



Draft Surrey Heath Local Plan: Preferred Options (2019 – 2038)

Draft Infrastructure Delivery Plan



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Foreword

This draft Infrastructure Delivery Plan (IDP) supports the development of the Draft Surrey Heath Local Plan: Preferred Options (2019 – 2038). Once completed, the IDP will provide evidence that the necessary infrastructure to support the growth identified in the Local Plan, including housing, can be delivered. The Council recognises that constraints on existing infrastructure and the demands that new development can place on infrastructure are often of concern to residents.

The IDP is a living document and will be updated on an annual basis. This reflects the fact that over the Local Plan period infrastructure projects will be completed and new projects identified.

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Purpose of this Document

This document is a Draft Surrey Heath Infrastructure Delivery Plan (IDP). The purpose of this Draft IDP is to seek views on the provision of additional infrastructure to support the level and location of new development proposed in the Borough up to 2038 through the emerging Surrey Heath Local Plan.

The IDP is published for comment alongside the Draft Surrey Heath Local Plan: Preferred Options 2019 – 2038. Consultation runs from 14 March to 9 May 2022.

Following consultation, the IDP will be updated alongside the next version of the Local Plan which is due to be published for further comment in early 2023.



1. Introduction

- 1.1. Surrey Heath Borough Council is in the process of preparing a new Local Plan that will manage the scale, location and type of development over the period 2019 – 2038.
- 1.2. This Draft IDP provides context, evidence and information about the delivery of necessary infrastructure to support the growth identified in the Local Plan.
- 1.3. Planning for infrastructure is an iterative process and the Draft IDP will be developed further for the next stage of the Local Plan (Regulation 19) following the outcome of consultation and on-going discussions with infrastructure providers. Once the Local Plan is adopted it will be updated on an annual basis alongside the preparation of the annual Infrastructure Funding Statement (IFS).
- 1.4. This Draft IDP should be read alongside other Local Plan background evidence¹. A summary of the findings of this evidence is included where relevant. Surrey Heath evidence base documents of particular relevance to having informed this IDP are set out below. A Transport Assessment is currently being prepared to support the next version of the plan and will feed into the next version of the IDP.
 1. Surrey Heath Infrastructure Needs Assessment Baseline Report, 2017
 2. Surrey Infrastructure Study, 2017
 3. Open Space Assessment Report, 2016
 4. Playing Pitch Strategy and Action Plan, 2016
 5. Thames Basin Heaths Special Protection Area Topic Paper, 2022
 6. Town Centre Uses and Future Directions Study, 2020
- 1.5. It is important to note that the IDP is a mechanism to identify the future infrastructure requirements of development proposed in the Local Plan. It does not seek to address existing deficiencies in infrastructure provision although this will be relevant in determining what additional infrastructure is required and in identifying how provision is provided for, for example either through upgrading of existing facilities or the provision of new facilities.
- 1.6. Section 5 of this IDP sets out the key infrastructure needed to deliver the Local Plan Strategy. In addition to feedback from Infrastructure providers and other stakeholders, infrastructure delivery will also be tested through a whole plan Viability Assessment to be undertaken later in 2022.

¹ Available at <https://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>.



- 1.7. Work carried out to date suggests that key infrastructure required to support the Spatial Strategy in the Local Plan can be delivered. However, further evidence remains to be completed and further work will be informed by the responses from infrastructure providers to this consultation.
- 1.8. It is also important to note that just over 3,000 of the new homes that will be provided already have planning permission or have been completed and the infrastructure requirements associated with those sites have already been determined.

2. Context

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

Table 1: Types of Infrastructure

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

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



Table 2: Key Issues

Issue	Comments
Population Changes	Modelling undertaken in the Housing Needs Assessment shows growth of approximately 13.7% in total population in the Borough over the period to 2040. The greatest population growth is expected in older persons. Further detail is set out in Section 3.
Economy	The local economy is buoyant with low levels of unemployment and high rates of business formation. The main employment centres in the Borough are Camberley and Frimley. No new sites are allocated for significant new employment floorspace but 17 sites are identified as Strategic or Locally Important Employment sites where employment uses will be supported. Further detail is set out in Section 3.
Camberley Town Centre	Camberley Town Centre is the main retail and employment centre in the Borough and its regeneration is one of the Councils priorities. The town centre has been, and will continue to be subject to change. A number of sites are allocated in the Draft Local Plan within and around the town centre for a mix of uses including a significant proportion of residential. Further detail is set out in Section 3.
Transport	The Borough contains one stretch of strategic highway, the M3 motorway with junctions located at Bagshot/Lightwater and Frimley. The A322 provides the link from Junction 3 of the M3 to the M4. Whilst there are 3 rail stations in the Borough, passenger usage is falling and the limited availability of direct access to London Waterloo means that passengers often go to stations outside the Borough for rail travel.
Biodiversity	In relation to housing delivery, biodiversity is a key issue and the need to ensure that development has no likely significant effect on the Thames Basin Heaths Special Protection Area. Each new dwelling in the Borough is expected to contribute towards or deliver



	mitigation measures including the provision of new open space through the delivery of Suitable Alternative Natural Greenspace (SANGS). The provision of SANGs is therefore a critical form of infrastructure in relation to housing delivery.
Health	The population is generally healthy but there are challenges to be faced by a significantly ageing population. The Borough contains Frimley Park Hospital which serves areas of Surrey, Hampshire and Berkshire.

National Policy and Guidance

- 2.4. The National Planning Policy Framework 2021 sets out some broad guidance on planning for infrastructure. Paragraph 20 identifies that sufficient provision should be made for:

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

- 2.5. The Government has introduced the requirement for the Council to prepare an annual Infrastructure Funding Statement. This sets out past and anticipated income and expenditure from developer contributions and CIL. The first Infrastructure Funding Statement was produced at the end of 2020 with the most recent being published in December 2021² (see Section 4).

Duty to Co-operate

- 2.6. The Council has a duty to co-operate with other public bodies in plan making on strategic planning matters. This includes transport, the environment and health. Further information as to how the Council is meeting the Duty to Co-operate is set out in a separate Duty to Co-operate Compliance Statement.

² Available online at:
<https://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/IFS%202020-21.pdf>.



- 2.7. In identifying the need for, and the provision of infrastructure, this must therefore be considered in the wider context particularly as infrastructure providers generally cover much wider geographic areas than local authority boundaries. Where there are cross boundary issues in relation to specific types of infrastructure these are highlighted in the Draft IDP and/or the Duty to Co-operate Compliance Statement.

Scale of Infrastructure

- 2.8. This IDP does not cover all infrastructure related to development. Some infrastructure needs such as site-specific access requirements will be determined at the planning application stage. It is therefore useful to consider the different scales of infrastructure as set out below:

Table 3: Different Scales of Infrastructure

Local, site level	On-site infrastructure (including roads and walk/cycleways, gas pipes and electricity cabling, water supply and waste water disposal pipes etc) is necessary to enable the delivery of a specific development.
Neighbourhood and settlement level	Infrastructure is required to mitigate the impact of one or more developments and support the day to day needs of the new populations (e.g. community facilities, GP surgeries, schools, places of worship and sports facilities)
Borough and strategic level	Larger items of infrastructure needed to support population and economic growth across the Borough and the wider area (e.g. strategic highway improvements, waste disposal facilities, sewerage treatment works, hospitals)

Evidence

- 2.9. In December 2017 the Council published an Infrastructure Needs Assessment (INA) Baseline Report. This identified the infrastructure baseline for the types of infrastructure considered in this IDP. The INA was prepared in consultation with key infrastructure providers and was published alongside the Surrey Heath Local Plan Issues and Options/Preferred options consultation in June/July 2018. In addition, a Surrey Infrastructure Study was updated by the County Council in November 2017. Both of these Studies have informed this IDP.



- 2.10. Surrey County Council is also carrying out further infrastructure prioritisation and delivery work across the County with a Surrey Infrastructure Prioritisation Framework agreed by Surrey County Councils Cabinet in February 2021. On-going discussions with Surrey County Council and other infrastructure providers will inform future versions of this IDP. Projects are prioritised into one of 4 categories. Those on the Surrey Infrastructure Priority list that lie within the Borough are set out in Section 8.
- 2.11. Surrey County Council is responsible for a range of infrastructure within the Borough and there are a number of County Council Policies and Strategies that are relevant to preparing this IDP. These include:
1. The School Organisational Plan, 2020 - 2030³
 2. Libraries and Cultural facilities Strategy 2020 - 2025⁴
 3. Capital programme 2020 -2025⁵
 4. The Local Transport Plan 3, and emerging LTP⁶
- 2.12. Since the INA in 2017, some significant infrastructure improvements have taken place in the Borough:
1. Completion of the Meadows roundabout gyratory improvements;
 2. Completion of a replacement leisure centre in Camberley, which includes a 25 metre 6-lane Pool, Learner Pool with adjustable floor, Splash Zone (interactive water confidence area), 8 Court Sports Hall, Fitness Suite, Group Exercise Studios, Adventure Play, 'Clip 'n Climb', Health Suite and café;
 3. Delivery of Windlemere Strategic SANG in 2019 and bespoke SANGs at Ridgewood SANG and Little Heath Nursery SANG;
 4. The Council and the Enterprise M3 Local Enterprise Partnership (LEP) have jointly invested some £4.4m in comprehensive public realm works along the High Street and Princess Way. The works began in January 2020 and included the provision of new paving, street furniture, lighting, bicycle racks, tree planting and art installations;
 5. A number of playground refurbishments;

³ Available online at: <https://www.surreycc.gov.uk/schools-and-learning/schools/strategies-plans-policies-consultations/provision-of-school-places-and-school-expansions>.

⁴ Available online at: <https://mycouncil.surreycc.gov.uk/documents/s64334/07%20-%20Annex%20A%20Library%20and%20Cultural%20Services%20Strategy%20v0.11%20-%20final.pdf>.

⁵ Available online at: <https://mycouncil.surreycc.gov.uk/documents/s65698/07%20-%20Annex%20C%20-%20Capital%20Budget%202020-25.pdf>.

⁶ Available online at: <https://www.surreycc.gov.uk/roads-and-transport/policies-plans-consultations/transport-plan>.



6. Delivery of infrastructure associated with the commencement of development of the former Princess Royal Barracks (Mindenhurst) including a primary school and nursery, a new SANG and green infrastructure improvements.
- 2.13. In addition to the INA and SCC Infrastructure Assessment a number of other relevant evidence documents have been prepared which have informed this IDP as set out in paragraph 1.4.
- 2.14. In December 2021 the Council wrote to all infrastructure providers seeking early views of the implications of the proposed spatial strategy. The list of those who responded and a summary of responses is set out in Appendix I. Responses are also referred to under relevant topics in Section 6 of this Statement. Other relevant discussions are detailed in this document, and/or in the Duty to Co-operate Statement of Compliance as appropriate.

3. Scale and Location of Growth

- 3.1. The Draft Local Plan spatial strategy over the local plan period (Local Plan Policy SSI) comprises:
1. Delivery of at least 5,680 new homes of which, just over 3,000 have either been completed or have planning permission, just over 2,000 are proposed on allocated sites and a further 400 are identified through the Strategic Land Availability Assessment (SLAA) as illustrated on Map 1;
 2. Protection of strategic and locally important employment sites; and
 3. Redevelopment of key sites in Camberley Town Centre as illustrated on Map 2.

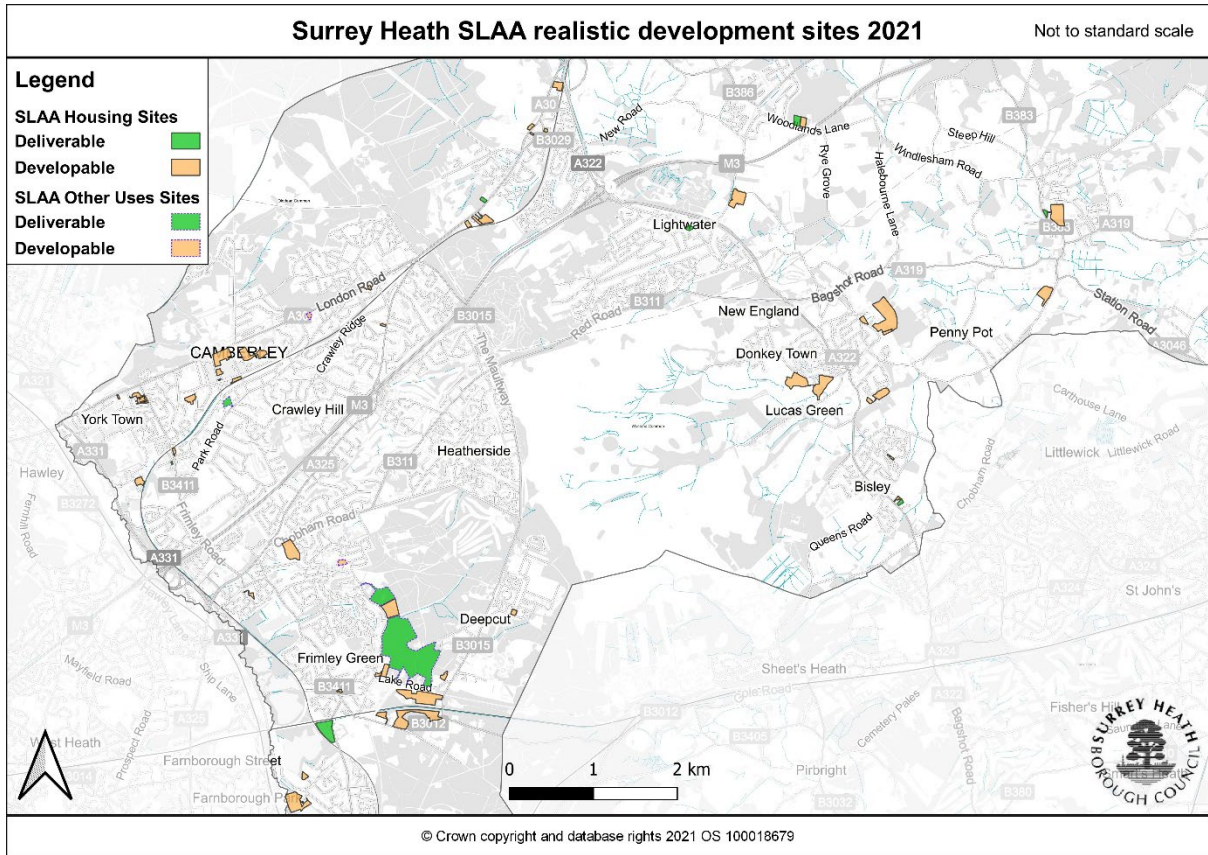
3.2 Table 4 below summarises the sources of supply:

Table 4: Sources of Supply 2019 – 2038

Source	Total
Completions (2019 – 2021)	728
Outstanding capacity (sites with detailed and outline planning permissions and commenced sites)	2,440
Permission lapse rate	-16
Allocated sites	2,047
Non allocated SLAA sites	426
Windfall sites	457
Total supply in Surrey Heath	6,082



Map 1 – Allocated and SLAA Sites



Map 2: Housing sites in Camberley Town Centre



3.2. A key element of the growth strategy and therefore infrastructure requirements are the delivery of the Plan’s allocated housing sites. These sites are listed below with further infrastructure requirements set out in Section 8.

Table 5: Housing Completions from Allocated Sites

Draft Local Plan Policy Reference	Address	Net number of new homes
HA1/01	134 and 136 London Road, Bagshot	26
HA1/02	Bagshot Depot and Archaeology Centre, London Road, Bagshot, GU19 5HN	50
HA1/03	Land East of Park Street, North of Princess Way (Former House of Fraser)	120
HA1/04	84-100 Park Street, Camberley	61



HA1/05	HA1/05 Camberley Centre France Hill Drive, Camberley	35
HA1/06	Camberley Station, Station House Pembroke Broadway, Camberley	75
HA1/07	York Town Car Park, Sullivan Road, Camberley	27
HA1/08	Land at Frimhurst Farm, Deepcut Bridge Road, Deepcut	65
HA1/09	Sir William Siemens Square, Chobham Road, Frimley	200
HA1/10	Land west of Sturt Road, Frimley Green	160
HA1/11	Land east of Benner Lane (partial Housing Reserve site), West End	73
HA1/12	Housing Reserve Site, East of Heathpark Drive, Windlesham	116
HA1/13	Chobham Rugby Club, 50 Windsor Road, Chobham	91
HA1/14	Pinehurst, 141 Park Road, Camberley	44 (C3 equivalent)
HA2	London Road Block, Camberley	550
HA3	Land East of Knoll Road, Camberley	475
HA4	Mindenhurst, Deepcut	1098

- 3.3. The housing trajectory for the Local Plan period shows the following phasing of all housing completions over the Plan period.



Table 6: Housing Completions from all sources

Time period	2019-2021	2021/22-2025/26	206/27-2030/31	2031/32-2035/36	2035/38	Total
Number of dwellings	728	2164	2296	834	60	6082

- 3.4. As set out above, a significant proportion of the new homes to be provided already have planning permission and the infrastructure required to support those developments is agreed. Most notable of these is development for 1200 homes at Mindenhurst, Deepcut which is under construction.
- 3.5. Table 7 below shows the number of dwellings to be delivered by source and by location across the Borough. This shows the majority of development to be located within Camberley and the Mindenhurst development at Deepcut. Within Camberley a significant proportion of the new homes (approximately 1,300) will be within Camberley Town Centre as shown on Map 2 earlier.



Table 7 – Number of dwellings per delivery source by location in the Borough

Location	Number of dwellings (net) per source of delivery			
	Completions	Commitments	SLAA	Total
West of the Borough				
Bagshot	48	236	134	418
Camberley	218	498	1,491	2,207
Deepcut	118	1113	138	1,369
Frimley	51	107	215	373
Frimley Green	0	23	177	200
Mytchett	8	254	23	285
Total	443	2,231	2,178	4,852
East of the Borough				
Bisley	0	0	32	32
Chobham	52	14	114	180
Lightwater	1	2	17	20
West End	220	20	96	336
Windlesham	12	173	36	221
Total	285	209	295	789
Non-Spatial				
Windfall Allowance	-	-	457	457
Lapse-Rate	-	-16	-	-16
Total	728	2,424	2,930	6,082



Population

- 3.6. Modelling undertaken in the Housing Needs Assessments shows growth of approximately 13.7% in total population in the Borough over the period to 2040. The greatest population growth is expected in older persons. Linked to the housing need of 332 dpa⁷ the projections show an increase in the population aged 75 and over of 6,339 people (72%), compared to an overall increase of 14% in the total population.
- 3.7. Table 8 shows anticipated population changes in the Borough across all age ranges.

Table 8: Projected Population Change in Surrey Heath to 2040

Age Category	Population 2019	Population 2040	Change in Population	Percentage change
0-4	4,746	5,420	674	14.2
5-9	5,568	5,690	121	2.2
10-14	5,681	5,961	280	4.9
15-19	4,861	5,493	631	13.0
20-24	4,258	4,298	40	0.9
25-29	4,504	5,375	871	19.3
30-34	4,705	5,463	758	16.1
35-39	5,613	5,392	-221	-3.9
40-44	5,897	6,323	426	7.2
45-49	7,031	6,437	-594	-8.4
50-54	7,006	6,481	-525	-7.5
55-59	6,460	6,295	-166	-2.6
60-64	5,209	5,911	702	13.5
65-69	4,325	5,964	1,639	37.9
70-74	4,542	5,797	1,256	27.6
75-79	3,444	5,301	1,857	53.9
80-84	2,611	4,165	1,555	59.5
85 & over	2,713	5,640	2,928	107.9
Total	89,174	101,405	12,231	13.7

Source: HNA 2020, Demographic Projections SNHP

⁷ Standard methodology requirement at the time the HNA was prepared



Economy

- 3.8. Surrey Heath is a net out-commuter which means the total number of people living and working in Surrey Heath is around 2% higher than the total number who work in Surrey Heath.
- 3.9. Linked to population growth, the age profile, commuting patterns, double jobbing and economic activity rates, the housing need associated with the standard method (327 dpa) would support an increase in jobs of 4,704 jobs over the 2019-2040 period.
- 3.10. Forecast requirements for employment⁸ demonstrate that this can be met from the existing supply of land allocations and extant permissions in the Borough. The Draft Local Plan identifies a number of Strategic and Locally Important Employment Sites as the focus for employment development.

Camberley Town Centre and retail development

- 3.11. Camberley is the largest town in the Borough, and is the key retail, commercial and employment centre. It will continue to be the focus for main town centre uses over the Plan period.
- 3.12. In order to deliver the long-term vision for Camberley town centre the Council has taken a proactive approach including investment in property in the town centre. As already set out, the emerging Local Plan allocates a number of sites in the town centre for housing and other uses. However, evidence in the Town Centre Uses and Future Directions Study, 2020⁹ undertaken to support the Local Plan does not identify a need for additional retail capacity to be delivered in the Borough over the Plan period when taking account of vacant floorspace and outstanding permissions.

⁸ Available online at:
<https://www.surreyheath.gov.uk/sites/default/files/Surrey%20Heath%20Employment%20Land%20Technical%20Paper%20Update%202019%20%281%29.pdf>

⁹ Available online at:
<https://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/Camberley%20Town%20Centre%20and%20Future%20Directions%20Strategy%20Part%202.pdf>



4. Funding Sources And Priorities

- 4.1. Infrastructure requirements will be funded by a variety of different mechanisms. Key sources of funding over which the planning system can have a direct influence are:
1. Community Infrastructure Levy (CIL) – CIL was introduced by Surrey Heath Borough Council in 2014. The Regulation 123 list (now within the annual Infrastructure Funding Statement) identifies the infrastructure that can be funded in whole or part through CIL¹⁰. The Council produces an Annual Infrastructure Funding Statement which sets out the amount of CIL (and S106 contributions) received and committed and sets out future spending priorities¹¹.
 2. Section 106 Agreements – either requiring the direct delivery of a piece of infrastructure or a financial contribution to infrastructure improvements;
 3. Planning Conditions – these are the main mechanisms for the provision of essential on-site requirements and include highway and infrastructure agreements, mainly those covered by Section 38 and Section 278 of the Highways Act 1980, which provide discretionary powers for the highway authority to enter into an agreement with a development to adopt a new highway or improve an existing highway.
- 4.2. CIL income is currently split into 4 areas, Administration (5%), Neighbourhood Ward (Parishes and Non Parish – 15%, or 25% for Parishes with neighbourhood plans), SANG and Council Main Fund. Alongside the preparation of the Local Plan the Council may undertake a review of CIL.
- 4.3. It is expected that most infrastructure associated directly with new development will be secured by one of the mechanisms above. However, there are other funding sources that could become available over the Plan period. These could include:
1. Direct funding by statutory undertakers under their legal obligations and statutory functions. This would include utility and telecommunication companies where their investment budgets are drawn from customer charges, education providers where funding is received from the government to ensure sufficient pupil places;
 2. Central government funding pots (grants or loans) which might be administered through for example, Homes England or the Enterprise M3 Local Enterprise Partnership;

¹⁰ Further information on CIL in Surrey Heath can be found online at: [https://www.surreyheath.gov.uk/residents/planning/planning-advice-services/community-infrastructure-levy-cil-guidance#CIL explained](https://www.surreyheath.gov.uk/residents/planning/planning-advice-services/community-infrastructure-levy-cil-guidance#CIL%20explained).

¹¹ Available online at: <https://www.surreyheath.gov.uk/residents/planning/planning-policy/community-infrastructure-levy-cil-infrastructure-delivery>.



3. Private sector funding.

- 4.4. Government has also set out its intention, most recently through the Levelling Up White Paper published in February 2022, to introduce a new way of funding infrastructure through a new Infrastructure Levy. There is limited detail as to how this will work available at present but any further detail will inform the next version of the IDP and the way in which the Council can fund infrastructure.
- 4.5. Further information on the Borough Councils current approach to developer contributions can be found in the Developer Contributions Supplementary Planning Document¹².
- 4.6. Surrey County Council also has information on the expectations as to how development will need to mitigate the impacts on SCC infrastructure and services at: https://www.surreycc.gov.uk/__data/assets/pdf_file/0010/184978/SCC-Developer-Contribution-Guide.pdf.
- 4.7. The Surrey Heath December 2021 Infrastructure Funding Statement shows that as at 31 March 2021 there was just over £1.3m uncommitted CIL funds. This also sets out that the priority for CIL spending will continue to be the provision of SANG with other funding commitments to public realm improvements in Camberley Town Centre. Funding for other projects from CIL will need to be agreed by Executive. The Council will also continue to support capital funding of projects through neighbourhood funding using 15% of CIL contributions in those areas.
- 4.8. The next version of the IDP will include further detail on costs and funding following consultation on this Draft IDP and the Draft Local Plan. Any costs identified in the IDP will be based on the best available information at the time of publication and may be subject to change at a later stage.

¹² Available online at: <https://www.surreyheath.gov.uk/residents/planning/planning-policy/supplementary-planning-documents/developer-contributions-spd> and Infrastructure Delivery SPD.



5. Delivery of the Local Plan Strategy

- 5.1. Those elements of infrastructure considered to be key to delivering the Strategy set out in the emerging Local Plan are set out in Table 9 below. Key infrastructure is considered to be that which enables the delivery of the spatial strategy, as set out in Policy SS1 (Spatial Strategy), the Housing Allocation policies, town centre policies and policies on employment and retail development.
- 5.2. The Borough's infrastructure needs will be greatest in and around Camberley Town Centre and at Deepcut where a significant proportion of the planned growth will take place. Therefore, the focus will be on the infrastructure needed in these areas to support the expected change as it comes forward over the plan period. However, whilst the regeneration of the Town Centre is a key strategic Council priority, there is also a need to provide infrastructure to accommodate sustainable development in other parts of the Borough as well as addressing strategic cross-boundary issues such as avoiding development's impact on internationally protected sites of nature conservation importance such as the Thames Basin Heaths Special Protection Area (SPA) and mitigating impacts on the Strategic Road Network (The M3 motorway).

Thames Basin Heaths Special Protection Area

- 5.3. Of specific relevance to the delivery of housing in Surrey Heath is the delivery of mitigation measures to ensure that there is no likely significant effect of new residential development on the Thames Basin Heaths Special Protection Area (TBHSPA). The TBHSPA affects authorities in Berkshire, Hampshire and Surrey and agreed mitigation includes the delivery of significant areas of open space (Suitable Alternative Natural Greenspace (SANG)) to provide an alternative recreational use to the TBHSPA. In Surrey Heath, strategic SANG are currently funded through CIL as set out in paragraph 4.2. SANG costs are set out in the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy SPD.
- 5.4. As all of Surrey Heath Borough lies within 5km of the TBHSPA all net new dwellings require mitigation. The provision of mitigation through the delivery of SANG is set out in the Thames Basin Heaths SPD and also in the Thames Basin Heaths Special Protection Area Topic Paper 4 produced alongside the Draft Local Plan. This demonstrates that there is sufficient SANG to deliver the proposed housing requirement over the Plan period. Appendix 2 of this Statement identifies SANG provision for the proposed site allocations.



- 5.5. Although overall there is a small shortfall in SANG, as set out in the TBHSPA Topic paper, due to the majority of dwellings requiring SANG being located in Camberley Town Centre and likely to comprise flatted development, the occupancy levels will generally be lower. Moreover, individual applicants can seek SANG capacity in neighbouring authorities for example the recent approved application for 160 dwellings at Sturt Road (20/1048/FFU) acquired SANG capacity in Hart. Overall, it is considered that there will be sufficient SANG capacity to meet the needs of development in the Borough over the Plan period, subject to agreement by Natural England.

Mindenhurst, Deepcut

- 5.6. The largest residential allocation is at Mindenhurst (the former Princess Royal Barracks), Deepcut which will deliver just under 1,200 homes. This site already has planning permission and is under construction. There is a detailed S106 Agreement (and subsequent amendments) setting out the infrastructure required and whether this is to be provided by the developer or through a financial payment to the Council or another body. The s106 also sets out the triggers for when infrastructure will be delivered or contributions made. A detailed schedule of infrastructure delivery at Mindenhurst is set out in Section 8.
- 5.7. The following strategic infrastructure is considered to be key to delivering the new homes set out in the spatial strategy. Other infrastructure will also be required but the following are considered to be critical to delivering the spatial strategy:

Table 9: Whole Plan: Key Infrastructure Requirements

Key Infrastructure	Notes	Delivery
Suitable Alternative Natural Greenspace (SANG)	SANG is required for all net new dwellings in the Borough and is therefore an essential form of infrastructure required to deliver the spatial strategy. The Habitat Regulation Assessment and the Thames Basin Heaths Topic Paper details the provision of sufficient SANG capacity to meet the Local	Delivery of SANG will be by developers on site, by private agreement with SANG owners or through CIL contributions ¹³ . As set out in the Thames Basin Heaths Topic Paper some of this SANG capacity will be met from within adjoining local

¹³ Or other mechanisms such as S106 should there be a review of CIL resulting in a change of approach to SANG funding.



	Plan housing requirement on allocated and non-allocated sites.	authorities. A summary of SANG capacity for allocated sites is set out in Appendix 3.
Highway Capacity/Transport Infrastructure	The Council has commissioned a Transport Assessment which will inform the next version of the Local Plan and of the IDP.	Delivery of highway improvements will be through developer delivery or contributions or the use of CIL receipts.
Education	Early indications from Surrey County Council suggest that whilst there will be a fluctuating need for spaces there is generally a surplus of spaces for both primary and secondary schools at the end of the Plan period. There is a need for additional Early Years capacity.	Delivery of additional education capacity will be through developer on site provision (Mindenhurst – primary and nursery facilities), or through developer contributions to Surrey County Council to administer. Further needs to be informed by discussions with SCC following Reg18 consultation.
Other social and physical infrastructure	As set out in the following tables capacity is either available within existing facilities or is to be provided through funding of new or upgraded facilities.	Developer delivery of on site provision (for example at Mindenhurst) or through CIL contributions.
Green Infrastructure	Local Plan policies and site allocations expect the delivery of enhanced green infrastructure and in line with the Environment Act, the provision of Biodiversity Net Gain (BNG). The Council will produce a Climate Change and Green infrastructure SPD to include a Green Infrastructure Strategy. This SPD will also set out the process for delivering BNG.	Delivery on-site by developers or financial off site contributions (S106/CIL).



Employment and Retail development

- 5.8. The key infrastructure required to deliver employment and retail development relates to means of travel, including active and sustainable travel modes such as walking, cycling, bus and rail, and the delivery of highway capacity. Also of relevance to the delivery of local plan objectives for the economy and retail is the provision of digital and telecommunications infrastructure.



6. Infrastructure baseline and future need by Types

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

Education

Summary

Engagement with Surrey County Council as local education authority has indicated that there is likely to be a surplus of primary and secondary places by the end of the Plan period but this will be carefully monitored. There will be additional demand for Early Years places which cannot be provided for within current capacity. There will also be a need for additional SEND places.

- 6.2. Section 3 of the INA sets out the baseline for Education provision and covers:
1. Primary Education
 2. Secondary Education
 3. Special Educational Needs
 4. Further Education
- 6.3. Surrey County Council is the local education authority covering early years, primary and secondary education. It has a range of statutory duties and responsibilities including a statutory duty to secure sufficient school places, ensuring that every child has access to a school place. This is done by forecasting demand for school places to identify an appropriate balance between supply and demand.
- 6.4. The School Organisational Plan 2020 – 2030 sets out the projected need and demand for future school places for 5 - 16 year olds in Surrey. Surrey County Council offers a school place to any resident applicant between 5 and 16 years old, whether they end up accepting the school place or not.
- 6.5. Surrey County Council also has a duty to ensure that sufficient and appropriate education and training opportunities are accessible to the 14 - 19 age group and to ensure an adequate supply of Special Educational Needs and Disability (SEND) places to meet the needs of pupils in the Borough.



Early Years

- 6.6. Early Years is not covered in the tables below. Surrey County Council (SCC) holds a responsibility for ensuring that parents can access the early years funded entitlement for 2, 3 and 4 year olds, particularly with regard to identifying any gaps in childcare provision. All parents of three and four year olds can access a universal entitlement of 15 hours a week funded childcare (over 38 weeks per year). In September 2017, an extended entitlement was introduced – an additional 15 hours a week for working parents of three- and four-year-olds on top of the universal entitlement of 15 hours to a maximum of 30 hours a week. Families eligible for Funded Early Education for Two Year Olds (FEET) can access 15 hours of funded childcare over 38 weeks per year. This funding is to support the 40% most disadvantaged families in Surrey and is part of the Government’s early intervention strategy.

- 6.7. In Surrey, the Early Years Sector is made up of 80% Private, Voluntary and Independent (PVI) settings; SCC has identified that this means it is difficult to predict availability of Early Years places, across the time frame of Surrey Heath’s Local Plan. However, based on the draft Spatial Strategy they have identified that that in Bagshot, Camberley, Deepcut, Frimley Mytchett and West End current provision will not meet anticipated demands with some uncertainty over Frimley Green, Chobham and Windlesham.

Table 9: Primary Education

Primary Education	
Scope	Provision of children 5 to 11 years of age
Lead	Surrey County Council
Current Supply	25 primary education facilities; comprising eight primary schools, 11 infant schools and six junior schools. 5 schools have nursery facilities.
Issues identified by the INA and other sources	<p>The INA identified that there is no available capacity within primary schools in the Borough. However, since that study the School Organisational Plan (SOP) produced by Surrey County Council as Local Education Authority has been updated.</p> <p>The 2020 – 2030 SOP identified that demand is likely to fall in the short term before reaching a plateau. There are likely to be surplus places across the Borough.</p> <p>In response to the impact of the Draft Spatial Strategy SCC similarly identified a likely surplus of primary places (see summary of response in Appendix 1).</p>



Future needs and planned provision	Two new primary schools in conjunction with development at Mindenhurst, Deepcut (one completed as of February 2022), funded by the developer through financial contributions.
Information Sources	Direct engagement with SCC and response to request in December 2021 for an indication as to the impact on infrastructure requirements of the Draft Spatial Strategy. School Organisation Plan 2020 – 2030 (SCC) https://www.surreycc.gov.uk/__data/assets/pdf_file/0011/256754/School-Organisation-Plan-2020-30.pdf Mindenhurst, Deepcut S106 Agreement

Table 10: Secondary Education

Secondary Education	
Scope	Provision of children 11 to 16 years of age
Lead	Surrey County Council
Current Supply	3 Secondary Schools
Issues identified by the INA and other sources	The INA identified that there is currently a reasonable surplus of secondary places. Since the INA, the School Organisational Plan produced by Surrey County Council as Local Education Authority has been updated. The SOP 2020 – 2030 identifies peaks and troughs in secondary provision with a decline at the end of the SOP period. Demand will be driven by new housing and vacant capacity will be utilised where reasonable before commissioning additional provision. This is reflected in SCC response to the impact of the draft Spatial Strategy on school places.
Future needs and planned provision	Financial contribution of £2.8m for improvement of secondary school provision in Surrey Heath from Mindenhurst, Deepcut development (phased payments).
Information Sources	Direct engagement with SCC School Organisation Plan 2018 – 2027 (SCC) https://www.surreycc.gov.uk/__data/assets/pdf_file/0006/26169/School-Organisation-Plan-2018-2027.pdf Mindenhurst, Deepcut S106 Agreement.



Table 11: Special Educational Needs and Disability

Special Educational Needs And Disability (Send)	
Scope	Special educational needs covers pupils of all ages.
Lead	Surrey County Council
Current Supply	<p>Two primary schools and one secondary school host specialist centres that support students with a range of special educational needs in a mainstream environment. There are also three dedicated SEND facilities.</p> <p>Within the Borough in 2020 – 2021 there were 281 resident EHCP pupils requiring specialist school places.</p>
Issues identified by the INA and other sources	<p>The INA identified that there is limited information on existing and future SEND capacity. The SOP 2020 identifies a potential increase in the number of children and young people in North West Surrey who will require a specialist school place with a slight decline towards the end of the SOP period. The SEND capital programme shows:</p> <p>‘SEND’ Capital Programme Phase 1-3 (Combined Capital investment of £79.6m 2019-2021):</p> <p>Delivery of 1,600 additional specialist school places in Surrey between 2019-2024 to meet projected demand of over 5,100 specialist school places in SEN Units and special schools in- county over the 6 year period 2019 -2025.</p> <p>‘SEND’ Capital Programme Phase 4 (TBC - £60m project in MTFS, subject to Cabinet approval):</p> <p>Delivery of 800-900 additional specialist school places in Surrey from Sept 2023 onwards to meet projected demand to 2030 and beyond. Development of a Fit for Purpose Specialist Estate that is sustainable in the long term.</p>
Future needs and planned provision	<p>By 2030/31 the number of resident EHCP pupils requiring specialist school places is forecast to rise by 41% to 396. There is a projected sufficiency gap (places) between 2021 – 2032 of 25 – 133 places.</p> <p>Additional provision has been provided at Philip Southcote at Kings International College and at Wishmore Cross Academy.</p> <p>In Phase 4, improvements in the north west quadrant of the County within which the Borough sites shows potential additional places to be provided for example through modular expansion and refurbishment.</p>



Information Sources	<p>INS Section 3.4</p> <p>Direct engagement with SCC – further forecasting is to be provided.</p> <p>School Organisation Plan 2020 – 2030 (SCC)</p> <p>https://www.surreycc.gov.uk/__data/assets/pdf_file/0011/256754/School-Organisation-Plan-2020-30.pdf</p>
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Table 12: Further Education

Further Education	
Scope	The Apprenticeships, Skills, Children and Learning Act 2009 places Local Authorities as the lead strategic commissioners of 14-19 education and training. Surrey County Council therefore has a duty to ensure that sufficient and appropriate education and training opportunities are accessible to this age group.
Lead	Surrey County Council
Current Supply	Further education in the Borough is provided within three Secondary Schools which have sixth forms. There are no dedicated further education facilities in the Borough although Camberley Adult Education Centre has some suitable courses.
Issues identified by the INA and other sources	<p>As part of the Surrey 14-19 Strategy twelve local 14-19 Learning Networks have been established, which plan together to meet the needs of all young people in their community.</p> <p>The Surrey Heath Area Partnership for Education comprises five secondary schools working together and with neighbouring colleges in Hampshire to ensure all Surrey Heath students have access to the full range of post 16 learning opportunities within the local area.</p>
Future needs and planned provision	<p>The Camberley Centre, France Hill Drive is allocated for residential development with a requirement for the existing use of the adult education centre to be retained or relocated.</p> <p>The emerging Local Plan includes a requirement in Policy ERI for the consideration of Employment and Skills plans which will enhance training opportunities in the construction sector.</p>
Information Sources	<p>INA Section 3.5</p> <p>School Organisation Plan 2020 –2030</p> <p>https://www.surreycc.gov.uk/__data/assets/pdf_file/0011/256754/School-Organisation-Plan-2020-30.pdf</p>



Health

Summary

To deliver the Local Plan Strategy responses from health providers have identified an increase in demands on GP services which would be accommodated through investment in existing provision, and a funding gap in the provision of Acute Care as part of the consideration of the impact of new development across the whole of the Frimley Health NHS Foundation Trust area.

- 6.8. Health infrastructure provision is largely overseen by Clinical Commissioning Groups (CCGs) who themselves are overseen by NHS England. Surrey Heath is predominantly covered by the NHS Frimley CCG although the remainder of Surrey is predominantly covered by the Surrey Heartlands CCG. The CCG serves a population of around 900,000 across Berkshire, North East Hampshire and Surrey. It has 73 GP member practices and Surrey Heath forms one of five Primary Care networks within the CCG.
- 6.9. Surrey Heartlands CCG covers part of the east of the Borough including areas of Bisley, Chobham and West End.
- 6.10. Frimley Health NHS Foundation Trust provides NHS hospital services for around 900,000 people across Berkshire, Hampshire, Surrey and south Buckinghamshire. It includes Frimley Park, Heatherwood and Wexham Park hospitals with a number of smaller outpatient clinics and diagnostic services. Frimley Park Hospital hosts the Defence Medical Group South East with military surgical, medical and nursing personnel working alongside the hospital NHS staff.
- 6.11. Overall Surrey Heath is an affluent area with good health outcomes and relatively low rates of many conditions and unhealthy behaviours. The Surrey Heath Health Profile, 2019¹⁴ identifies that the health of residents is generally better than the England average although that masks some inequalities with life expectancy being 4.2 years lower for men and 0.6 years lower for women in the most deprived areas of Surrey Heath than in the least deprived areas.

¹⁴ https://www.surreycc.gov.uk/__data/assets/pdf_file/0011/256754/School-Organisation-Plan-2020-30.pdf



- 6.12. The Housing Needs Assessment, 2020 estimates that the total number of people with a range of disabilities will increase by around 4,141 (a 41% increase). The population with mobility problems is expected to grow by approximately 90%. This is followed by the growth in the population of those with dementia (69%) by 2040. There is expected to be a decrease of around 5.2% in the total number of people with mental health issues by 2035 in Surrey Heath.

Table 13: Primary Healthcare

Primary Healthcare	
Scope	Primary healthcare is defined as GP services and dental practitioners.
Lead	Surrey Heartlands CCG/Frimley CCG
Current Supply	<p>GP Provision</p> <p>There are 11 GP surgeries within Surrey Heath with 59.59 Full Time Equivalent (FTE) GPs.</p> <p>Dentists</p> <p>As dentists are not regulated in the same way as GPs there is less available information. The INS identifies 15 dental surgeries across the Borough that offer NHS treatment with a total of 31 dentists.</p>
Issues identified by the INA and other sources	<p>GPs</p> <p>The INA identified that the average patient list per GP within the Borough is 1,781, slightly lower (i.e. better) than the England average ratio of 1,800. At the time of the INS particular issues were identified at Lightwater Surgery, Park Road and Old Dean Surgeries, Chobham and West End Medical Practice and Station Road Surgery.</p> <p>Only four of the ten GP surgeries within the Borough were identified as having a lower than average ratio of patients per GP, and may have some 'spare' capacity'. Overall, the INS identified that there is limited available capacity at some GP practices.</p> <p>Dentists</p> <p>The INS concludes that as not all dental surgeries are accepting new NHS patients this may suggest that there are currently high number of registered patients at these practices and pressure on capacity.</p>
Future needs and planned provision	<p>A response in February 2022 from Frimley CCG identified that new homes will require additional capacity. The current strategy is to add capacity by investing in existing facilities rather than building new.</p> <p>They also set out that there are GP practices that with investment,</p>



	<p>would be able to meet the increase in demand and that are situated in easy reach of the proposed development sites.</p> <p>The Mindenhurst S106 provided for either the provision of GP facilities on site, or if this was not required by the CCG, a financial payment in lieu. In 2019 planning permission was granted for extensions to Frimley Green Medical Centre to provide additional capacity to meet the needs arising from development in Deepcut and Mytchett. This application sought to provide:</p> <ul style="list-style-type: none"> • expansion of an existing consulting room • 2 treatment rooms • 1 Nurse/phlebotomy room • 1 physio consulting room • 1 sub waiting area. <p>The application confirms that the financial contribution from the Mindenhurst development would part fund this extension.</p>
Information Sources	<p>INS Section 4.2 – 4.4</p> <p>Direct consultation with CCGs and GP practices and response from Frimley CCG .</p> <p>Mindenhurst S106 Agreement</p>

Table 14: Secondary Healthcare

Secondary Healthcare	
Scope	Hospitals and supporting services.
Current Supply	<p>Frimley Health NHS Foundation Trust operates Frimley Park Hospital in Surrey Heath. There are three other hospitals outside the Borough; Heatherwood Hospital in Ascot, Royal Surrey County Hospital and St Peters hospital that may be accessible to residents depending on the treatment required.</p> <p>In 2020 there were 18 community pharmacies in Surrey Heath.</p>
Issues identified by the INA and other sources	<p>The INS identified that whilst there was no information identifying a shortfall in hospital provision, and a wide range of services is provided across the County, it is likely that population growth will place additional pressure on hospital services over the Plan period.</p> <p>In January 2022 Frimley Health NHS Foundation Trust responded to a request to infrastructure providers as to the likely impact of the Draft</p>



	<p>Spatial Strategy on infrastructure needs. Information provided on behalf of the Foundation Trust set out the current funding gap across the Trust and provided an apportionment of that cost to new homes in Surrey Heath based on housing within the Trust catchment.</p> <p>The Surrey Health and Wellbeing Board (HWB) has a statutory responsibility to deliver a Pharmaceutical Needs Assessment (PNA) every three years. A Surrey Pharmaceutical Needs Assessment Supplementary Statement was produced in March 2021. This showed that Surrey Heath had a ratio (rounded) of 20 pharmacies per 100,000 population, higher than the Surrey ratio at 17 per 100,000 population and one of the highest in the County.</p>
<p>Future needs and planned provision</p>	<p>Frimley Health NHS Foundation Trust has identified the impact of future population growth on Acute Healthcare requirements. It provides a projection of growth in healthcare needs arising from projected additional homes with outputs based on current demographic trends and healthcare build costs and configurations. It suggests that just over 80% of new homes in the Borough will impact healthcare provision at Frimley Hospital Trust. 37% of known planned healthcare capital projects across the Trust area are currently unfunded.</p> <p>In Summary, the total projects funding gap of 37% (limited to the catchment population within Surrey Heath Borough Council) is estimated to be £48.47m</p> <p>The proportionate cost estimate of the impact on new housing on Frimley Health NHS Foundation Trust is £4.95m. This cost estimate is limited to the provision of new bed spaces only and may not cover estates maintenance costs and wider estates programmes. Based on the above cost estimates summary and gap analysis, a significant gap in funding is identified. Further details on the Trusts infrastructure schemes is provided in Section 8.</p> <p>The Pharmaceutical Needs Assessment Supplementary Statement concludes that no new pharmacies/pharmaceutical services are required across Surrey at present. A complete Pharmaceutical Assessment will be undertaken by the Surrey Health and Wellbeing Board in 2022.</p>



Information Sources	<p>INS Section 4.6</p> <p>Frimley Health NHS Trust response to SHBC January 2022</p> <p>Frimley Health and Care System Operating Plan 2019/20 - http://www.surreyheathccg.nhs.uk/policies-publications/strategy/1531-frimley-ics-operating-plan-2019-20-11th-april-submission/file</p> <p>Surrey Pharmaceutical Needs Assessment Supplementary Statement, 2021 - https://mycouncil.surreycc.gov.uk/documents/s77283/Item%2010%20-%20Surrey%20PNA%20-%20Supplementary%20Statement%20March%202021%20-%20Annex%201.pdf</p>
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Community Infrastructure

<p>Summary</p> <p>Community infrastructure covers libraries, community centres, halls and meeting rooms (including facilities for young people and day centres).</p> <p>To support the growth identified in the Draft Local Plan, it is not anticipated that any significant additional physical infrastructure will be provided other than that already committed, for example, at Mindenhurst, Deepcut, or unless facilities are to be replaced on the same or an alternative location, or through enhancement of existing facilities.</p>

Table 15: Libraries

Libraries	
Existing Supply	<p>There are four libraries in Surrey Heath – Bagshot Village Community Library (community managed); Camberley Library, Frimley Green Library and Lightwater Library. Library services are managed by Surrey County Council with the exception of Bagshot Village Community Library, which is a community managed facility.</p>
Issues identified by the INA and other sources	<p>Housing allocation HA3 Land East of Knoll Road identifies the library site for residential redevelopment with relocation to a more central location within Camberley town centre.</p> <p>SCC has begun a Libraries Transformation programme. The Surrey County Council Library and Cultural Services Strategy 2020 – 2025 was approved in November 2019. The aim of the transformation programme is to develop modern, inclusive libraries that provide a</p>



	<p>wider service than reading including as a social space for cultural and community activities, supported by improved digital platforms, effective IT and Wi-Fi infrastructure.</p> <p>SCC Cabinet agreed a further update on the Library Transformation programme in November 2021. The outcome of that work will feed into future requirements and planning contributions associated with new development.</p>
Future needs and planned provision	<p>The SI06 for Mindenhurst, Deepcut provides for the option of additional facility at the site or financial contribution to SCC to enhance local library facilities within 5 mile radius of Deepcut.</p> <p>Discussions are ongoing with SCC with regards to the relocation of Camberley library.</p>
Information Sources	<p>INS Section 5.2</p> <p>Library and Cultural Services Strategy, 2020 – 2025, Surrey County Council -</p> <p>https://mycouncil.surreycc.gov.uk/documents/s64334/07%20-%20Annex%20A%20Library%20and%20Cultural%20Services%20Strategy%20v0.11%20-%20final.pdf</p> <p>SCC Cabinet Report Libraries Transformation Update and the Next Phase, Modernising our Library Estate</p> <p>https://mycouncil.surreycc.gov.uk/documents/s82912/Libraries%20Cabinet%20paper-%2020201121.pdf</p> <p>Mindenhurst SI06 Agreement</p>

Table 16: Community Centres

Community Centres	
Scope	Community centres includes halls and meeting rooms, youth centres for young people and day centres for older people.
Current Supply	There are five community centres, three village halls, two youth centres, and one day centre in the Borough. Further facilities are available at the Camberley Theatre and Conference Centre and the Garrison Jubilee Community Centre serving families at Deepcut Barracks.
Issues identified by	The INS does not identify any capacity issues.



the INA and other sources	
Future needs and planned provision	Improvement of the existing community hall at Mindenhurst. New community hall in association with RM application 20/0318/RRM – East of Heathpark Drive, Windlesham (also Draft Local Plan housing allocation site HA1/12)
Information Sources	INS Section 5.3 Mindenhurst S106 Agreement

Recreation

Summary

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

Table 17: Indoor Sports

Indoor Sports	
Scope	Indoor sport facilities including privately operated facilities as part of health clubs or fitness centres.
Lead	Various including Surrey Heath Borough Council and private owners
Current Supply	The Arena Leisure Centre owned by Surrey Heath closed for complete redevelopment in August 2019. The new Places Active Camberley was opened in July 2021. Other facilities include Lightwater Leisure Centre owned and operated by the Lightwater Trust and the Tomlinscote School Sports Centre managed by Tomlinscote School. In addition there are a number of privately operated clubs and facilities including two school sports centres (Kings International College and Collingwood College).
Issues identified by the INA and other sources	The Surrey Heath Indoor Facilities Assessment (2016) identifies that indoor sports provision is of a reasonable quality and generally fit for purpose, however leisure centres are often “full to capacity at peak periods and are of below average quality (mainly due to their age)”.



	<p>The Surrey Heath Town Centre Study considers that it is reasonable to conclude that there is an under provision of gyms at present. Future facilities will need to take account of the ageing population and different expectations of Millennials and Generation Z Groups.</p>
Future needs and planned provision	<p>Surrey Heath Borough Council awarded a 25 year contract to Places Leisure to design, build and operate and maintain a £22million leisure centre in Camberley. The new centre opened in July 2021 and is on the site of the former Arena Leisure Centre and includes a 25 metre 6 lane pool, splash zone, 8-court sports hall, fitness suite, studios, adventure play, health suite and café.</p> <p>Future needs for gyms and other built facilities such as bowling or ice rinks will be market led.</p> <p>A Sports hub is to be provided at Mindenhurst, Deepcut including built facilities.</p>
Information Sources	<p>INS Section 6.2</p> <p>Surrey Heath Indoor Facilities Assessment 2016 - https://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/indoorfacilitiesassmnt2016.pdf</p> <p>Surrey Heath Indoor Facilities Strategy 2016 - https://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/indoorfacilitiesstrategy2016.pdf</p> <p>Surrey Heath Town Centre Uses & Future Directions Study, Lambert Smith Hampton, 2020 - https://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/Camberley%20Town%20Centre%20and%20Future%20Directions%20Strategy%20Part%202.pdf</p> <p>Mindenhurst SI06</p>



Table 18: Outdoor Sports

Outdoor Sports	
Scope	Outdoor sports includes outdoor pitches and courts.
Current Supply	The INS identifies 40 publicly accessible outdoor sports facilities in the Borough which provide a range of pitches and courts for sport including: football, cricket, hockey, tennis and rugby.
Issues identified by the INA and other sources	<p>The Surrey Heath Playing Pitch Strategy and Action Plan identifies the future position in terms of demand for pitches. There is the need to ensure that outdoor sports facilities are protected with pitch quality, overplay and security of tenure identified as key future priorities. Improvement to existing facilities through reconfigurations and upgrades are being prioritised over extensions or delivery of new facilities.</p> <p>Chobham Rugby Club has been allocated as a housing site in the Draft Local Plan (HA/1/13) subject to the reprovision of the sports facilities.</p>
Future needs and planned provision	<p>Provision at Mindenhurst will provide sports pitches (dual use for cricket and football and two junior football pitches), tennis courts, a MUGA and adult gym.</p> <p>Financial contribution from Mindenhurst towards provision and/or enhancement of a 3G pitch at Frimley Lodge and/or a 4G rugby facility at Watchetts Recreation ground (time limits on spending).</p>
Information Sources	<p>INS Section 6.3</p> <p>Surrey Heath Playing Pitch Strategy and Action Plan 2016 - https://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/playingpitchstrategy2016.pdf</p> <p>Mindenhurst S106 Agreement</p>



Table 19: Play Space

Play Space	
Scope	Includes equipped play provision or more informal areas for creative play and relaxation areas for older children.
Current Supply	The Surrey Heath Open Space Assessment 2016 identifies that there are 45 play facilities in the Borough. There are 38 play areas within Surrey Heath, three skate parks, one Multi Use Games Area and one teen shelter. The Borough Council has an ongoing programme of playground improvements including recent improvements to London Road Recreation Ground playground, Orchard Way playground and Chobham Road Recreation Ground playground.
Issues identified by the INA and other sources	The Fields in Trust (FiT) benchmark for provision of play facilities targets provision of 0.8ha per 1,000 population, however, provision in the Borough equates to only 0.03ha per 1,000 population. Despite this however, the majority of play facilities are accessible within a 15 minute walking distance of dwellings.
Future needs and planned provision	Additional NEAP/LEAP and LAPs at Mindenhurst, Deepcut. Additional site specific play areas such as at Land west of Sturt Road (application 20/1048/FFU).
Information Sources	INS Section 6.4 Surrey Heath Open Space Assessment 2016 - https://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/openspaceassmnt%202016.pdf Mindenhurst, Deepcut S106 agreement

Other Comments

- 6.13. The Town Centres Study also looks at future need of other leisure and cultural facilities and concludes as follows:
- **Cinema** – there is no additional capacity to sustain new cinema screens over the period to 2036. However, the Study recognises that subject to market demand there could be potential to accommodate a second cinema that complements the existing offer.



- **Culture** – Camberley Theatre is achieving a low market share and there is therefore the potential to provide a new theatre and music venue in Camberley town centre subject to site availability, suitability and viability.

6.14. No conclusions were drawn in the Study from the household surveys regarding the attraction and market share of the Boroughs many diverse museums and galleries, but the authors of the Study considered that there is potential to focus the towns art and cultural offer around the military and adjacent Sandhurst Royal Military Academy.

Green Infrastructure

Summary

To deliver the Local Plan Strategy additional SANG will be required. This will be delivered through direct delivery such as at Mindenhurst, Deepcut, or contributions through CIL (or other means subject to any changes to CIL) towards capacity at Strategic SANGs. The Thames Basin Heaths Special Protection Area Topic Paper demonstrates the capacity of SANG to mitigate new residential development.

Other green infrastructure improvements arising out of the spatial strategy will be provided alongside new developments and the Council will produce a Climate Change and Green Infrastructure SPD to include a Green Infrastructure Strategy, to support the Local Plan.

Table 20: Natural and Semi-natural Greenspace

Natural And Semi-Natural Greenspace	
Scope	This includes any greenspace which has an inherently natural character to it. Provision includes Suitable Alternative Natural Greenspace (SANGs) - areas of natural and semi natural greenspace designed to mitigate impacts of new housing on sites of European designation by encouraging recreational activity away from protected sites.
Current Supply	The Surrey Heath Open Space Assessment Report identifies 61 sites of natural and semi natural greenspace with an area of 1,852 hectares or a standard of 21.16ha per 1,000 people.
Issues identified by the INA and other sources	The FiT recommended quantity standard is 1.80ha per 1,000 people, demonstrating the significant provision in the Borough. However, this is disproportionately focused across the rural analysis of the Borough to the east with provision of 42.5ha per 1,000 people in the rural area and 10.2ha per 1,000 people in the urban area.



<p>Future needs and planned provision</p>	<p>The Thames Basin Heaths SPA Topic Paper sets out how future SANG requirements will be provided.</p> <p>Mindenhurst provision of on-site SANGs, and almost 20 hectares of semi natural open space.</p> <p>Site specific green infrastructure improvements contributing towards biodiversity net gain and meeting the requirements of Draft Local Plan Policy protecting existing green infrastructure.</p> <p>Additional SANG capacity has also been identified at Diamond Ridge Woods SANG.</p> <p>A further opportunity that is currently being explored through discussions with the site promoter is the potential for a new strategic SANG at the Land East of St Catherines Road site. The site was identified in the SANG Acquisition Strategy and is also assessed in the updated SLAA 2021 (site ID375) as being deliverable in the 0-5 year period. If this site were to come forward, its catchment area would reach the entirety of the Western Urban Area and, at 30ha, meet the full identified SANG capacity needs of the new Local Plan in isolation. However, discussions on this site are at an early stage and remain uncertain.</p>
<p>Information Sources</p>	<p>INS Section 7.3</p> <p>Surrey Heath Open Space Assessment Report 2016 - https://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/openspaceassmnt%202016.pdf</p> <p>Thames Basin Heaths SPA Topic Paper</p> <p>Mindenhurst S106 Agreement</p>



Table 21: Parks and Gardens

Parks And Gardens	
Scope	This includes more formally managed areas than natural and semi natural greenspace and includes urban parks and gardens.
Current Supply	The Open Space Assessment Report identifies 11 parks and gardens in the Borough with a total area of 50.11ha providing a standard of 0.57ha per 1,000 people.
Issues identified by the INA and other sources	The FiT recommended quantity standard is 0.8ha per 1,000 people identifying a slightly lower than recommended standard in Surrey Heath, although this is supplemented by significant levels of natural and semi natural greenspace. Similarly, although using a 15 minute walk time almost all of the rural area and some of the urban area is underprovided, most residents were satisfied with the level of provision, again perhaps due to the presence of natural and semi natural greenspace.
Future needs and planned provision	The Open Space Assessment suggests that it is not necessary to increase the quantity of parks and gardens, but to deliver improvements in quality. 1.3Ha formal park to be provided at Mindenhurst.
Information Sources	INS Section 7.4 Surrey Heath Open Space Assessment 2016 - https://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/openspaceassmnt%202016.pdf Mindenhurst, Deepcut S106 Agreement



Table 22: Amenity Greenspace

Amenity Greenspace	
Scope	This includes areas that are most commonly, but not exclusively associated with housing. This includes informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens.
Current Supply	The Open Space Assessment Report identifies 57 amenity greenspaces in the Borough providing a standard of 1.19ha per 1,000 people.
Issues identified by the INA and other sources	The FiT recommended quantity standard is 0.60ha per 1,000 people demonstrating a high quantity of amenity greenspace in the Borough. However, there are some gaps in provision in the south and east of the rural areas. Whilst using a 5 minute walk time there are accessibility gaps, the Open Spaces Survey identified that most residents are satisfied with the level of amenity greenspace.
Future needs and planned provision	Individual developments will provide amenity greenspace as appropriate.
Information Sources	INS Section 5 Surrey Heath Open Space Assessment Report 2016 - https://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/openspaceassmnt%202016.pdf

Table 23: Green Corridors

Green Corridors	
Scope	Green corridors are linkages that connect separate areas including river and canal banks, cycle ways and rights of way.
Current Supply	Green corridors are excluded from the Open Space Assessment. They will be identified and mechanisms for their improvement identified through the Green Infrastructure and Biodiversity SPD.
Issues identified by the INA and other sources	N/A



Future needs and planned provision	Future improvements will be identified through the Climate Change and Green Infrastructure SPD to be produced to support the Local Plan. Site allocation policies identify where specific sites should provide green corridor enhancements.
Information Sources	INS Section 7.6

Table 24: Allotments

Allotments	
Scope	Includes allotments and community gardens.
Current Supply	The Open Space Assessment identifies 13 allotment sites in the Borough providing 0.14ha per 1,000 people. The National Society of Allotment and Leisure Gardeners (NSALG) recommends a standard equivalent to 0.2ha per 1,000 people which is greater than the current standard in the Borough.
Issues identified by the INA and other sources	The Open Space Assessment identifies that demand is strong in the Borough with a waiting list of around 60 people, but the fact that some charity-owned sites are unused at present, which could be used if demand necessitated it suggests that supply currently meets demand.
Future needs and planned provision	1.16Ha site for additional allotments is to be provided at Mindenhurst.
Information Sources	INS Section 7.7 Mindenhurst, Deepcut S106 Agreement



Table 25: Churchyard and Cemeteries

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



Transport

Summary

The need for additional highways infrastructure will be informed by the Transport Assessment (TA). At the time of publishing this Draft IDP the TA is still underway. All sites will require sites specific highway and access improvements but these will be dealt with at the planning application stage. SCC is preparing a new Local Transport Plan, LTP4 and comments on infrastructure seek to ensure that the objectives of that Plan are delivered.

Table 26: Roads

Roads	
Scope	Road infrastructure includes motorways, A roads and smaller local roads.
Current Supply	Details of existing road infrastructure are set out in Section 8.2 of the INS. The M3 bisects the Borough providing a strategic connection to Greater London and the M25 in the east. The M3 links to the local highway network via Junction 4 at Frimley onto the A331 and Junction 3 with the A322 at Bagshot. The A30 runs through the centre of Camberley and eastwards through Bagshot. The A30 and A331 intersect at Blackwater, at the Meadows Gyratory.
Issues identified by the INA and other sources	The TA will identify strategic issues arising from the Spatial Strategy. Site specific comments on the allocated sites have been received from SCC as well as wider comments regarding measures to help deliver the Objectives of the emerging LTP4.
Future needs and planned provision	To be informed by the Transport Assessment. Surrey County Council Capital works programme identifies currently funded schemes. Schemes on the Surrey Infrastructure Plan list are included in the Map in Section 8. SCC has recently completed a £4.15m improvement scheme to the Meadows Gyratory roundabout and almost completed a package of transport improvement measures for the A30 and Camberley Town Centre highway network. The proposed changes aim to reduce peak hour delays along the A30, maintain bus reliability and improve accessibility for pedestrians and cyclists on routes to and within Camberley town centre.



	The SCC Surrey Heath Local Committee also has an annual budget for highway schemes. For 2022/23, subject to approval by cabinet, the Local Committee's devolved highways budget for capital works in 2022/23 is £537,034. Agreed schemes are set out in Section 8.
Information Sources	INS Section 8.2 Surrey Heath Local Plan Transport Assessment – in progress Surrey County Council Surrey Heath Local Committee, Feb 2022 - https://mycouncil.surreycc.gov.uk/documents/s84487/Item%207%20-%20Surrey%20Heath%20Forward%20Programme%202022-23.pdf

Table 27: Rail

Rail	
Current Supply	There are three rail stations in the Borough: Bagshot, Camberley and Frimley. South Western Railway operates the Windsor rail line to London Waterloo which runs through Surrey Heath, however only the Ascot to Aldershot line has stops within the Borough.
Issues identified by the INA and other sources	Due to the lack of direct services to London Waterloo, rail patronage in the Borough is relatively low. Many residents drive to other local stations outside of the Borough such as Brookwood, Farnborough or Sunningdale to use direct services to London Waterloo.
Future needs and planned provision	Studies undertaken in 2016 looked at options for a direct line from Camberley to London Waterloo. Draft Local Plan Policy IN8 identifies the safeguarding of land for a potential rail link to enable direct trains to London Waterloo. Housing allocation HAI/06 Land at Camberley Station, Station House, Pembroke, Broadway, Camberley identifies the provision of a new station as part of the requirements of this allocation.
Information Sources	INS Section 8.3 Surrey Rail Strategy - https://mycouncil.surreycc.gov.uk/documents/s77778/Annex%202%20-%20New%20Rail%20Strategy%20for%20Surrey.pdf Office of Rail and Road – station usage https://dataportal.orr.gov.uk/statistics/usage/estimates-of-station-usage/



Table 28: Bus

Bus	
Scope	Provision of bus services across the Borough.
Current Supply	The Borough is served by two main operators, Stagecoach and Arriva, as well as a few smaller operators providing some localised services. Bus services are concentrated in the west of the Borough around Camberley and Frimley, with limited bus facilities provided in the east of the Borough. There are also several school bus services.
Issues identified by the INA and other sources	The INA identifies that bus routes are concentrated in the west of the Borough around Camberley and Frimley, with limited bus facilities provided in the east of the Borough.
Future needs and planned provision	<p>Surrey County Council is delivering the Gold Grid programme of works to improve bus stops and bus operations along selected bus corridors. This is part of the Council's efforts to encourage sustainable travel and is funded by the EM3 Local Enterprise Partnership with match funding by Stagecoach through increased investment in bus fleet. The bus stop improvements include raising the kerb near the bus stops so that low floor accessible vehicles can provide step free access for passengers and the mobility impaired, adjusting the position of the bus stop pole or shelter, improvements to the footway at waiting areas, introducing bus stop clearways to enable buses to fully pull up to the accessible kerbing, provision of bus shelters and provision of real-time passenger information displays, plus improvements to help with the reliability of bus journey times.</p> <p>A total of 16 bus shelters have been installed to date, most replacing existing older shelters since January 2022. Some further 30 shelters will be installed in the coming months (as of Feb 2022). Following the shelter installations there will be a rolling programme of installation of approximately 65 real-time passenger information displays at the shelters from April 2022 onwards. This will provide passengers with information on when their bus will arrive.</p> <p>As part of the Section 106 agreement for the Princess Barracks site in Mindenhurst, a bus service will be facilitated through the site upon site occupation. Other smaller sites will be provided for example new or improved bus infrastructure such as bus stops.</p>



Information Sources	https://mycouncil.surreycc.gov.uk/documents/s64445/Highways%20Update%20Report%20November%202019_Final.pdf
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Table 29: Pedestrians and Cycling

Pedestrians And Cycling	
Current Supply	<p>Large parts of Camberley town centre are pedestrianised.</p> <p>A network of public rights of way (footpaths and bridleways) exist across the Borough, mainly concentrated around the rural settlements. Connections between Lightwater, West End, Bagshot, Windlesham and Chobham provide a route on foot.</p> <p>There is limited cycling provision, with provision focused along the A30 London Road through Camberley, Frimley Road and a small section on the Maultway. A new route also exists along the BVR which runs from the Meadows roundabout and Watchmoor Park, providing safe access to and from Blackwater Station.</p>
Issues identified by the INA and other sources	<p>The INA identified that the quality of many rights of way are substandard with a lack of pedestrian crossing facilities at key junctions and along the A322 leading to severance between the east and west of the Borough.</p> <p>Cycle routes along the A30 do not provide a connection to other destinations. The majority of cycle routes in Camberley take the form of shared cycle and pedestrian footways with an on-road cycle lane present along Frimley Road.</p>
Future needs and planned provision	<p>SCC is preparing a Local Cycling and Walking Infrastructure Plan (LCWIP) for the Borough.</p> <p>Feasibility work on a Camberley to Frimley Cycle link has been undertaken by SCC with Government funding. An application for funding for the scheme has been submitted.</p>
Information Sources	<p>INS Section 8.5</p> <p>Surrey Heath LTS Forward Programme December 2014</p> <p>SCC Greener Futures Investment programme, 2020 – 2025</p> <p>https://mycouncil.surreycc.gov.uk/documents/s67023/ITEM%2009%20-%20Greener%20Futures%20Investment%20Cabinet%20Report%20NCL%20ANNEXESfinal%20V5.pdf</p>



Utilities

Summary

Further discussions are needed with utility providers as part of the Reg 18 consultation. Representations with regards to electricity capacity on planning applications has suggested some issues with grid capacity.

Table 30: Electricity

Electricity	
Current Supply	National Grid High Voltage Overhead Electricity Lines run between the two grid substations in Bramley to the west and Weybridge to the east through Surrey Heath. The Regional Energy Distributor for Surrey Heath is Scottish and Southern Electricity Networks (SSE).
Issues identified by the INA and other sources	Regional Energy Distributor Scottish and Southern Electricity Networks (SSE)'s most recent Long Term Development Statement states that there are constraint areas for accepting new generation or load, as well as high background fault levels which mean that network reinforcement works are necessary to continue to support connections.
Future needs and planned provision	No specific schemes identified at this stage. A response from electricity providers will be sought through the Reg 18 Local Plan consultation.
Information Sources	INA Section 9.2 Southern Electric Power Distribution Plc (SED) Long Term Development Statement November 2019.



Table 31: Gas

Gas	
Current Supply	The Gas Distribution Network Operator for Surrey is Southern Gas networks (SGN).
Issues identified by the INA and other sources	The INA identified that at that time no specific upgrades have been identified for the gas distribution network (operated by Southern Gas network) within the Borough but future works may be required to respond to the wider demand for gas.
Future needs and planned provision	No specific capacity issues identified. A response from gas providers will be sought through the Reg18 Local Plan consultation.
Information Sources	INS Section 9.3

Table 32: Potable Water

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



	<p>systems that they have. Looking to install a spine main that would assist with both the strategic transfer above and leakage management. No preferred route options yet but will engage with the Borough Council once they have further information.</p> <p>Affinity Water has requested further information through provision of shapefiles and associated data which will be provided through the Draft Plan consultation.</p>
Information Sources	<p>INA section 9.4</p> <p>South East Water and Affinity Water responses to infrastructure providers letter December 2021.</p>

Table 33: Wastewater

Wastewater	
Current Supply	<p>There are three wastewater treatment works (WwTW) in the Borough: Camberley, Lightwater and Chobham. Two water only companies operate in Surrey Heath: South East Water Limited (SEWL) and Affinity Water Limited (AWL). One third of the Borough in the west is covered by SEWL and the remaining two thirds by AWL. The Borough is in SEWL water resource zone (WRZ) 4 and AWL's WRZ6.</p>
Issues identified by the INA and other sources	<p>Camberley WwTW has no hydraulic capacity currently however is subject to investment in AMP6. Lightwater WwTW is already exceeding DWF permit and does not currently have sufficient flow headroom in its existing discharge permit to accept development. Chobham WwTW will have acceptable available capacity to facilitate future growth within its catchment.</p>
Future needs and planned provision	<p>Both water companies identify high levels (over 90%) of domestic water supplies to be metered by 2050.</p> <p>Policy DH4 of the emerging Local Plan will require all new development to meet increased water efficiency levels.</p> <p>Both companies have identified a number of schemes to benefit the WRZ.</p>
Information Sources	<p>INA Section 9.5</p>



	Hart, Rushmoor and Surrey Heath Water Cycle Study (May 2017 reports that the Thames Water Utilities Limited (TWUL) pipe network in Surrey Heath has “low” predicted pipe volume capacity.
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Table 34: Renewable Energy

Renewable Energy	
Scope	Renewable energy generation infrastructure
Current Supply	The INA identifies no operational renewable energy projects in the Borough.
Issues identified by the INA and other sources	<p>The INA identifies that the Council is a part of the Surrey Energy and Sustainability Partnership.</p> <p>SCC requires new development to provide suitable infrastructure/provision of electrical vehicle charging points – supports Area 8 of LTP4.</p> <p>The Surrey Heath Climate Change Strategy, 2021 supports policies in the Local Plan and the Council’s wider climate change action plan in mitigation and adapting to climate change and contributing to the national target for net zero.</p>
Future needs and planned provision	<p>The INA did not identify any planned renewable energy projects.</p> <p>Draft Local Plan Policies SS3a and 3b ‘Climate Change’ and DH8 ‘Building Emission Standards’ set out the requirements for new development with regards to carbon emissions and climate change mitigation and adaptation measures.</p> <p>Camberley town centre has been identified as a potential location for delivering low carbon heating, however this requires further feasibility work and the identification of funding sources if it were to proceed.</p>
Information Sources	<p>INA Section 9.6</p> <p>Surrey Heath Climate Change Study - https://www.surreyheath.gov.uk/sites/default/files/Surrey%20Heath%20Local%20Plan%20-%20Climate%20Change%20Study.pdf .</p>



Table 35: Broadband

Broadband	
Scope	Provision of digital infrastructure
Current Supply	Thinklab identifies that: 99.3% of premises have superfast broadband (over 30mbps) 81% have Gigabit (over 900Mbps) and 22% have Full Fibre
Issues identified by the INA and other sources	Provision of superfast broadband and Gigabit is slightly higher than that of the UK and Surrey as a whole. The proportion of premises with Full Fibre is lower than the UK at 31.9%.
Future needs and planned provision	EM3LEP is co-ordinating a project to build a 94km long 'full fibre' network which aims to help deliver gigabit-capable broadband to businesses and communities across Surrey and Hampshire and includes Camberley. Private sector firms are being invited to express an interest in bidding for the work with installation expected to start by the middle of 2022 and to take 18 months to complete. The Government is also proposing changes to the Building Regs to ensure that up to date digital infrastructure is provided to new homes. Policy IN3 of the Draft Local Plan supports the provision of the most up to date digital infrastructure being provided alongside new development.
Information Sources	Thinklab - https://labs2.thinkbroadband.com/local/browse LEP project - https://inbound.enterprisem3growthhub.co.uk/fibre



WASTE

Summary

Additional development is likely to place additional demands on waste disposal and recycling infrastructure. Further implications will be discussed as part of the Draft Plan consultation.

Table 36: Waste

Waste	
Scope	Waste disposal and recycling services.
Current Supply	<p>Surrey County Council is the Waste Planning Authority for Surrey. There are two Community Recycling Centres in the Borough (Swift Lane and Wilton Road).</p> <p>There is no landfill site and most of the Borough's commercial and industrial waste is transported to a site in Redhill.</p>
Issues identified by the INA and other sources	<p>High recycling rates - 5th highest rates out of all local authorities for percentage of household waste sent for reuse, recycling or composting (61.3% - 2020/21) (up from 13th 5 years previously)</p> <p>The expected demographic changes and economic growth within the Borough over the plan period are likely to place additional pressure on the current capacity of waste facilities in Surrey. The 2017 Surrey Infrastructure Study estimated that the funding gap for waste management at a County level will amount to £310,000 over the Plan period.</p>
Future needs and planned provision	<p>No known additional planned provision in the Borough.</p> <p>Financial contribution towards waste management from Mindenhurst.</p> <p>The Surrey Waste Plan 2019 – 2032 sets out how and where different types of waste will be managed in Surrey in the future. A new Minerals and Waste Local Plan is currently being prepared.</p> <p>A response from SCC regarding waste management will be sought at the Regulation 18 stage.</p>
Information Sources	<p>INA section 10</p> <p>Surrey Infrastructure Study 2017 - https://www.surreycc.gov.uk/land-planning-and-development/development/surrey-future/surrey-infrastructure-study</p>



	<p>Surrey Waste Local Plan 2019 – 2032</p> <p>Surrey Minerals and Waste Local Plan - https://www.surreycc.gov.uk/land-planning-and-development/minerals-and-waste/local-plan</p> <p>LetsRecycle - https://www.letsrecycle.com/councils/league-tables/Mindenhurst S106</p>
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Emergency Services

Summary

Additional population has the potential to place increased pressure on emergency services.

Engagement with the emergency services has identified some increased pressure on ambulance and police services.

Table 37: Emergency Services

Ambulance, Police and Fire Services	
Current Supply	<p><u>Ambulance</u></p> <p>There is one Ambulance Station in the Borough at Frimley Park hospital, a centre for ambulance dispatch. There are also Patient Transport Services offered from Frimley Park Hospital.</p> <p>South East Coast Ambulance Service operates from 5 sites in the West Surrey/Hampshire Area at Farnborough, Godalming, Guildford, Haslemere and Tongham.</p> <p><u>Police</u></p> <p>Surrey Heath lies within the western policing area in Surrey.</p> <p>Surrey Police operates from two locations in the Borough, a neighbourhood policing team base at Surrey Heath Borough Council offices, Camberley, and a neighbourhood policing drop-in at Chobham at Chobham Fire Station. There are just over 140 staff and officers that cover Surrey Heath. In total there are 17 divisional vehicles and 47 force-wide vehicles delivering policing to the Borough of Surrey Heath.</p>



	<p><u>Fire</u></p> <p>There is one fire station in the Borough in Camberley with two fire engines based there. Fire Services are co-ordinated by the Surrey Fire and Rescue Service overseen by Surrey County Council.</p>
<p>Issues identified by the INA and other sources</p>	<p><u>Ambulance</u></p> <p>The INA concluded that the existing ambulance service at Frimley Park Hospital accommodates existing ambulance needs.</p> <p>However, a response from the South East Coast Ambulance Service NHS Trust has identified that the Service has outgrown all of its current sites and lack the infrastructure to significantly expand. Further residential development will put pressure on already challenging response times.</p> <p><u>Police</u></p> <p>The INA identifies that natural population growth will place additional pressure on the capacity of police services in Surrey.</p> <p>Surrey Heath House is identified for redevelopment under Draft Local plan Site Allocation HA3. This will result in the need for new premises either co-located in a new building with the Borough Council or elsewhere.</p> <p>In a response to the draft spatial strategy Surrey Police has identified that the impacts of the proposed quantum of development in the Borough cannot be met without additional staff deployed at a level consistent with the current policing of Surrey Heath.</p> <p><u>Fire Services</u></p> <p>Population growth is likely to result in increased demand for fire services. The INA notes the current limited financial resources available to expand fire service provision.</p> <p>No shortfall in fire stations capacity has been identified at this stage.</p>
<p>Future needs and planned provision</p>	<p><u>Ambulance</u></p> <p>The Trust are seeking to modernise provision including a central reporting Ambulance Make Ready Centre in each of the 10 operational areas but finding sites is challenging in such high value areas.</p>



	<p><u>Police</u></p> <p>Surrey Police has identified that there will be a funding gap with a need to seek contributions through S106/CIL. Further detail on the funding gap is set out in the Schedules in Section 8. This includes suggested refurbishment of the NPT base in Camberley.</p> <p>Surrey Police has confirmed that it will continue to engage with the Local Planning Authority to ensure crime prevention is referenced within the new local plan and provide crime prevention advice to minimise the opportunities for crime within new development.</p> <p><u>Fire</u></p> <p>No known additional provision is planned for Surrey Heath</p>
<p>Information Sources</p>	<p>INA Section 11.2, 11.3 and 11.4</p> <p>Response from Guildford South East Coast Ambulance Service NHS Foundation Trust February 2022.</p> <p>Response from Surrey and Sussex Police February 2022.</p> <p>Camberley Fire Station Plan 2020/21 - https://www.surreycc.gov.uk/__data/assets/pdf_file/0019/222940/Camberley-2020-21.pdf</p>



Flood Defences

Summary

Consultants have prepared an up to date Strategic Flood Risk assessment which has informed the preparation of the Local Plan. Further engagement with the environment Agency and Surrey County Council will take place as part of the Draft Local Plan consultation.

Table 38: Flood Defences

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



<p>the INA and other sources</p>	<p>surface water in accordance with the NPPF and supporting documents. Each site assessment should seek to address any local flood risk in terms of surface water flood risk improvements. SCC also identify that some proposed allocated sites are close to flood risk infrastructure projects and might need to look in further detail at these.</p>
<p>Future needs and planned provision</p>	<p>The SFRA references additional flood alleviation works in Chobham and that the Environment Agency are investigating the viability of a Addlestone Bourne Catchment Scheme to reduce flood risks in the catchment.</p> <p>The SFRA has informed the site allocations process and the development of a flood risk policy.</p> <p>SuD's are included at Mindenhurst, Deepcut and other major developments.</p>
<p>Information Sources</p>	<p>INS Section 12</p> <p>Surrey Heath Flood Risk Assessment 2021 - https://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/Surrey%20Heath%20SFRA.pdf</p>



7. Next steps

- 7.1. Responses received during the consultation on the Draft Local Plan, as well as on-going discussions with infrastructure providers will help to inform the next version of the Local Plan and Infrastructure Delivery Plan. Completion of additional evidence including the Transport Assessment and Whole Plan Viability will also inform the next version of the IDP.
- 7.2. The next version of the IDP will also inform the next Infrastructure Funding Statement required by December 2022 as the Local Plan will be further progressed by then.
- 7.3. The next stages in the Local Plan preparation are:

Stage	Date
Consultation on a Draft Local Plan (Regulation 18)	This stage March – May 2022
Consideration of responses and preparation of the Pre-Submission Local Plan	May 2022 – December 2022
Consultation on the Pre-Submission Local Plan	January – February 2023
Submission of the Local Plan, responses and evidence base to the Secretary of State for independent Examination	June 2023
Inspectors Report	October 2021
Local Plan adoption	December 2023



8. Infrastructure Delivery SCHEDULES

- 8.1. The following Schedules set out anticipated delivery of infrastructure to support the Draft Local Plan Spatial Strategy. At this stage they are largely limited to infrastructure required for the allocated sites. More detail will be added into the next version of the IDP.
- 8.2. **Schedule 1** identifies infrastructure delivery related to Mindenhurst, Deepcut as this is the largest site allocation and already has planning consent. Infrastructure delivery is therefore taken from the relevant s106 (or as amended).
- 8.3. **Schedule 2** identifies the delivery of infrastructure on the proposed Local Plan allocated sites. **Schedule 3** identifies Borough wide infrastructure needs that have been identified from discussions with infrastructure providers to date and **Schedule 4** is other transport infrastructure that has been identified by SCC to date.

Schedule 1 – Infrastructure Delivery at Mindenhurst.

- 8.4. This schedule was approved under application 21/0390/DTC and identifies the Approved Development Works and s106 Works and Contributions being provided per development phase. The Approved Development Works and s106 Works / Contributions are as approved in 12/0546 (as amended). The application also assumes the following timescales for each Phase¹⁵:
- Phase 1 – 0 to 2 years from commencement (2017 – 2020)
 - Phase 2 – 1 to 3 years from commencement (2018 – 2021)
 - Phase 3 – 1 to 3 years from commencement (2018 – 2021)
 - Phase 4 – 2 to 5 years from commencement (2021 – 2023)
 - Phase 5 – 3 to 5 years from commencement (2021 – 2023)
 - Phase 6 – 3 to 5 years from commencement (2021 – 2025)

¹⁵ Note – this differs from the Councils phasing assumed in the housing trajectory.



Development	S106 Obligations
Phase I	
Spine Road Northern Access Roundabout Village Green (an area of 2ha) Central SANGS (in accordance with the approved ES – 13ha of 35ha total provision) SANGS Hut Other Open Space	<p>Schedule 4 Part 1 and Part 2 - Primary School and Nursery School</p> <ul style="list-style-type: none"> • Notice and Specification to be served no later than 6 months prior to commencement • Written approval to be required prior to commencement <p>Schedule 5 Part 2 - Provision of SANGS Land</p> <ul style="list-style-type: none"> • A plan identifying the location and boundaries of the Southern SANGS or the Central SANGS; a Landscaping Scheme relating to the Southern SANGS or Central SANGS; and a Maintenance and Management Plan relating to the Southern SANGS or the Central SANGS shall be submitted. • SANGS Transfer. • the Central SANG shall be laid out, Practically Completed and made available for use by the public prior to first occupation of any dwelling on the site save for the part of the Central SANG hatched in black on Plan A within the s106 (as amended)). <p>Schedule 5, Part 3 - the SANGS Site Hut</p> <ul style="list-style-type: none"> • The SANGS Site Hut shall be provided prior to the issue of the Practical Completion Certificate relating to the Central SANGS. <p>Schedule 5, Part 4 – SAMM Contribution</p> <ul style="list-style-type: none"> • The SAMM Contribution in relation to each Phase to be paid to the Council prior to Commencement of each Phase. <p>Schedule 5 Part 6 - Provision of Village Green and combined LEAP/NEAP</p> <ul style="list-style-type: none"> • A plan identifying the location and boundaries of the Village Green and the Combined NEAP/LEAP as well as a Maintenance and Management Plan relating to the Village Green and the Combined NEAP/LEAP shall be submitted.



	<p>Schedule 5 Part 8 - Provision of Other Open Space</p> <ul style="list-style-type: none">• A plan identifying the location and boundaries of the Other Open Space in the relevant Phase; and a Maintenance and Management Plan relating to the Other Open Space shall be submitted. <p>Schedule 5 Part 9 - Provision of LEAPs and NEAPs (outside Sports Hub)</p> <ul style="list-style-type: none">• A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted. <p>Schedule 6 Part 1 – Deepcut Bridge Road/Blackdown Road Access Roundabout</p> <ul style="list-style-type: none">• A Highways Agreement for these works to be entered into prior to Commencement <p>Schedule 6, Part 1 - Internal Spine Road/Spine Road Infrastructure</p> <ul style="list-style-type: none">• The Internal Spine Road shall be substantially completed prior to the occupation of the 230th dwelling, the opening of the primary school, nursery school or supermarket. <p>Schedule 7 Part 1 – Shared Pedestrian / Cycle Infrastructure</p> <ul style="list-style-type: none">• Cycle Network Strategy submitted prior to Commencement• Provision of Shared Pedestrian / Cycle Route between Spine Road and Deepcut Bridge Road prior to occupation of 230th Dwelling, Primary School or Supermarket• No commencement until the draft implementation programme has been agreed with the County Council
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Development	SI06 Obligations
	<p>Schedule 7 Part 1 – The Frith Hill Cycle Route</p> <ul style="list-style-type: none"> • Frith Hill Cycle Route details submitted to the County Council prior to commencement <p>Schedule 7 Part 3 – Travel Planning</p> <ul style="list-style-type: none"> • Appointment of Travel Plan co-ordinator prior to Commencement <p>Schedule 8 Part 5 – Class A3/A4 Land</p> <ul style="list-style-type: none"> • Submit a Marketing Strategy for A3/A4 Land with reserved matters application • Reserve A3/A4 land at Phase 1, and market for 8 years. <p>Schedule 8 Part 6 – Healthcare Facility</p> <ul style="list-style-type: none"> • Serve notice to relevant healthcare commissioning body prior to commencement to determine if a Healthcare Facility is needed on the site
Phase 2	
<p>Circa 346 new build residential units (of 1,119 new build units)</p>	<p>Schedule 3 - Affordable Housing</p> <ul style="list-style-type: none"> • Scheme to be in accordance with approved Affordable Housing Strategy and conditions as set out at Paragraph 3 of Schedule 3 of the Agreement. • Condition 9 – Affordable Housing Strategy <p>Schedule 4 Part 1 and Part 2 -Primary School and Nursery School</p> <ul style="list-style-type: none"> • Primary School and Nursery School to be transferred by no later than the first occupation of the 200th dwelling. No more than 199 dwellings shall be occupied until the Primary School site has been transferred to the County Council and 1 Form Entry Constructed. • The Nursery School shall be constructed on the Primary School Site on or before the first occupation of the 200th dwelling. No more than 199 dwellings shall be occupied until the Nursery School has been constructed.



Development	SI06 Obligations
	<p>Schedule 4 Part 3 – Secondary School Education Contribution</p> <ul style="list-style-type: none"> Secondary School Education Contribution to be paid prior to the occupation of the first dwelling to be occupied pursuant to each phase. <p>Schedule 5 Part 1 – Sport England Contribution</p> <ul style="list-style-type: none"> Sport England Contribution to be paid prior to the full occupation of the second phase or first occupation of the 750th dwelling on Site (whichever is the earlier). The second phase or more than 749 dwellings (whichever is earlier) shall not be occupied until the Sport England Contribution <p>Schedule 5, Part 4 – SAMM Contribution</p> <ul style="list-style-type: none"> The SAMM Contribution in relation to each Phase to be paid to the Council prior to Commencement of each Phase. <p>Schedule 5 Part 9 - Provision of LEAPs and NEAPs (outside Sports Hub)</p> <ul style="list-style-type: none"> A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted. <p>Schedule 6 Part 1 – Internal Spine Road / Spine Road Infrastructure</p> <ul style="list-style-type: none"> Highway Agreement to be entered into before construction of more than 230 dwellings, the Primary School, Nursery or the supermarket



Development	SI06 Obligations
	<p data-bbox="528 353 1337 427">Schedule 6 Part 1 – Red Road / The Maultway / Upper Chobham Road</p> <ul data-bbox="528 461 1394 607" style="list-style-type: none"> • Highway Agreement to be entered into before construction of more than 230 dwellings • Works substantially complete prior to occupation of 230th dwelling, or within 24 months of Commencement <p data-bbox="528 640 1382 674">Schedule 6 Part 1 – Deepcut Bridge Road Railway Bridge</p> <ul data-bbox="528 707 1358 853" style="list-style-type: none"> • Highway Agreement to be entered into before commencing the construction of more than 230 dwellings. • Works substantially complete prior to occupation of 230th dwelling, or within 24 months of Commencement <p data-bbox="528 887 1321 965">Schedule 6 Part 1 – Environmental Improvements to Deepcut Bridge Road</p> <ul data-bbox="528 999 1382 1066" style="list-style-type: none"> • Agreement of scheme of environmental approvals to Deepcut Bridge Road prior to occupation of 230th Dwelling. <p data-bbox="528 1099 1265 1133">Schedule 6 Part 3 – Highway Safety Contribution</p> <ul data-bbox="528 1167 1374 1234" style="list-style-type: none"> • Pay Highway Safety Contribution prior to occupation of 230th Dwelling or within 24 months of commencement <p data-bbox="528 1267 1345 1301">Schedule 6 Part 4 – Bellew Road Closure Contribution</p> <ul data-bbox="528 1335 1334 1435" style="list-style-type: none"> • Payment of Bellew Road Closure Contribution prior to commencement of residential development on site east of Deepcut Bridge Road <p data-bbox="528 1469 1214 1547">Schedule 7 Part 1 – Shared Pedestrian / Cycle Infrastructure</p> <ul data-bbox="528 1581 1369 1899" style="list-style-type: none"> • Provision of Shared Pedestrian / Cycle Route between Site east of Deepcut Bridge Road and Deepcut Bridge Road prior to occupation of any dwelling • Provision of Shared Pedestrian / Cycle Route between Site east of Deepcut Bridge Road and Blackdown Road prior to occupation of any dwelling • Provision of Shared Pedestrian / Cycle Route between Spine Road and Deepcut Bridge Road prior to occupation of 230th dwelling, Primary School or Supermarket



Development	SI06 Obligations
	<ul style="list-style-type: none"> • Upgrade of Shared Pedestrian / Cycle Route between Deepcut Bridge Road and Frimley Green prior to occupation of 230th dwelling or within 24 months of Commencement • Provision of Shared Pedestrian / Cycle Route from Deepcut Bridge Road bridge to towpath prior to occupation of 230th dwelling or within 24 months of commencement <p>Schedule 7 Part 1 – The Frith Hill Cycle Route</p> <ul style="list-style-type: none"> • Frith Hill Cycle Route implemented prior to occupation of 230th dwelling • Council costs paid prior to occupation of 230th unit or within 24 months of commencement <p>Schedule 4 Part 1 and Part 2 - Primary and Nursery School</p> <ul style="list-style-type: none"> • Construct the Primary School on the Primary School Site and in accordance with the Primary School I Form Entry Specification and shall construct the Nursery on the Primary School Site in accordance with the Nursery Specification <p>Schedule 5, Part 4 – SAMM Contribution</p> <ul style="list-style-type: none"> • The SAMM Contribution in relation to each Phase to be paid to the Council prior to Commencement of each Phase. <p>Schedule 5 Part 8 - Provision of Other Open Space</p> <ul style="list-style-type: none"> • A plan identifying the location and boundaries of the Other Open Space in the relevant Phase; and a Maintenance and Management Plan relating to the Other Open Space shall be submitted.



	<p>Schedule 5 Part 9 - Provision of LEAPs and NEAPs (outside Sports Hub)</p> <ul style="list-style-type: none"> • A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted. <p>Schedule 5 Part 10 – Provision of the Formal Park</p> <ul style="list-style-type: none"> • Submission of plan identifying the boundaries of the formal park and a Maintenance and Management Plan for the formal park <p>Schedule 6 Part 1 – Internal Spine Road / Spine Road Infrastructure</p> <ul style="list-style-type: none"> • Highway Agreement to be entered into before construction of more than 230 dwellings, the Primary School, Nursery or the supermarket <p>Schedule 8 Part 2 – Information Packs (SANGS / Thames Basin Heaths SPA)</p> <ul style="list-style-type: none"> • Approved Information Packs provided to all employers, with all new staff issued one within 5 working days <p>Schedule 7 Part 1 – Brookwood Cycle Parking</p> <ul style="list-style-type: none"> • Brookwood Cycle Parking Contribution paid prior to occupation of 230th dwelling <p>Schedule 7 Part 2 – Bus Infrastructure and Support</p> <ul style="list-style-type: none"> • Approve and implement Bus Infrastructure Scheme prior to occupation of 230th dwelling
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Development	SI06 Obligations
	<p>Schedule 7 Part 4 – Basingstoke Canal Towpath</p> <ul style="list-style-type: none"> • Basingstoke Canal Towpath Contribution paid prior to occupation of 230th dwelling <p>Schedule 8 Part 2 – Information Packs (SANGS / Thames Basin Heaths SPA)</p> <ul style="list-style-type: none"> • Submit Information Packs to Council 3 months prior to 1st occupation • Information Packs ready to distribute prior to 1st occupation, with approved documents distrusted to new residents within 5 working days <p>Schedule 8 Part 4 – Public Art</p> <ul style="list-style-type: none"> • Public Art strategy submitted, related to public art provision within each phase • Not to commence construction of dwellings until the Public Art Strategy is approved <p>Schedule 8 Part 7 – Waste and Recycling Contribution</p> <ul style="list-style-type: none"> • Not to occupy any dwelling in this phase until the Waste and Recycling Contribution has been paid
Phase 3	
<p>Primary School/Nursery School (site of up to 2ha)</p> <p>New Public House (maximum GFA of 1000sqm)</p> <p>Local Parade – maximum combined GFA of 180 sqm (no more than 60 sqm of A5)</p>	<p>Schedule 4 Part 1 and Part 2 - Primary and Nursery School</p> <ul style="list-style-type: none"> • Construct the Primary School on the Primary School Site and in accordance with the Primary School I Form Entry Specification and shall construct the Nursery on the Primary School Site in accordance with the Nursery Specification <p>Schedule 5, Part 4 – SMM Contribution</p> <ul style="list-style-type: none"> • The SMM Contribution in relation to each Phase to be paid to the Council prior to Commencement of each Phase.



Development	SI06 Obligations
<p>use at any one time))</p> <p>New Church Hall (maximum GFA of 250 sqm)</p> <p>Formal Park and Cemetery (a minimum of 1.3ha but not more than 2.54ha Formal Park and Gardens site wide)</p> <p>Other Open Space</p>	<p>Schedule 5 Part 8 - Provision of Other Open Space</p> <ul style="list-style-type: none"> • A plan identifying the location and boundaries of the Other Open Space in the relevant Phase; and a Maintenance and Management Plan relating to the Other Open Space shall be submitted. <p>Schedule 5 Part 9 - Provision of LEAPs and NEAPs (outside Sports Hub)</p> <ul style="list-style-type: none"> • A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted. <p>Schedule 5 Part 10 – Provision of the Formal Park</p> <ul style="list-style-type: none"> • Submission of plan identifying the boundaries of the formal park and a Maintenance and Management Plan for the formal park <p>Schedule 6 Part 1 – Internal Spine Road / Spine Road Infrastructure</p> <ul style="list-style-type: none"> • Highway Agreement to be entered into before construction of more than 230 dwellings, the Primary School, Nursery or the supermarket <p>Schedule 8 Part 2 – Information Packs (SANGS / Thames Basin Heaths SPA)</p> <ul style="list-style-type: none"> • Approved Information Packs provided to all employers, with all new staff issued one within 5 working days



Development	SI06 Obligations
Phase 4	
<p>Circa 275 Residential units (including 48 conversion units) Care home (up to 1.2 ha)</p>	<p>Schedule 3 - Affordable Housing</p> <ul style="list-style-type: none"> • Scheme to be in accordance with approved Affordable Housing Strategy and conditions as set out at Paragraph 3 of Schedule 3 of the Agreement. <p>Schedule 4 Part 3 – Secondary School Education Contribution</p> <ul style="list-style-type: none"> • Secondary School Education Contribution to be paid prior to the occupation of the first dwelling to be occupied pursuant to each phase. <p>Schedule 5, Part 4 – SMM Contribution</p> <ul style="list-style-type: none"> • The SMM Contribution in relation to each Phase to be paid to the Council prior to Commencement of each Phase. <p>Schedule 5 Part 9 Provision of LEAPS and LAPs</p> <ul style="list-style-type: none"> • A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted. • No First Occupation of more than 449 dwellings on site unless or until the LEAPs/LAPs of the first Phase have been laid out and completed and made available for public use. <p>Schedule 5 Part 10 – Provision of the Formal Park</p> <ul style="list-style-type: none"> • The dwellings of the first Phase shall not be Fully Occupied or no more than 449 dwellings shall be first occupied on site unless or until the Formal Park has been laid out and completed and made available for public use.



Development	SI06 Obligations
	<p>Schedule 5 Part 11 – Provision of Allotments</p> <ul style="list-style-type: none"> The dwellings of the first Phase shall not be Fully Occupied or no more than 449 dwellings shall be first occupied on site unless or until the Allotments has been laid out and completed and made available for public use. <p>Schedule 6 Part 1 – Frimley Green / Sturt Road / Wharf Road</p> <ul style="list-style-type: none"> Highway Agreement to be entered into before construction of more than 450 dwellings Works substantially complete prior to occupation of 450th dwelling or within 42 months of Commencement <p>Schedule 6 Part 1 – Environmental Improvements to Deepcut Bridge Road</p> <ul style="list-style-type: none"> Work substantially complete prior to occupation prior to occupation of 400th dwelling or within 37 Months of Commencement <p>Schedule 7 Part 2 – Bus Infrastructure and Support</p> <ul style="list-style-type: none"> Contribution payment prior to occupation of 325th dwelling <p>Schedule 8 Part 1 – Library Facility</p> <ul style="list-style-type: none"> Library Facility Offer submitted to council prior to occupation of 300th dwelling <p>Schedule 8 Part 3 – Financial Contribution to Existing Community Hall</p> <ul style="list-style-type: none"> Community Hall contribution paid to council prior to occupation of 450th dwelling <p>Schedule 8 Part 7 – Waste and Recycling Contribution</p> <ul style="list-style-type: none"> Not to occupy any dwelling in this phase until the Waste and Recycling Contribution has been paid



Development	SI06 Obligations
	<p>Schedule 9 – Care Home Obligations</p> <ul style="list-style-type: none"> Care Home only to be occupied in accordance with Class C2 of the Use Classes Order
Phase 5	
<p>ANGST Land (maximum 19.85ha) Sports Hub (a site of 7ha) Allotments (a maximum of 1.16ha) Residual Retail (Foodstore – no more than 2,000 sqm (1,400 sqm net tradable area) Southern SANGS (in accordance with the approved ES – 22ha of 35ha total provision) SANGS Link (1.07ha) Blackdown Road Playing Field and Upgrade to Blackdown Road Play Area</p>	<p>Schedule 5 Part 2 - Provision of SANGS Land</p> <ul style="list-style-type: none"> A plan identifying the location and boundaries of the Southern SANGS or the Central SANGS; a Landscaping Scheme relating to the Southern SANGS or Central SANGS; and a Maintenance and Management Plan relating to the Southern SANGS or the Central SANGS shall be submitted. SANGS Transfer SANGS Link The Southern SANG will be laid out, Practically Completed and made available for use by the public prior to First Occupation of the 500th Dwelling. <p>Schedule 5, Part 4 – SAMM Contribution</p> <ul style="list-style-type: none"> The SAMM Contribution in relation to each Phase to be paid to the Council prior to Commencement of each Phase. <p>Schedule 5 Part 5 - Provision of ANGST Land</p> <ul style="list-style-type: none"> A plan identifying the location and boundaries of the ANGST Land in the relevant Phase and a Maintenance and Management Plan shall be submitted. ANGST land shall be laid out, Practically Completed and made available for public use in the relevant phase prior to the first occupation of any dwelling in the relevant phase. ANGST Transfer. No more that 75% of dwellings in the relevant phase shall be first occupied unless or until the ANGST Land in the relevant Phase has been transferred to the Council together with the relevant proportion of the ANGST Maintenance Contribution.



	<p>Schedule 5 Part 7 – Provision of the Sports Hub</p> <ul style="list-style-type: none"> • A plan identifying the location and boundaries of the Sports Hub; a plan identifying the boundaries of each of the Combined NEAP/LEAP, MUGA, Outdoor Adult Gym, Sports Pavilion, Sports Pitches and associated landscaping with the Sports Hub; a Maintenance and Management Plan relating to the Sports Hub and full details of the Combined NEAP/LEAP, the MUGA, Outdoor Adult Gym, Sports Pavilion, Sports Pitches and associated landscaping (complying with each Specification) to be submitted with the Reserved Matters Application for the relevant Phase. • The Sports Hub shall be laid out, Practically Completed and made available for public use prior to Full Occupation of the Dwellings in the first Phase or the First Occupation of the 450th dwelling. <p>Schedule 5 Part 8 - Provision of Other Open Space</p> <ul style="list-style-type: none"> • A plan identifying the location and boundaries of the Other Open Space in the relevant Phase; and a Maintenance and Management Plan relating to the Other Open Space shall be submitted. <p>Schedule 5 Part 9 - Provision of LEAPs and NEAPs (outside Sports Hub)</p> <ul style="list-style-type: none"> • A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted. <p>Schedule 5 Part 10 – Provision of the Formal Park</p> <ul style="list-style-type: none"> • Submission of plan identifying the boundaries of the formal park and a Maintenance and Management Plan for the formal park
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Development	SI06 Obligations
	<p>Schedule 5 Part 11 – Provision of Allotments</p> <ul style="list-style-type: none"> • A plan identifying the number, location and boundaries of the Allotments; and a Maintenance and Management Plan relating to the Allotments shall be submitted. <p>Schedule 5 Part 12 – Blackdown Road Playing Field and Upgrade to Blackdown Road Play Area</p> <ul style="list-style-type: none"> • Financial Contribution and transfer the Blackdown Road Play Area/Playing Fields to be made to SHBC prior to First Occupation of the 500th Dwelling on the Site for the total consideration of £1 <p>Schedule 7 Part 1 – Shared Pedestrian / Cycle Infrastructure</p> <ul style="list-style-type: none"> • Provision of Shared Pedestrian / Cycle Route between Deepcut Bridge Road and site north of Dettingen Park prior to first occupation or use of this site. • Provision of Shared Pedestrian / Cycle Route to Deepcut Bridge Road via Aisne Road and Minorca Road prior to first occupation or use of this site.
Phase 6	
<p>Residual new build and conversion Residential units (capped to 1200 overall at end of this phase – 1119 new build and 81 conversion dwellings) Circa 579 Residential Units (including 33 conversion dwellings)</p>	<p>Schedule 3 - Affordable Housing</p> <ul style="list-style-type: none"> • Scheme to be in accordance with approved Affordable Housing Strategy and conditions as set out at Paragraph 3 of Schedule 3 of the Agreement. <p>Schedule 4 Part 1 and Part 2 -Primary and Nursery School</p> <ul style="list-style-type: none"> • No more than 749 dwellings shall be occupied until the 7no.additional classrooms necessary for the Primary School to become 2 Form Entry have been constructed.



	<p>Schedule 4 Part 3 – Secondary School Education Contribution</p> <ul style="list-style-type: none"> • Secondary School Education Contribution to be paid prior to the occupation of the first dwelling to be occupied pursuant to each phase. <p>Schedule 5 Part 2 - Provision of SANGS Land</p> <ul style="list-style-type: none"> • Former Vehicle Maintenance Depot to be reinstated as part of the Southern SANGs and made available for public use prior to the occupation of the 500th dwelling. No more than 499 dwellings to be occupied prior to the reinstatement and availability of the Former Vehicle Maintenance Depot within the Southern SANGs. • No First Occupation of more than 1,000 Dwellings on the Site unless or until the SANGS Land has been transferred to the Council and all of the Southern and Central SANGS Maintenance Contribution has been paid. <p>Schedule 5 Part 9 - Provision of LEAPs and LAPs</p> <ul style="list-style-type: none"> • A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each • Phase complying with the general requirements of the LEAP • Specification and the LAP Specification shall be submitted. • Not to Fully Occupy the dwellings of the second Phase or not to First Occupy more than 749 dwellings on site unless or until the • LEAPs/LAPs of the second Phase have been laid out and • completed and made available for public use. • Not to Fully Occupy the dwellings of the third Phase or not to First • Occupy more than 1,199 dwellings on site unless or until the LEAPs/LAPs of the first Phase have been laid out and completed and made available for public use..
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Development	SI06 Obligations
	<p>Schedule 6 Part 1 – Red Road / A322</p> <ul style="list-style-type: none"> • Highway Agreement to be entered into before construction of more than 600 dwellings • Works substantially complete prior to occupation of 600th dwelling or within 42 months of Commencement <p>Schedule 6 Part 1 – Junction 3 / M3</p> <ul style="list-style-type: none"> • Highway Agreement to be entered into before construction of more than 600 dwellings • Works substantially complete prior to occupation of 600th dwelling or within 54 months of Commencement <p>Schedule 6 Part 1 – Gole Road / Dawney Hill Traffic Signal Works</p> <ul style="list-style-type: none"> • Highway Agreement to be entered into before construction of more than 800 dwellings • Works substantially complete prior to occupation of 800th dwelling or within 72 months of Commencement <p>Schedule 7 Part 2 – Bus Infrastructure and Support</p> <ul style="list-style-type: none"> • Contribution payments prior to occupation of 490, 615, 745, 980, 1090 and 1200 dwellings • Bus Revenue Sharing Report submitted <p>Schedule 8 Part 7 – Waste and Recycling Contribution</p> <ul style="list-style-type: none"> • Not to occupy any dwelling in this phase until the Waste and Recycling Contribution has been paid <p>Schedule 10 – Basingstoke Canal Water Supply</p> <ul style="list-style-type: none"> • Basingstoke Canal Water Supply Contribution paid to County Council prior to occupation of 750th dwellings



Schedule 2 - Infrastructure Requirements: Allocated Sites

- 8.5. This Schedule identifies site specific infrastructure required to deliver the sites allocated for housing in the Draft Local Plan. It does not cover wider cumulative needs on for example, the wider highway network. It is anticipated that funding for these will come from the developer through planning obligations, direct delivery or through CIL (specifically SANG).

Policy Reference	Infrastructure requirements	Net number of new homes
HA1/01 134 and 136 London Road, Bagshot	<ul style="list-style-type: none"> • SANG – see Appendix 2 • Pedestrian and cycle access improving links to Bagshot District Centre and Camberley. • Green infrastructure and Biodiversity net gain requirements in line with Policy. • SCC site specific access requirement comments: • Questions whether access will be via the roundabout on Waterers Way or direct onto the A30? Would suggest that access via roundabout would be better due to the otherwise close proximity of the access to the Waitrose signals, which could be an issue in terms of the impact on vehicle detection and queue length. If access is onto A30, given the number of dwellings, suggest a yellow box may be required. 	26
HA1/02 Bagshot Depot and Archaeology Centre, London Road, Bagshot, GU19 5HN	<ul style="list-style-type: none"> • SANG - see Appendix 2 • Open space and Biodiversity net gain requirements in line with Policy. • SCC site specific highway and access requirements: 	50



	<ul style="list-style-type: none"> County HA will need to consider how the loss of this facility will affect its ability to delivery highway services, especially winter maintenance, especially if Merrow is likely to be redeveloped. Given the turning that takes place at the depot entrance by traffic leaving the gym next door, the island outside the gym may need to be reconsidered. Need to improve the pedestrian route from the development site towards Longacres Garden Centre. There is already an item on ITS list and the existing use is demonstrated by paths worn into verge. There are issues with widths over the railway bridge and a crossing might be required. Also issues with sightlines when crossing the on/off slips at the A322 junctions - possibly need to modify these junctions with A322, which both lie to the west of A322 (this might become a major scheme). 	
<p>HAI/03 Land East of Park Street, North of Princess Way (Former House of Fraser)</p>	<ul style="list-style-type: none"> SANG - see Appendix 2 Public realm improvements. Green infrastructure and Biodiversity net gain requirements in line with Policy. SCC site specific highway and access requirements: Infrastructure needs are likely to depend on parking provision in the development (not known if existing building is to be modified or demolished and a new building, possibly with its own parking provision, erected). Would suggest that access to any such parking is via Pembroke Broadway to avoid traffic having to come along Park Street but this could be an issue if traffic backs up from car park entrance. 	120
<p>HAI/04 84-100 Park Street, Camberley</p>	<ul style="list-style-type: none"> SANG – see Appendix 2 SCC – no site specific access requirements identified 	61



	<ul style="list-style-type: none"> Strengthened green infrastructure and biodiversity net gain in line with Policy requirements. 	
<p>HAI/05 Camberley Centre France Hill Drive, Camberley</p>	<ul style="list-style-type: none"> SANG – see Appendix 2 Protection and enhancement of green infrastructure and provision of biodiversity net gain in line with Policy requirements. Retention of or re-provision off site of existing educational community use. Improved pedestrian and cycle access to Camberley Town Centre. SCC site specific highway and access requirements: Route from this site to A30 would take traffic along The Avenue and we have an item for traffic calming along The Avenue on our work programme. Might need to consider pedestrian crossing facilities on The Avenue to the south of Southwell Park Road for access to and from the school but there are space limitations, and it is not clear if a crossing could be accommodated. 	35
<p>HAI/06 Camberley Station, Station House Pembroke Broadway, Camberley</p>	<ul style="list-style-type: none"> SANG - see Appendix 2 New railway station and associated car and cycle parking Improved cycle/pedestrian connectivity Provision of Green infrastructure and biodiversity net gain in line with Policy requirements. 	75
<p>HAI/07 York Town Car Park, Sullivan Road, Camberley</p>	<ul style="list-style-type: none"> SANG – see Appendix 2 Improved local pedestrian access and connectivity Retain or re-provide existing car parking. Provision of green infrastructure and biodiversity net gain in line with Policy requirements. SCC site specific highway and access requirements: 	27



	<ul style="list-style-type: none"> Although we do not have an item for it on our work programme, consideration might need to be given to pedestrian crossing facilities on Frimley Road for access to shops (Co-op etc) and also for easier access to bus stops on Frimley Road. 	
<p>HAI/08 Land at Frimhurst Farm, Deepcut Bridge Road, Deepcut</p>	<ul style="list-style-type: none"> SANG – see Appendix 2 Undetermined application 21/0769/FFU Improved pedestrian and cycle links, connecting to improvement schemes being implemented at Mindenhurst. Provision of green infrastructure and biodiversity net gain in line with Policy requirements. SCC site specific highway and access requirements: The existing access is between the STOP line and the traffic signal head of the signals controlling traffic flow over the railway bridge. If the development is likely to generate more traffic, consideration might need to be given to either signalling the access or, preferably, relocating the access further north, away from the signals. There is no footway/cycleway on development side of the road. Provision of this should be considered, certainly as far as the start of the crash barrier before the canal bridge. At this point, there is some wide central hatching in the carriageway and consideration should be given to providing a refuge island to allow pedestrians and cyclists to cross to the eastern side of Deepcut Bridge Road to continue north towards Deepcut village. In this location, the island would allow people to cross to access the canal towpath and community facilities within the Princess Royal Barracks redevelopment. 	65
<p>HAI/09 Sir William Siemens Square,</p>	<ul style="list-style-type: none"> SANG – see Appendix 2 Site specific access requirements Pedestrian and access links to Frimley District Centre and the Station. 	200



<p>Chobham Road, Frimley</p>	<ul style="list-style-type: none"> • Provision of green infrastructure and biodiversity net gain in line with Policy requirements. • SCC site specific highway and access requirements: • Very careful consideration needs to be given to the impact of this development on the Frimley Park Hospital and Toshiba (Waitrose) roundabouts. The FPH roundabout is likely to be a particular issue – it already has capacity issues, but a solution has not yet been identified. 	
<p>HAI/10 Land west of Sturt Road, Frimley Green</p>	<ul style="list-style-type: none"> • SANG (capacity obtained from site in Hart District) • Improved pedestrian and cycle access to Frimley Green Local Centre and Frimley Lodge Park • Site specific highway improvements – SCC comments made but site has already been considered at Planning Committee. • Provision of green infrastructure and biodiversity net gain in line with Policy requirements. 	<p>160</p>
<p>HAI/11 Land east of Benner Lane (partial Housing Reserve site), West End</p>	<ul style="list-style-type: none"> • SANG – see Appendix 2 • Pedestrian and cycle access • Provision of green infrastructure and biodiversity net gain in line with Policy requirements. • SCC site specific highway and access requirements: • Might need to consider traffic calming along Benner Lane. The road has always been used as a route to the A319, avoiding the Gordons School roundabout. We do not have an item for traffic calming on our ITS work programme, but we have had complaints about it and the road is on the Surrey Heath Speed Management Plan. One item that we do have on our ITS programme is the provision of a crossing point on the A319 near the crossroads junction with Windlesham Road. Since the creation of a SANG along Windlesham Road, there is arguably a greater need for such a crossing, which should be promoted as mitigation for this site. 	<p>73</p>



<p>HAI/12 Housing Reserve Site, East of Heathpark Drive, Windlesham</p>	<ul style="list-style-type: none"> • On-site SANG – see Appendix 2 • Site specific vehicular access and highway improvements • Improved local pedestrian connectivity • Community facility • Green infrastructure • SCC – some uncertainty about the location of the site from information provided. Highway contribution should be sought. 	<p>116 20/0318/RRM (undetermined) proposes: To be funded by the developer either through direct delivery and/or CIL/S106</p>
<p>HAI/13 Chobham Rugby Club, 50 Windsor Road, Chobham</p>	<ul style="list-style-type: none"> • SANG – see Appendix 2 • Alternative provision of the existing on site community and recreational use. • Site specific vehicular access and highway improvements. • Provision of green infrastructure, open space and biodiversity net gain in line with Policy requirements. 	<p>91</p>
<p>HAI/14 Pinehurst, 141 Park Road, Camberley</p>	<ul style="list-style-type: none"> • Provision of green infrastructure and biodiversity net gain in line with Policy requirements. • Site specific vehicular access and highway improvements. • Pedestrian and cycle access improvements to linkages to Camberley Town Centre. 	<p>44 (C3 equivalent)</p>
<p>HA2 London Road Block, Camberley</p>	<p>Contributions toward highways and public transport improvements;</p> <ul style="list-style-type: none"> • Transport infrastructure comprising: <ul style="list-style-type: none"> ○ Improvements to the London Road junctions with the High Street and Park Street and the creation of pedestrian friendly areas at Obelisk Way (east) and the High Street (north) 	<p>550</p>



	<ul style="list-style-type: none"> ○ Improved pedestrian and cyclist links between the High Street and Park Street, and London Road to the Square Shopping Centre; ○ Provision of a new bus stop and taxi rank at the London Road Gateway; ○ Potential provision of a short stay drop off/pick up point and on-street disabled parking located at the London Road Gateway; ○ Support for accessible and well-connected bus services to the London Road Gateway; ○ Appropriate accesses for service vehicles that are convenient for use but designed discreetly to ensure they do not detract from the attractiveness of the new development; ○ Suitable parking provision in accordance with adopted parking standards ● Social infrastructure comprising: <ul style="list-style-type: none"> ○ Measures to mitigate additional pressure on education provision; ○ Sufficient contributions toward primary healthcare services; ● Green infrastructure which may include green roofs, green walls, and both public and private garden amenity spaces; <ul style="list-style-type: none"> ○ Delivery of a suitable off-site SANG solution, with an agreed Management Plan and contributions towards SAMM. 	
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	<ul style="list-style-type: none"> ○ SCC Highway comments Feb 2022 - For SLAA site 814 there will be a strong desire line from the site to the railway station along High St. The improvements and public realm works being carried out under the High Street regeneration scheme helps to provide an attractive connection to the station and are supportive of several LTP4 policy areas. The works prioritise the creation on a pedestrian and cycle friendly environment, which is supportive of LTP4’s modal hierarchy as well as better facilitating active travel (policy area 3). Reduction of on street parking/loading further supports this as well as supporting demand management strategies for cars and goods vehicles, which make up policy area 5 and 6 of LTP4 respectively. 	
<p>HA3 Land East of Knoll Road, Camberley</p>	<p>Transport and highways infrastructure:</p> <ul style="list-style-type: none"> ● Contributions toward highways and public transport improvements; ● Transport infrastructure comprising: <ul style="list-style-type: none"> ○ Vehicular accesses to the site from Knoll Road to the west and Hillside to the southeast; ○ Differentiation of user zones and crossings through changes to the materials and colours used for surfacing; ○ Improved pedestrian and cyclist links between the site and Camberley High Street, with suitable crossing points implemented at Knoll Road; ○ Improvements to the streetscape of Knoll Road to provide a pedestrian and cyclist friendly environment; ○ The retention of existing bus stops at Knoll Road and improved pedestrian access to Camberley Train Station, ○ Support for accessible and well-connected bus services to Knoll Road; 	<p>475</p>



	<ul style="list-style-type: none"> • Social Infrastructure: <ul style="list-style-type: none"> ○ Measures to mitigate additional pressure on education provision; ○ Sufficient contributions toward primary healthcare services; • Green infrastructure: <ul style="list-style-type: none"> ○ The protection and enhancement of the existing designated green space at Camberley Park; ○ Delivery of a suitable off-site SANG solution, with an agreed Management Plan and contributions towards SMM; ○ Green corridors, one incorporating Camberley Park and The Obelisk and one linking the site to Knoll Road and Camberley High Street; ○ The retention and expansion of the play area facilities at Camberley Park including woodland trails, an equipped play area and open space; ○ Other on-site measures which may include green roofs, green walls, and both public and private garden amenity spaces. ○ SCC Highways comments Feb 2022 - Walking and cycling facilities on Knoll Road require improvement. SLAA site 27 is a large scale development, where the main desire line will be to cross Knoll Road to access the town centre. There is currently one signalised crossing to cross Knoll Road therefore crossing facilities along the road should be improved. Current cycle facilities along Knoll Rd are poor and disjointed. In line with LTP4 policy area 3: Active travel, the facilities should be improved in order to encourage more trips by bicycle. 	
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Schedule 3 - Borough wide and strategic infrastructure (excluding SANG)

- 8.6. This Schedule identifies Borough wide infrastructure improvements that have been identified to date.

Topic	Comment	Source
Transport		
	Projects in the Surrey Infrastructure Plan list – see Plan at end of this Schedule – note that some projects are Borough wide even though they are shown as one geographic point	SCC
	New developments required to provide suitable infrastructure/provision of electric vehicle charging points. Policy Area 8 of LTP4 seeks to promote rapid uptake of EVs and zero emission vehicles.	SCC response to draft Spatial Strategy
	Signs/lines/Dropped Kerbs - £7,034	SCC Surrey Heath Local Area Committee, Feb 2022
	Additional bus infrastructure - SCC noted in February 2022 that a further 30 shelters will be installed in the coming months. Following the shelter installations there will be a rolling programme of installation of approximately 65 real-time passenger information displays at the shelters from April 2022 onwards.	SCC Surrey Heath Local Area Committee, Feb 2022
Education – SEND places		
	SEND capital programme Phase 4, improvement needs from 2023 to 2030 in the north west quadrant of the County within which the Borough sites shows potential additional places to be provided for example through modular expansion and refurbishment.	SCC



Topic	Comment	Source
Education – early years places		
	<p>Shortfall shown as below:</p> <p>Bagshot, Camberley, Deepcut, Frimley Mytchett and West End current provision will not meet anticipated demands.</p> <p>Frimley Green, Chobham and Windlesham current provision may not meet anticipated demands.</p>	<p>SCC, February 2022</p>
Health		
	<p>Additional impact on acute services – see project list and summary at the end of this Schedule.</p>	<p>Frimley Health NHS Foundation Trust</p>
Water		
	<p>New resources are being made available at the Keleher Water Treatment works to support increased demand but mains and supporting infrastructure are needed to transfer this water to customers. Need to find a way to transfer water across the M3 to support much of the new development as are reaching capacity in the systems that they have. Looking to install a spine main that would assist with both the strategic transfer above and leakage management.</p> <p>No preferred route options yet but will engage with the Borough Council once they have further information.</p>	<p>South East Water, February 2022</p>
South East Coast Ambulance Service		
	<p>The Trust are seeking to modernise provision including a central reporting Ambulance Make Ready Centre in each of the 10 operational areas but finding sites is challenging in such high value areas.</p>	<p>South East Coast Ambulance Service, February 2022</p>



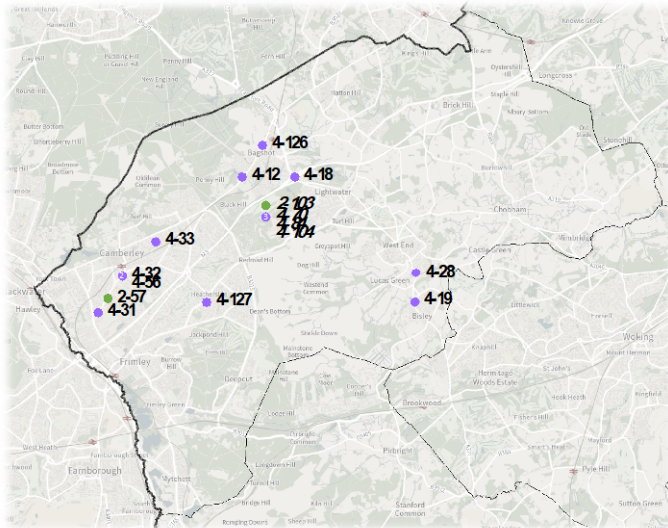
Topic	Comment	Source
Sussex and Surrey Police		
	<p>The following additional resources have been identified:</p> <p>The additional number of officers required to provide efficient policing to 5,451 new households would be (5,451 / 220) 24 officers. The same rationale can be also be applied to support staff (22 additional support staff).</p> <p>Costs include:</p> <ul style="list-style-type: none"> • Officer and staff start up and equipment costs • Officer and staff recruitment costs • New vehicles, maintenance and replacement • Accommodation • ANPR cameras • CCTV <p>Total funding required approximately £1.1m.</p>	<p>Sussex and Surrey Police, February 2022</p>

Surrey Infrastructure Plan Transport Projects, SCC, February 2022

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



Borough of Surrey Heath: All Projects



Projects with geographically dispersed locations are indicated in italics

- Category 1 Projects (blue)**
Nil
- Category 2 Projects (green)**
2-57 Camberley to Frimley (NH Designated Funds)
2-103 Surrey Heath LCWIP
- Category 3 Projects (orange)**
Nil
- Category 4 Projects (purple)**
4-12 A30 London Road Bagshot
4-18 A322 Smarter Highway - M3 Junction Improvements
4-19 A322 Smarter Highway - West End to Knaphill
4-28 Bisley Bridge replacement
4-31 Camberley & Frimley Cycle Links
4-32 Camberley Station & Pembroke Broadway: Interchange & Last Mile Links
4-33 Camberley TC14 London Road Block Regeneration
4-56 Frimley Smarter Highway & Bus Corridor Improvements
4-70 Intelligent Network: West Surrey (aka Wider Network Benefits (West))
4-84 Railway Station Hubs & Access Programme (Blackwater Valley)
4-104 Surrey Heath Villages Cycle Links
4-126 Bagshot High Street
4-127 Heatherside Arcade, Camberley



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

Acute Projects Frimley Health NHS Foundation Trust- Funding by phases

Details of known planned acute healthcare projects have been included in the list below
Overall, approximately **37%** of the total costs of planned capital projects is indicated as unfunded.

Scheme	Description	Prior year spend £m	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Total £m
			£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m		
Frimley																	
Redevelopment Programme	Indicative figures based on EOI submission to DHSC. New hospital built on site increasing bed and theatre capacity (~100 beds, 5 theatres)		1.00	16.00	19.50	106.25	106.25	106.25	106.25	106.25	106.25	106.25	106.25	106.25	106.25	14.84	1113.89
RAAC - falsafes	Surveys + reinforcements of existing RAAC planks		7.50	8.50	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	0.00	71.00
Estate programme - refurb / maintenance	minor schemes, allowance for uncommitted works in future years to progress DCP		1.25	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	14.25
Ward Refurbishment	Rolling programme, one general medicine / surgery ward per year full refurbishment		1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	21.00
Theatres Refurbishment	Rolling programme		0.00	0.00	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	18.00
ITU	Additional ITU Capacity		1.50	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.50
Office accommodation block	Off-site facility		0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.75
Infrastructure	Generators / AHUs		1.50	1.00	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	8.50
Heatherwood																	
New build	New hospital build incl 6 theatres, 48 inpatient beds, 22 day-case cubs		77.05	17.25	5.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99.80
Estate programme - refurb / maintenance	Residual backlog maintenance on original site and office accommodation block retained		0.50	0.50	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	4.00
Wexham																	
Estate programme - refurb / maintenance	minor schemes, allowance for uncommitted works in future years to progress DCP		1.30	2.40	2.75	5.00	6.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	67.45
Ward Refurbishment	Rolling programme, one general medicine / surgery ward per year full refurbishment		1.50	3.00	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	22.50
Infrastructure	Generators / AHUs		1.00	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	7.50
Mortuary	Refurbishment + Extension		2.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.25
Tower Block	Redevelop admin accommodation		0.00	1.00	3.50	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00
Radiology Suite	Redevelop interventional radiology rooms		0.50	3.60	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.35
ITU Side Rooms	Additional ITU capacity		0.20	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.70
Aseptic Suite	New enhanced facility		0.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00
Endoscopy Suite	New enhanced facility		0.00	0.50	2.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.50
Total (£)			77.05	39.50	49.50	40.75	125.50	124.50	123.50	123.50	123.50	123.50	123.50	123.50	123.50	27.09	1471.9
NHS funded (£)			77.05	39.50	44.50	35.75	72.38	71.38	70.38	70.38	70.38	70.38	70.38	70.38	70.38	19.67	923.24
% unfunded			0%	0%	10%	12%	42%	43%	43%	43%	43%	43%	43%	43%	43%	27%	37%

Source: Frimley Health NHS Foundation Trust

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Acute Projects - Funding Summary

Details of known planned acute healthcare projects with funding proportionate to the Surrey Heath Borough Council Catchment have been included in the list below.

Source: Frimley Health NHS Trust Data

Scheme	Description	Total Project funding at at the trust level £m	% Trust catchment from Surrey Heath	Project funding proportion (£m) (Total Proj funding x % trust catchment prop from Surrey Heath)
Frimley				
1. Redevelopment Programme	Indicative figures based on EOI submission to DHSC. New hospital build on site increasing bed and theatre capacity (~100 beds, 5 theatres)	1113.89	8.9%	99.14
2. RAAC - failsafes	Surveys + reinforcements of existing RAAC planks	71.00	8.9%	6.32
3. Estate programme - refurb / maintenance	minor schemes, allowance for uncommitted works in future years to progress DCP	14.25	8.9%	1.27
4. Ward Refurbishment	Rolling programme, one general medicine / surgery ward per year full refurbishment	21.00	8.9%	1.87
5. Theatres Refurbishment	Rolling programme	18.00	8.9%	1.60
6. ITU	Additional ITU Capacity	3.50	8.9%	0.31
7. Office accommodation block	Off-site facility	0.75	8.9%	0.07
8. Infrastructure	Generators / AHUs	8.50	8.9%	0.76
Project total:		1250.89		111.33 (A)
Heatherwood				
1. New build	New hospital build incl 6 theatres, 48 inpatient beds, 22 day-case cubicles	99.80	8.9	8.88
2. Estate programme - refurb / maintenance	Residual backlog maintenance on original site and office accommodation block retained	4.00	8.9	0.36
Project total:		103.8		9.24 (B)
Wexham				
1. Estate programme - refurb / maintenance	minor schemes, allowance for uncommitted works in future years to progress DCP	67.45	8.9	6.00
2. Ward Refurbishment	Rolling programme, one general medicine / surgery ward per year full refurbishment	22.50	8.9	2.00
3. Infrastructure	Generators / AHUs	7.50	8.9	0.67
4. Mortuary	Refurbishment + Extension	2.25	8.9	0.20
5. Tower Block	Redevelop admin accommodation	5.00	8.9	0.45
6. Radiology Suite	Redevelop interventional radiology rooms	4.35	8.9	0.39
7. ITU Side Rooms	Additional ITU capacity	1.70	8.9	0.15
8. Aseptic Suite	New enhanced facility	2.00	8.9	0.18
9. Endoscopy Suite	New enhanced facility	4.50	8.9	0.40
Project total:		117.25		10.44 (C)

Total project funding proportionate to the trust catchment population from Surrey Heath Borough council (A+B+C) (in £m): **131.01m**

Total project funding gap at 37% limited to the catchment population within Surrey Heath Borough Council (in £m): **48.47m**

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Trust Acute Requirement

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

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

Final Summary

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

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Schedule 4: Area/Site Specific Transport Infrastructure

8.7. This Schedule sets out information on transport schemes identified by SCC.

Area/Site Specific

Topic	Site/Area/Comment	Source
Camberley		
Transport	Rail Station - As significant development is planned for Camberley (particularly in the town centre), improvements to the accessibility, connectivity and attractiveness of Camberley railway station should be looked into. There are extremely few cycle parking spaces at the station, making cycling to the station unattractive. Provision of cycle hub or much improved/more numerous cycle parking spaces at the station would help resolve this, whilst satisfying policy areas 3 and 4 of LTP4 by encouraging both active travel and use of public transport. Whilst there are bus stops adjacent to the station, improvements to interchange between rail services and bus services on Pembroke Broadway will help facilitate multi modal trips and further encourage public transport usage.	SCC
	Camberley – Frimley Cycle route – following feasibility work, SCC has submitted a funding bid for detailed design and construction to National Highways in December 2021. A decision on the bid for detailed design is expected end of March 2022.	SCC
Bagshot/Lightwater		
Transport	As all of the SLAA sites in Bagshot are close to or adjacent to the A30 London Rd, this is a key movement corridor for residents to access amenities both in Bagshot and Camberley. Shared surface cycle facilities are present on parts A30, but this doesn't meet LTNI/20 guidelines/standard consistently and stops just to north of A30 London Rd/Yaverland Dr junction. LTP4 aims to apply LTNI/20 guidance wherever possible. Potential to improve the existing facility, as well as extend to the north to better connect Bagshot railway station and SLAA sites in northern	SCC



Topic	Site/Area/Comment	Source
	<p>Bagshot, as well as form a cycle link to Windlesham across the A322.</p> <p>The M3 creates a severance between Bagshot and Lightwater. Improve active travel facilities between Lightwater and Bagshot to address severance and reduce dependence on car to make trips between these locations, in line with LTP4 policy area 3.</p>	
Chobham		
Transport	<p>The narrow footways and high traffic volumes on Chobham High St mean that pedestrian comfort levels are low in the village centre. General measures to improve pedestrian comfort levels such as widened footways where possible and improved/more numerous crossing points could be a solution and will make walking more attractive</p> <p>SLAA site 548 currently is not connected to Chobham village centre by footway – provision along Castle Grove Rd required.</p> <p>Signalised pedestrian crossing on A319 Bagshot Road opposite school to provide a safe crossing point across the A319.</p>	SCC comments on draft Spatial Strategy
	<p>Surrey Heath Local Area Committee approved scheme 2022/23</p> <p>Upper Chobham Road - Signal controlled pedestrian crossing - £110,000 (possible reserve schemes if alternative Road Safety funding found set out below this Schedule)</p>	Surrey Heath Local Area Committee Feb 2022
	<p>Surrey Heath Local Area Committee approved scheme 2022/23</p> <p>A319 Bagshot Road, Chobham - Signal-controlled pedestrian crossing - £120,000 (possible reserve schemes if alternative Road Safety funding found set out below this Schedule)</p>	Surrey Heath Local Area Committee Feb 2022



Topic	Site/Area/Comment	Source
Frimley/Frimley Green		
Transport	<p>Whilst there are some cycle facilities present in Frimley, these do not meet LTNI/20 standards. There is potential to provide an improved, accessible and comprehensive cycle network in Frimley/Frimley Green to facilitate more cycle trips and support LTP4 policy area 3. The following cycle improvements are suggested:</p> <ul style="list-style-type: none"> • Provision of a cycle facility along Frimley Road, improving connectivity to Camberley and encouraging modal shift for travel between Frimley/Camberley. • Provision of 'missing link' cycle facility between 'Toshiba' A325 Roundabout and Frimley railway station and connecting to existing cycle route just across the railway bridge which crosses A331. This would extend the existing facility along the A325 and provide a continuous cycle facility between Frimley Park hospital, Frimley railway station and north Farnborough, allowing cyclists to cross the A331. • Improved, secure cycle storage facilities at Frimley station. • Cycle parking facilities on Frimley High St to encourage cycle travel to the High St area. • Improved North/South cycle connectivity between Frimley Green and Frimley Hospital/High St area. This will form a connecting to SLAA sites in Frimley Green and potentially Deepcut. • Improved safety of crossing A325 at hospital roundabout to access hospital from SLAA 907. • Improvements designed to improve traffic flow and congestion on A325. This will have knock-on impact on improved bus journey times and punctuality, helping satisfy policy area 4 of LTP4. 	SCC comments on draft Spatial Strategy



SCC Surrey Heath Local Area Committee Reserve Schemes 2022/23

Scheme/Title	Budget Estimate
Gibbet Lane - 20mph/Traffic calming - Design & Construct	£20,000
Old Bisley Road - Improved crossing facilities (near j/w Chobham Road) - Design Only	£10,000
Chobham High Street - 20mph speed limit - Design & Construct	£25,000
Beldam Bridge Road j/w Fellow Green/Benner Lane - Pedestrian Improvements - Design & Construct	£30,000
Queens Road - New Footway - Design & Construct	£50,000
D3517 The Avenue, Camberley - Traffic calming - Design & Consultation	£12,500
A3046 Chobham/Woking Trackway, Chobham - Scheme part completed - Extend scheme further towards Chobham - budget estimate dependent on how far scheme is extended - Design & Construct	£100,000 or £210,000



9. APPENDIX I - Infrastructure Provider Responses, January 2022

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

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



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



Infrastructure Provider	Summary of Response
Network Rail	No response
Office of Road and Rail	No response
Network Rail Infrastructure	No response
South Western Railway	No response
The Rail Estate Consultancy Ltd	No response
Scotia Gas Networks	No response
Affinity Water	Requested shapefiles and detailed data – not currently available in the right format. Will be progressed by SHBC during Spring 2022 to enable further input.
South East Water	<p>Covers the west part of the Borough (except Bagshot). References the SE Water Resources Management Plan 2019 and the recent business plan. There is a commitment to play an active role regionally in relation to the impact of housing growth on water. There is also close working with neighbouring water companies to create a regional water resource plan.</p> <p>They have a duty to connect any new dwelling and normally accept this but have some concerns about getting water to some of the developments in the west of the Borough and maintain supplies to existing customers due to the difficulties especially timescales and routes involved for mains schemes.</p> <p>The Water Resource Management Plan makes clear that they may need some support from local government to deliver this water to customers.</p> <p>They recommend the need for mandatory housing standards for water use to support water efficiency.</p> <p>New resources are being made available at the Keleher Water Treatment works to support increased demand but mains and supporting infrastructure are needed to transfer this water to customers. Need to find a way to transfer</p>



Infrastructure Provider	Summary of Response
	<p>water across the M3 to support much of the new development as are reaching capacity in the systems that they have. Looking to install a spine main that would assist with both the strategic transfer above and leakage management.</p> <p>No preferred route options yet but will engage with the Borough Council once they have further information.</p>
Thames Water Property Services	No response
Thames Water Utilities	No response
Scottish & Southern Electricity Networks	No response
First Beeline buses ltd	No response
Stagecoach Hants and Surrey	No response
EE	No response
BT	No response
Surrey County Council – Transport Policy/Development Control	<p>A number of general points are made regarding links to LTP4 and improving walking and cycling routes and improved connectivity. Specific comments on individual SLAA sites are made (and reflected in Appendix 2 of the IDP).</p>
Surrey County Council Early Years	<p>Identifies capacity for demand for Early Years places across the Borough and additional demand based on the location of sites. Identifies that in Bagshot, Camberley, Deepcut, Frimley Mytchett and West End current provision will not meet anticipated demands with some uncertainty over Frimley Green, Chobham and Windlesham.</p>
Primary and Secondary Education	<p>General – based on data providing for annual forecasting update in 2021 although having reviewed the Local Plan data the School Place Planning team suggest there shouldn't</p>



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



10. APPENDIX 2 – SANG Capacity (February 2022)

Surrey Heath Strategic SANGs

Strategic SANG	Total people capacity for SANG	Total people capacity remaining
Chobham Meadows	2516	675
Windlemere	2000	1220
Shepherds Meadows	1200	370
Hawley Meadows	1091	215
Swan Lakes	194	12
Blackwater Park	434	24
Chobham Place Woods	280	0

Summary of potential sources of additional SANG for Surrey Heath

SANG option	Potential dwelling capacity
Diamond Ridge Woods SANG with enhancements and amended site area.	350
Additional capacity from Shepherds Meadows SANG in Bracknell Forest	500
Private SANGs in Bracknell Forest Council	550

SANG allocations for site allocations (in size order)

Policy reference	Site	Capacity	SANG
HA4	Mindenhurst Deepcut	1,200	Bespoke (Deepcut PRB)
HA2	London Road Regeneration Block	550	Bespoke (Unknown, potentially strategic SANG in Bracknell Forest)
HA3	Land East of Knoll Road	475	Bespoke (Unknown, potentially strategic SANG in Bracknell Forest)
HA1/09	Sir William Siemens Square, Chobham	200	Bespoke (unknown)



HAI/10	Land West of Sturt Road	161	Bespoke (allocated to a SANG in Hart District through an agreement with the Council)
HAI/03	Land East of Park Street, North of Princess Way	120	Diamond Ridge Woods or Shepherds Meadow
HAI/12	Housing Reserve site, East of Heathpark Drive	116	Bespoke on – site (Application 20/0318/RRM - 9.38 ha SANG)
HAI/13	Chobham Rugby Club, Windsor Road, Chobham	91	Chobham Meadows
HAI/06	Camberley Station, Station House, Pembroke Broadway	75	Diamond Ridge Woods or Shepherds Meadow
HAI/11	Land East of Benner Lane	73	Windlemere
HAI/08	Land at Frimhurst Farm, Deepcut Bridge Road	65	Diamond Ridge Woods or Shepherds Meadow
HAI/04	84-100 Park Street	61	Shepherds Meadow
HAI/02	Bagshot Depot and Archaeology Centre, London Road	50	Windlemere
HAI/05	Camberley Centre, Francis Hill Drive	35	Diamond Ridge Woods or Shepherds Meadow
HAI/07	Yorktown Car Park, Sullivan Road	26	Windlemere
HAI2/01	Diamond Ridge Woods, Bagshot	4 pitches	Diamond Ridge Woods

