028)	3,061
<u>Housing Provision 2011 – 2028</u>	
Completions 2011-2012	179
Expected Completions 2012-2013	178
Permissions at 31/03/2012, excluding those expected to be completed within 2012-13	247
Identified sites of less than 5 dwellings	53
Sites of 5+ units that do not yet have Planning Permission but to which a reasonable degree of certainty can be attached	1200
Other sites of 5+ units	2029
Allowance for 2027-2028 ⁵	208
Total Provision 2011 - 2028	4,094
2011 – 2028 Deficit (3,240-4,094)	+854

- 10.9 The trajectory indicates that the Borough may have sufficient housing land supply over the 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 required Local Planning Authorities to assess and demonstrate a 5 year supply of deliverable sites. This requirement has been carried forward into the NPPF (para 47) which indicates that local authorities should identify and update annually a supply of specific deliverable sites including an additional buffer of 5%. In order to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a

⁵ The SHLAA, from which these figures are taken, sets out housing land supply for a 15 year period, to 2027. Therefore the figure for 2027-2028 is an estimate based on sites identified during the preparation of the SHLAA but not identified as being deliverable within 15 years.

realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years,

- 10.11 So that the 5 year trajectory is “forward looking” the projection has a start date of 1st April 2013, supported by an up-to-date picture of past dwelling completions.

Table 18: 5 Year Supply of Deliverable Sites

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Units under construction at 31/03/2012 (net) (excluding allocated sites)	112					
Notcutts	66					
Woodside Cottage				8	7	
Permissions not yet commenced (excluding allocated sites)		49	49	49	50	50
Soft Commitments (5+ Units) (excluding allocated sites)					120	120
Total Projections - Allocated Sites	66			8	7	
Total Projections - Unallocated Sites	112	49	49	49	170	170
Total Projected Completions	178	49	49	57	177	170

Analysis

- 10.12 Between 2011 and 2012, 179 (net) dwellings were completed. In 2012/13 a further 178 (net) completions are anticipated. The Core Strategy sets out a target of 3,240 new dwellings are built from 2011-2028. Taking account of past and anticipated 2012/13 completions, at 01/04/2013, the remaining Core Strategy housing requirement will stand at 2,883. This equates to a residual requirement of 192 units per year from 2013 to 2028.
- 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 502 (net) units. Based on the residual Core Strategy requirement of 192 units per year, this represents 2.5 year's supply of deliverable housing. The Council therefore cannot demonstrate a 5 year supply of deliverable sites. It should be noted however that following the examination in public of the Core Strategy the Inspector's report noted that, given the Council's attempts to address the real and pressing constraint on housing land supply arising from the Thames Basin Heaths Special Protection Area these represented circumstances that justify departing

from the national requirement to enable continuous delivery of housing for 15 years.

COIH3: Percentage of new and converted dwellings built on previously developed land 2011/12

Policy Background

10.14 Paragraph 36 of Planning Policy Statement 3: Housing (PPS3), June 2010 states the priority for housing development should be re-using previously developed land (PDL) as this will contribute towards the effective use of land⁶. The NPPF also sets this out as a core planning principle;

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 2011/2012, 53% of all new dwellings were built on PDL.

Analysis

10.17 The target of 60% set within the South East Plan has therefore not been met. It should be noted however that of the 95 non-PDL completions in the monitoring year, 90 of these occurred on one site, Notcutts Nursery, which, while not PDL, is a site allocated for housing in the Local Plan 2000. The Council will continue to make effective use of land as set out in Core Strategy Policy CP1: Spatial Strategy.

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

⁶ It should be noted that the new PPS3 published in June 2010 amended the definition of PDL to exclude land in built-up areas such as private residential gardens. A decision has been made to use the new definition of PDL only for planning applications approved after the June 2010 definition change.

Performance against the Target

Table 19: Density of completed dwellings 2011/12

	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	134	75%	14	8%	31	17%
Sites – 10+ net units	114	83%	0	0%	23	17%

Analysis

- 10.21 During the period 2011/12, 83% of all net new dwellings were completed at a density of less than 50dph. 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. 114 of the completed dwellings were at either the Notcutts Nursery site or the Clewborough House School site which, due to the requirement to accommodate SANG on site, have an overall density of 12.5 and 14.4 dph respectively.
- 10.22 A SANG which will allow mitigation for larger sites (10+ units) in the urban west of the Borough has now been adopted. 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 2011/2012

	No. of Gross Dwellings	No. of Net Dwellings
S106 Affordable - Intermediate ⁷	13	13
S106 Affordable – Social Rented	50	50
RSL Affordable – Intermediate	0	0
RSL Affordable – Social Rented	11	11
Funded through a mix of public subsidy and developers contributions	0	0
Total	74	74
Affordable housing completions (net) as a percentage of all net completions: 41%		

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

Site	Allocation 98 - 06	Completed by 31/03/2012	UC*	Outstanding units with Planning Permission at 31/03/2012
Collingwood College, Camberley	13	16	0	
Old Dean Road, Camberley	23	23	0	-
Alma-Deettingen 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	76	15	0
83 College Ride, Bagshot	8	0	0	-
Sub-total		248	15	0
TOTAL	Target: 200	Affordable units completed by 31/03/2006: 171		

- 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 only just 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 mean that 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.

⁷ Intermediate housing refers to housing at prices and rents above those of social rent, but below market prices or rents. These can include shared equity products such as Homebuy

- 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 2012 is shown in Table 22 below.

Table 22: Affordable Housing on Windfall Sites 01/04/1998 – 31/03/2012

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
11/12	Former Clewborough House School, Frimley	0	12
11/12	Land adjacent to 67 Surrey Avenue, Camberley	4	0
11/12	Land adjacent to 21 Evergreen Road, Frimley	3	0
11/12	Land rear of 5-27 Ansell Road, Frimley	4	0
	Sub - Total	173	141
	Total	314 units	

- 10.28 Combining Tables 21 and 22 gives a total of **562** affordable dwellings which had been completed by 31st March 2012. 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 2011/12, 74 units of affordable housing have been built. This equates to 41% of all net housing completions. 18% of these completions related to intermediate housing, and 82% to social rented.

- 10.30 Policy CP5 of the Core Strategy sets out an overall target of 35% of all net additional housing to be affordable split evenly between intermediate and social rented.

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 CABI Building For Life criteria is a government-endorsed assessment benchmark developed by CABI, 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 2011/2012, 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 exists in the form of Circular 01/2006 ‘*Planning for Gypsy and Traveller Sites*’ and Circular 04/2007 ‘*Planning for Travelling Showpeople*’. New planning policy for traveller sites was published by the government in March 2012 and will come into effect at the same time as the National Planning Policy Framework, at which time the existing circulars will be cancelled.

Performance

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

Number of plots permitted for Gypsies, Travellers and Travelling Showpeople: 2011/2012 and 1998/2011:	2011/12: 5 Travelling Showpeople plots allowed on appeal
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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	1	2	0	0
No. of pitches	5	30	0	0
No. of Caravans or moveable dwellings	15	34	0	0

Analysis

- 10.36 The Borough Council has a duty to provide accommodation for all residents in housing need. In June 2011, 5 Travelling Showpeople pitches were granted permanent planning permission through a planning appeal. Future provision is set out in Core Strategy Policy CP7.

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 31/03/2012
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 ⁸
Notcutts Nursery and Woodside Cottage, Bagshot	150	116
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 (net)	424	340

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 is under construction with 66 units still to be completed. The remaining element of this on land at Woodside Cottage is known to still be available. The Sergeants Mess will come forward as part of the release of the Princess Royal Barracks site. 83 College

⁸ 19 gross (17 net) completed, with 3 permitted units outstanding

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 2001-12 and 2011/12

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 In 2011/12, the only site of over 10 units which had been completed was St George's Court, Camberley⁹. At this site 100% of the units were classed as small dwellings.

Table 24: Percentage of small dwellings (1 & 2 bedroom units) provided in developments of 10+ units which were completed in 2011/12.

Site Address	Units Permitted (Gross)	1-2 Bedroom Units Permitted (Gross)	Percentage of small dwellings
St George's Court and 9 High Street, Camberley	23	23	100
TOTAL	23	23	100

⁹ A number of units at Notcutts Nursery and former Clewborough House School were completed, but as these developments as a whole remain under construction this indicator cannot yet be monitored for these sites.

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
2010-2011	16	26	20	33	25	41	59	n/a
2011-2012	71	40	70	39	38	21	79	n/a

Analysis

- 10.42 During 2011/2012, 40% of all new dwelling completions have been small dwellings (one or two bedrooms) and 79% have had 3 bedrooms or fewer. On completed sites of over 10 units, 100% of units had 2 bedrooms or fewer. The Local Plan target has therefore been met.
- 10.44 The Core Strategy sets out targets for small dwelling delivery over the plan period. This takes into account the findings of the 2009 Strategic Housing Market Assessment but may be subject to change following subsequent assessments.

LOIH4: Provision for people with Special Needs 2010/11**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 2011/2012
(Local Plan Policy H13)**

	1998/2012	2011/2012	Commitments at 31/03/12
Elderly Units	341 units	0 units	35 units (outline)
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 and no elderly or disabled units were completed in 2011/12. Restrictions imposed by the Thames Basin Heaths SPA have meant that most development has taken place on sites which were too small to trigger the Local Plan thresholds for sheltered or disabled accommodation. The adoption of the SANG at Hawley Meadows/Blackwater Park in March 2011 has allowed larger housing sites to come forward and there are currently 35 units of sheltered accommodation with planning permission.

LOIH5: Children’s play space provision / improvements as a result of housing developments 2011/12

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 2011/2012:	None
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Analysis

- 10.49 During 2011/2012, there have been a number of playspace improvements although none of those were associated with a particular housing development. A new multiplay unit and spinning teacup was installed with safety surface at the Evergreen Road playground, a Children’s activity trail was installed in Camberley Park and Wellington Park and a new springer was installed at Frimley Green playground. S106 monies associated with the former Clewborough School development have been committed to pay for renovation of the Frimley Green playground, however this work had not been completed in the monitoring year.

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. This has now been adopted as Policy CP1: Spatial Strategy of the Core Strategy. 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.

Anticipated Performance against the Target

- 10.51 This SEI will not be analysed until the Core Strategy policies are monitored. 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.

Table 30: Number of dwellings built in the main settlement area in the west of the Borough 2011/12

Settlement Area	Gross Dwellings	Net Dwellings	% net of all housing completions
Camberley	57	53	30
Deepcut	0	0	0
Frimley	40	34	19
Frimley Green	0	0	0
Mytchett	0	0	0
TOTAL	97	87	49

Analysis

- 10.52 49% of completed developments were within the western part of the Borough in 2011/12. However, the figures have been skewed somewhat by a relatively large single development in Bagshot (Notcutts Nursery) which accounted for 90 of the 91 units completed outside of the western settlements.

Summary

- The total of net dwellings completed in this monitoring period is 179 units. There appears to be adequate housing land supply to meet the Borough's housing needs in the period to 2028.
- Although the Borough Council is unable to demonstrate a 5 year supply of

deliverable sites, the Inspectors report on the Core Strategy and Development Management Policies DPD recognises that the circumstances surrounding the Thames Basin Heaths SPA justify a departure from National Policy in this regard.

- 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.
- 74 affordable housing units were completed during 2011/12.

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 April 2012 the Jobseekers Allowance claimant rate was 1.6%*. This represents a considerable increase from March 2008, when the figure was 0.6%, although a slight drop from May 2011 when the rate was 1.8%. However, 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 107.

*Source: Surrey

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– 2011									
Gross	14,194	16,259	10,326	14,168	8,875	11,282	2,550	12,742	90,396
2011- 2012									
Gross	0	0	0	0	0	0	0	0	0
Net	-991	0	0	-2683	0		0	0	-3,674

**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	0	0	0	0	0
Net Floorspace Completions (sq.m)	-3,674	0	0	0	0	-3,674
% of overall Gross Floorspace completions	0	0	0	0	0	n/a

Analysis

- 11.3 During the period 2011/12, no additional employment floorspace was identified as being completed. In fact there was a net loss of employment floorspace due to vacant sites being converted to other uses. It is recognised that 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 in the fact that this area showed an overall net loss in B1 uses. There was no loss of employment floorspace in either the Core Employment Area or the Employment Revitalisation Area. It should be noted that the net loss came from only 2 sites in the Town Centre which were converted to other uses in the monitoring year and that some 10,500 sq.m of employment (B use) floorspace remains committed in outstanding planning permissions.

- 11.4 The Borough Council has undertaken an Employment Land Review (ELR) jointly with Hart District and Rushmoor Borough Councils. This has informed policy CP8: Employment of the Core Strategy which sets out the approach the Council will take going forward.

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 Floorspace on PDL (Local Plan Policies E1 & E2)

	B1a	B1b	B1c	B1 (unable to split)	B2	B8	Mixed across B	Total
2011/2012	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Analysis

- 11.7 Within the AMR year, no new (additional) employment floorspace has been completed. This indicator therefore cannot be monitored.

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 2012 (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 ¹⁰	0.23	0	0.26	8.94	0	0.21	0	0	9.64
TOTAL	0.23	0	0.26	8.94	0	0.21	0	8.6	18.24

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	28,483	0	458	57,860	772	1,543	971	0	90,087
Net Floorspace Outstanding	-6,393	0	-3,530	33,778	287	-11,889	-1,685	0	10,568

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 2012, 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. The issue of employment land allocations will be examined in more detail during preparation of the Site Allocations DPD.

LOCAL OUTPUT INDICATORS (LOI)

LOIE1: Percentage of frontage redevelopment within the Employment Revitalisation Area completed, with planning permission or subject to applications for redevelopment 1998-2012

Policy Background

¹⁰ Includes only new employment uses – i.e. does not include extensions to buildings / changes of use on sites which are already in employment use.

- 11.12 The area covered by Local Plan Policy E6 'Employment Revitalisation Areas' along the London Road, Camberley suffers from environmental and traffic 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 1998-2012) (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	-	-	-	-	-	-
475-477 London Road	-	-	-	-	-	-190	-	-	-	-	107	-
Total (sqm)	690	90	-	-	713	8766	-	154	42	6151	2526	132 flats

- 11.13 No developments were completed within Employment Revitalisation Areas in the 2011/12 monitoring year.

Analysis

- 11.14 There has been relatively little frontage redevelopment within the Employment Revitalisation Area to date. This issue and future direction will be considered in more detail in the Site Allocations Development Plan Document.

Summary

- There has been a net loss of 3674 sq.m of B1 employment floorspace. However, it should be noted that the net loss came from only 2 sites in Camberley Town Centre which were converted from employment to other uses in the monitoring year and that some 10,500 sq.m of employment floorspace remains committed in outstanding planning permissions.
- The Borough Council will be reviewing current employment policies to ensure that the Employment 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.

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 110.

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 2011-2012

		A1	A2	B1a	D2
Town Centre Locations	Gross Floorspace (sqm)	0	0	0	0
	Net Floorspace (sqm)	0	0	-991	0
Local Authority Area (including Town Centre above)	Gross Floorspace (sqm)	0	0	0	0
	Net Floorspace (sqm)	0	0	-991	0

Analysis

- 12.2 In 2011/12 there was a net overall loss of B1a uses both in the Town Centre and across the Borough as a whole. This is likely to be the result of the economic downturn, however retail uses in these locations will continue to be encouraged through the Core Strategy.

LOCAL OUTPUT INDICATORS**LOIS1: Annual loss and gain of “A” floorspace within district and local shopping parades within the Borough 2000/12****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 2011/12**

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 In 2011/12 no 'A' use developments were completed and as such there was no overall loss or gain of 'A' use class floorspace. A Retail Study was carried out in 2007, and this was updated in 2010. The retail study addresses future retail requirements in the Borough. It advises on appropriate retail hierarchy, floorspace requirements and measures to maintain and enhance the town centres. This has informed policies in the Core Strategy which will be monitored from 2012 onwards.

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 2011/12

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 2011/12 – 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 Urban Area (Settlement Area)	-991	-2,683	0	0	0	0	0	0	0	-3,674
On the Edge of the Urban Area	0	0	0	0	0	0	0	0	0	0
In Rural Areas	0	0	0	0	0	0	0	0	0	0

Analysis

- 12.6 During the monitoring year there was a net loss of office floorspace. 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 2011/12, and there was a notable loss of B1 uses.
- 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 111.

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 housing development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and major health centre 2011/12

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 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 housing development in 2011/12 within 30 minutes public transport time (AM peak) of a GP, hospital, primary & secondary

GP	Hospital	Primary School	Secondary School	Employment	Major Health Centre
100%	52%	100%	100%	100%	No Data

school, employment and major health centre (% of net completions)

Analysis

13.3 All developments took place within 30 minutes public transport travel time of a GP, primary school, secondary school and employment area. However, only 52% of completed developments had access within 30 minutes to a hospital. These developments were all in Bagshot, with the majority at a single development site, Notcutts.

13.4 The Council will continue to direct development in such a way as to accommodate growth while making the best use of infrastructure and services as set out in Core Strategy Policy CP1: Spatial Strategy and will support proposals to improve public transport in the Borough as set out in Policy CP11: Movement.

LOIM2: Percentage of housing development completed in urban areas within 400 metres or 5 minutes walk of a half hourly bus service and within 800 metres or a 13 minute walk of an hourly bus service in rural areas 2011/12

Policy Background

13.5 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 PPS1 'Delivering Sustainable Development' and Planning Policy Guidance 13: "Transport," (March 2001).

Performance against the Target

13.6 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 housing 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 units (net)	100%	N/A (no net completions)

Analysis

13.7 100% of completed units within urban areas in the year 2011/12 were within 400m of a bus stop. In the monitoring year only replacement dwellings were completed in rural areas, and therefore there were no net completions in rural areas.

LOIM3: Provision of car parking spaces on new housing development in accordance with Government Guidance 2011/12

Policy Background

- 13.8 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

- 13.9 The average number of car parking spaces on all completed dwellings during the 2011/12 period was 2.1.

Analysis

- 13.10 The Borough’s parking standards, and ways of achieving a reduction in car use, will be addressed as part of the preparation of the Local Plan.

LOIM4: Improvements made to infrastructure and facilities for modes of transport other than the private car 2011/12

Policy Background

- 13.11 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

- 13.12 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 are being consulted on for the Camberley Town Centre Area Action Plan (AAP).

Proposed Cycle Network

- 13.13 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). A cycle route north of the Alma-Dettingen development along The Maultway has also been constructed to link with existing paths through Camberley.

Railway Facilities Improvements

- 13.14 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.

Analysis

- 13.15 Some progress has been made towards improving infrastructure and facilities for modes of transport other than the private car. These issues have been addressed in Core Strategy Policies CP11: Movement and CP12: Infrastructure Delivery and Implementation.

Summary

- The majority of developments within 2011/12 were within 30 minutes public transport time of a GP, primary and secondary schools, employment and hospitals
- In accordance with 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 Core Strategy and other forthcoming DPDs and those set by County 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 114.

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 2011/12

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 2011/12:	None
Gain of community facilities 2011/12:	None

Analysis

- 14.2 There was no overall loss of community facilities in 2011/12. Policy DM14 of the Core Strategy addresses the enhancement, improvement and retention of community and cultural facilities in the borough to 2028.

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 2012. 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, current published data in relation to the health of Surrey Heath residents shows the following.

Table 43: Life expectancy of Surrey Heath Residents 2008-2010

	Males			Females		
	Surrey Heath	South East	England	Surrey Heath	South East	England
Life Expectancy (years)	80.3	79.7	78.6	84.3	83.5	82.6

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 national government.

15 CAMBERLEY TOWN CENTRE

Contextual Indicator Summary

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 2011/12

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 2011/12

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 infrastructure improvements 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 2028. 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 national government guidance.

APPENDICES

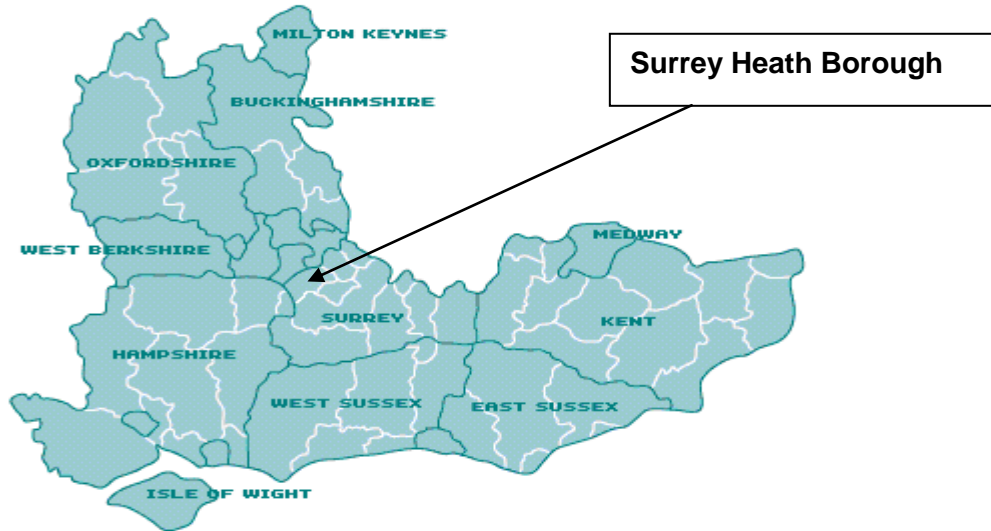
APPENDIX 1: CONTEXTUAL INFORMATION

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

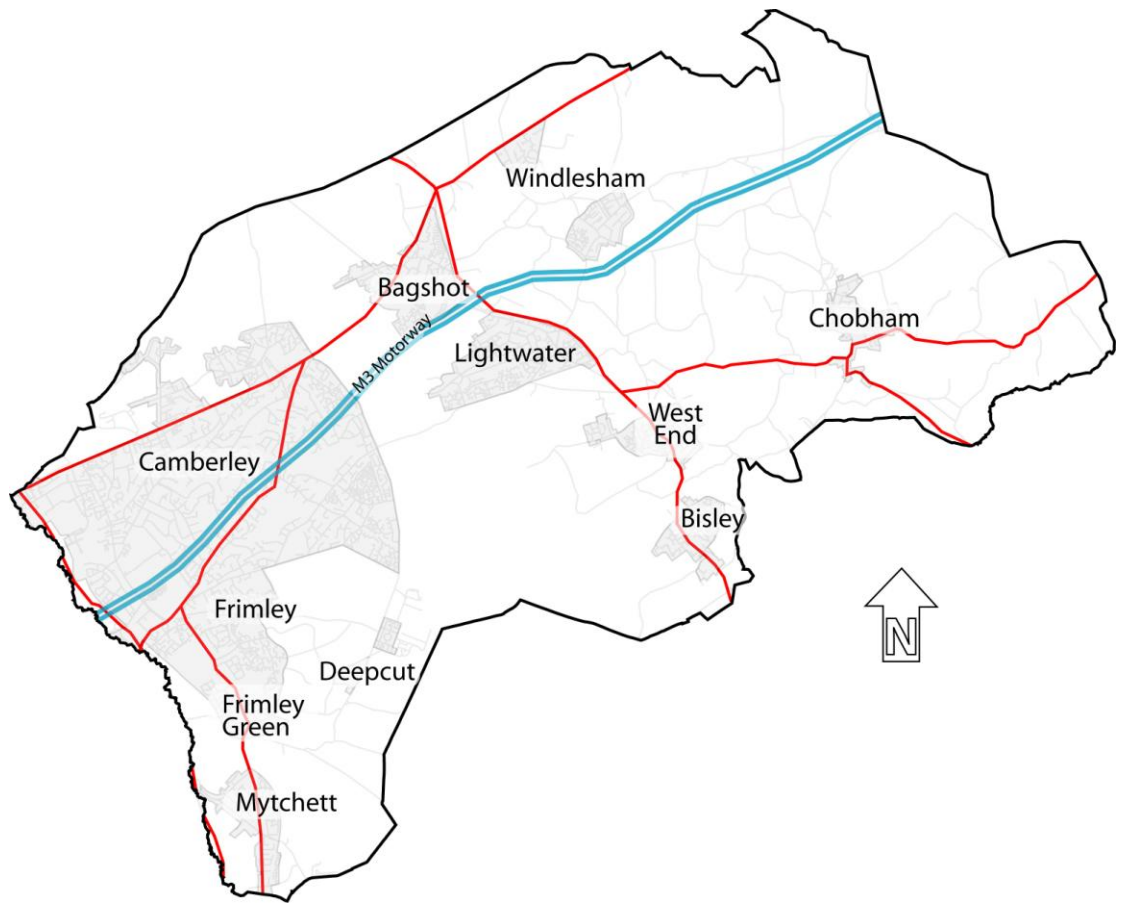


The Borough is bordered to the south by the Surrey districts of Guildford and Woking, and to the east by the Borough of Runnymede.

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 Snobs Ride.

POPULATION

Population breakdown of Surrey Heath based on 2011 Census					
Age Range	Males	Females	Total	% Total	% England
0-4	2,600	2,500	5,100	5.9	6.2
5-9	2,700	2,500	5,200	6	6
10-14	2,900	2,600	5,500	6.3	5.8
15-19	2,700	2,400	5,100	5.9	6.3
20-29	4,600	4,200	8,800	10.2	13.6
30-39	5,500	5,700	11,200	12.9	13.2
40-49	7,100	7,200	14,300	16.5	14.6
50-59	5,700	5,700	11,400	13.2	12.1
60-74	6,400	6,600	13,000	15	14.6
75-84	2,200	2,700	4,900	5.6	5.5
85+	500	1,200	1,700	1.9	2.2
Totals	42,900	43,300	86,200	-	-

Ethnic Groups (Source: Surrey I 2009)	
	Surrey Heath
White	90.52%
Mixed	1.91%
Asian or Asian British	4.05%
Black or Black British	1.43%
Chinese or Other Ethnic Group	2.03%

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: 177

- Number of grade I Listed Buildings: 1
- Number of grade II* Listed Buildings: 6
- 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 (Jan – Mar 2010)	
The Arena Leisure Centre (visits per 1,000 population; includes multiple visits from 1 person and excludes spectators)	1,810
Number of swim visits to Arena Leisure Centre (per 1,000 population; includes multiple visits from 1 person and excludes spectators)	613
Number of dry visits to Arena Leisure Centre (per 1,000 population; includes multiple visits from 1 person and excludes spectators)	1,196
Number of Uses of the Museum (per 1,000 population)	535

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 July – September 2012 (Source: Land Registry Office)	Surrey Heath (£)	Surrey (£)	South East (£)
Detached	473,142	682,980	462,895
Semi-Detached	292,760	345,455	261,897
Terraced Housing	245,321	292,371	217,032
Flat/Maisonette	171,725	212,645	170,211
Average	342,532	417,700	291,565
No. of Sales	309	4,751	44,411
Annual Change in House Price	-5.5%	+1.7%	+3.1%

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

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
2010 – 2011	44	55	N/A
2011 – 2012	179	41	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
2010 – 2011	4.8	N/A	12.5	N/A
2011 - 2012	28	N/A	27	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
01.04.2011	252	187	439
01.04.2012	253	154	407

EMPLOYMENT

	Surrey Heath	South East	England
Gross average weekly earnings in 2011	£ 627.8	£554.4	£503.1

– all economically active (full-time workers)			
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(www.nomisweb.co.uk)

Working Age (16 – 74) – Percentages are based on total population 2011 (Source: www.nomisweb.co.uk)				
	Surrey Heath (No.s)	Surrey Heath (%)	South East (%)	GB (%)
All people – working age	55,100	63.8	63.7	64.7

Unemployment Rate (Source: www.nomisweb.co.uk) 2009-2010			
	Surrey Heath	South East	United Kingdom
% of economically active population unemployed	4.8%	5.9%	8.17%

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 (October 2009-September 2010) Source: nomis official labour market statistics (www.nomisweb.co.uk)			
Socio-economic group	Total	%	% South East
Managers and senior officials	#	#	11.6
Professional occupations	12,000	28.9	20.7
Associate professional and technical	7,400	17.8	15.8
Administrative and secretarial	#	#	11.1
Skilled trades occupations	4,000	9.8	10.1
Personal service occupations	#	#	#
Sales and customer service occupations	#	#	7.5
Process plant and machine operatives	#	#	4.4
Elementary occupations	5000	12	9.5

= 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 2010 (Surrey Heath Retail Study Update, June 2010)						
	No. Units	%	Floorspace	%		
Comparison Shops	122	50	30,166	17		
Convenience Shops	10	5	4,311	49		
Service Shops	59	24	11,371	22		
Vacant Shops	52	21	11,018	11		
Car Parking Provision with Camberley Town Centre						
There are 2,497 spaces currently provided in Camberley Town Centre (excludes on-street parking).						

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 2012	65	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 2011 to 31st March 2012**

Location	Address	Planning Application Number	Planning Permission Date	Number Units Permitted (net)	Site Area (ha)	Number Units Completed (net)
BAGSHOT						
	Notcutts Nursery, 150 - 152 London Road	2007/0702	07-Aug-09	182	14.511	90
	Land adjacent to 37 Gloucester Road	2010/0347	05-Jul-10	1	0.04	1
CAMBERLEY						
	St George's Court and 9 High Street	2004/1050	30-Mar-06	23	0.24	23
	Kilmore House, 20 Prior Road	2008/0397	12-Oct-09	9	0.986	9
	Romany Cottage, 12 Walkers Ridge	2008/0894	06-Jul-09	2(1)	0.17	1(0)
	3 Grove Road	2009/0569	17-Sep-09	2(1)	0.0247	2(1)
	Old Dean Cottage Crawley Ridge	2009/0817	29-Jan-10	1	0.1	1
	Ashley House Waverley Close	2009/0893	18-Feb-10	8(7)	0.15	8(7)
	141 Upper Chobham Road	2010/0088	01-Apr-10	1	0.05	1
	42, 44 & 46 Crawley Hill	2010/0244	06-Jun-10	9(6)	0.26	7(6)
	Land adjacent to 67 Surrey Avenue	2010/0428	22-Feb-11	4	0.146	4
	Roots and land r/o Hollybank Portesbery Road	2011/0226	11-Aug-11	3(2)	0.138	1
CHOBHAM						

	Frogs Leap Farm (Fairbourne Manor), Philpot Lane	2009/0739	16-Nov-09	1(0)	2.12	1(0)
	Little Owl Farm Halebourne Lane	2010/0249	24-May-10	1(0)	0.25	1(0)
FRIMLEY						
	82 Chobham Road	2009/0336	30-Jul-09	2(1)	0.165	2(1)
	Clewborough House School St Catherines Road	2009/0500	02-Feb-10	60(59)	5.7 (4.17)	25(24)
	Land adjacent to 21 Evergreen Road	2010/0426	30-Jul-10	3	0.06	3
	Land rear of 5 - 27 Ansell Road	2010/0427	30-Jul-10	4	0.126	4
	Eastlea Court, 20 Westerdale Drive	2010/0558	15-Dec-10	9(5)	0.54	6(2)
LIGHTWATER						
	Land Adjacent to 32 Junction Road	2009/0455	10-Aug-09	1	0.033	1

APPENDIX 3: EMPLOYMENT COMPLETIONS

Employment Completions (B1(a), B1(b), B1(c), B2, B8) of 50+Sqm 2010/2011

Address	Plan Ref	Plan Perm Date	Permitted	Net Floorspace (sqm)	
				Lost by type	Gained by type
St Georges Court and 9 High Street, Camberley	2004/1050	30/03/2006	Conversion of existing building to provide 23 apartments with retention of B1 offices and A1 retail at ground floor	B1: 2,683	
75-79 Park Street, Camberley	2010/0895	18/02/2011	Change of Use of part of ground floor and all of first, second and third floors from B1 (Office) to C1 (Hotel)	B1a: 991	