



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

## Gypsy, Traveller and Travelling Showpeople Site Identification Paper



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## Introduction

- 1.1. Surrey Heath Borough Council is preparing a new Local Plan for the Borough which will set out the strategies and policies that will guide the development of the Borough up to 2038. As part of the plan-making process, Surrey Heath Borough Council is required to address the needs of groups with specific housing requirements; this includes making provision for Gypsy and Traveller and Travelling Showpeople sites within the Local Plan, through the provision of pitches and plots. A key priority for the Council is to identify sites to meet as a minimum the first five years' needs for Gypsy and Traveller pitches and Travelling Showpeople plots, as identified in the Surrey Heath Gypsy and Traveller Accommodation Assessment<sup>1</sup> 2020 (GTAA).

## Purpose of the Study

- 1.2. The purpose of the Gypsy, Traveller and Travelling Showpeople Site Identification Study is to identify sites within Surrey Heath that may have potential to accommodate Gypsy and Traveller pitches or Travelling Showpeople plots and could be considered for allocation in the emerging Draft Surrey Heath Local Plan: Preferred Options document.
- 1.3. It is essential that the approach adopted has full regard to, and is consistent with, current Government policy on traveller sites. The proposed methodology for the Study therefore takes careful account of guidance contained within Planning Policy for Travellers Sites<sup>2</sup> (PPTS) which was published by the Government in August 2015, in addition to guidance contained within the National Planning Policy Framework<sup>3</sup> (NPPF) and Planning Practice Guidance<sup>4</sup> (PPG).

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<sup>1</sup> Available at: <https://www.surreyheath.gov.uk/sites/default/files/GTAA%20-%20%28Gypsy%20and%20Traveller%20Accommodation%20Assessment%29%20Final%20Report%202020.pdf>

<sup>2</sup> Available at: <https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>

<sup>3</sup> Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>4</sup> Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>





## 2. Legislative and Policy Background

### Introduction

- 2.1. The following key pieces of legislation and guidance are relevant when developing policies relating to Gypsies, Travellers and Travelling Showpeople:
- The Housing Act 1985 & Housing and Planning Act 2016;
  - Planning Policy for Traveller Sites (PPTS) 2015;
  - The Housing and Planning Act 2016;
  - National Planning Policy Framework (NPPF) 2019; and,
  - Planning Practice Guidance (PPG) 2019;
- 2.2. Section 124 of the Housing and Planning Act 2016 introduced a requirement under Section 8 of the Housing Act 1985 for local authorities to undertake a periodical review of housing needs of the people residing or resorting to their area with respect to the provision of sites on which caravans (and houseboats) can be stationed.

### National Planning Policy

- 2.3. Planning Policy for Traveller Sites (PPTS) sets out current Government planning policy for traveller sites and provides guidance, alongside relevant Case Law, in respect of how reviews of the housing needs for Gypsies, Travellers and Travelling Showpeople should be assessed. PPTS must be taken into account in the preparation of development plans. Local planning authorities preparing plans for and taking decisions on traveller sites should also have regard to the policies in the National Planning Policy Framework (NPPF) so far as relevant.
- 2.4. PPTS (Paragraph 3) indicates that “the Government’s overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community”. To help achieve this, the PPTS sets out in Paragraph 4 that the Government’s aims in respect of traveller sites are:
- a) that local planning authorities should make their own assessment of need for the purposes of planning
  - b) to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites
  - c) to encourage local planning authorities to plan for sites over a reasonable timescale



- d) that plan-making and decision-taking should protect Green Belt from inappropriate development
- e) to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites
- f) that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective
- g) for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies
- h) to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply
- i) to reduce tensions between settled and traveller communities in plan-making and planning decisions
- j) to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure
- k) for local planning authorities to have due regard to the protection of local amenity and local environment

2.5. PPTS (Paragraph 7) requires that local planning authorities should, in cooperation with travellers, their representative bodies and local support groups, other local authorities and relevant interest groups, prepare and maintain an up-to-date understanding of the likely permanent and transit accommodation needs of their areas over the lifespan of their development plan, working collaboratively with neighbouring local planning authorities. A robust evidence base should be used to establish accommodation needs to inform the preparation of local plans.

2.6. In planning for traveller sites, PPTS (Paragraph 9) indicates that local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople, which address the likely permanent and transit site accommodation needs of travellers in their area.

2.7. It should be noted that in 2015, the definition of Gypsies and Travellers was altered to exclude those who have permanently ceased travelling. The revised definition as set out within PPTS advises Gypsies and Travellers to be:



*“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such”*

2.8. PPTS also provides a definition of Travelling Showpeople, as:

*“Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily”*

2.9. Paragraph 10 of the PPTS stipulates that in producing a Local Plan, local planning authorities should:

- a) identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against their locally set targets
- b) identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15
- c) consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries)
- d) relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population’s size and density
- e) protect local amenity and environment.

2.10. PPTS also notes (Paragraph 11) that criteria should be set to guide land supply allocations where there is an identified need. Paragraph 13 of PPTS stipulates that traveller sites should be economically, socially and environmentally sustainable. Local Plan policies should therefore:

- a) promote peaceful and integrated co-existence between the site and the local community
- b) promote, in collaboration with commissioners of health services, access to appropriate health services
- c) ensure that children can attend school on a regular basis



- d) provide a settled base that reduces both the need for long-distance travelling and possible environmental damage caused by unauthorised encampment
- e) provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development
- f) avoid placing undue pressure on local infrastructure and services
- g) do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans
- h) reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.

- 2.11. When assessing the suitability of sites in rural or semi-rural settings, Paragraph 14 of PPTS indicates that local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community. Where there is a lack of affordable land to meet local traveller needs, consideration may be given to allocating and releasing sites solely for affordable traveller sites (Paragraph 15). A rural exception site policy enables small sites to be used, specifically for affordable traveller sites, in small rural communities, that would not normally be used for traveller sites. Guidance in Paragraph 15 of PPTS indicates that rural exception sites should only accommodate households who are either current residents or have an existing family or employment connection, whilst also ensuring that rural areas continue to develop as sustainable, mixed, inclusive communities.
- 2.12. As with Policy set out within the National Planning Policy Framework (NPPF), Paragraph 16 of PPTS clarifies that inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites in the Green Belt, whether temporary or permanent, are inappropriate development; personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.
- 2.13. Green Belt boundaries should be altered only in exceptional circumstances (Paragraph 17). PPTS advises that if a local planning authority wishes to make an exceptional, limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site, it should do so only through the plan making process and should be specifically allocated in the development plan as a traveller site only.



- 2.14. Paragraph 18 advises that local planning authorities should consider “*wherever possible, including traveller sites suitable for mixed residential and business uses, having regard to the safety and amenity of the occupants and neighbouring residents. Local planning authorities should consider the scope for identifying separate sites for residential and for business purposes in close proximity to one another if mixed sites are not practical*”. In particular, regard should be had to the need for Travelling Showpeople to have mixed use yards to enable both residential accommodation and space for the storage of equipment (Paragraph 19). Notwithstanding this, Paragraph 20 of PPTS clarifies that mixed use development should not be permitted on rural exception sites.





### 3. Existing and Future Needs for Gypsies, Travellers and Travelling Showpeople in Surrey Heath

#### Existing provision

- 3.1. Table 1 below sets out existing Gypsy and Traveller and Travelling Showpeople sites within Surrey Heath.

Site Name	Description	No. Pitches/Plots
<b>Kalima, Chobham</b>	Gypsies and Travellers	15
<b>Swift Lane, Bagshot</b>	Gypsies and Travellers	14
<b>Bonds Drive, Chobham</b>	Travelling Showpeople	6

Table 1: Existing Gypsy and Traveller provision in Surrey Heath

#### Evidence of future provision

- 3.2. In 2018, the Council undertook a Gypsy and Traveller Accommodation Assessment (GTAA), in order to identify the pitch needs for Gypsies and Travellers and Travelling Showpeople in the period up to 2032. The GTAA identified a need for at least 12 pitches for Gypsies and Travellers and 10 plots for Travelling Showpeople meeting the revised planning definition, with the majority of the need falling within the first five years of the plan period. The full needs for Gypsy and Traveller and Travelling Showpeople identified within the 2018 GTAA are set out in Table 2 below.

Years	0-5 2017 - 2022	5-10 2022 - 2027	10-15 2027 - 2032	Total
<b>Gypsies &amp; Travellers (pitches)</b>	9	1	2	12
<b>Travelling Showpeople (plots)</b>	8	1	1	10

Table 2: Gypsy, Traveller and Travelling Showpeople needs set out in the 2018 GTAA



- 3.3. The Council's GTAA was subsequently updated in 2020, in order to reflect a change in the period covered by the Local Plan (which reflects new Government guidance and will cover the period up to 2038), to strengthen the methodology used and to take into account emerging case law. The revised GTAA indicates a significant uplift in the number of pitches and plots required across the Plan period, with a need for at least 32 pitches for Gypsies and Travellers and 14 plots for Travelling Showpeople in the period up to 2040, with the majority of need similarly falling within the first five years of the plan period (see Table 3 below).

<b>Years</b>	<b>0-5 2020 - 2025</b>	<b>5-10 2025 - 2030</b>	<b>10-15 2030 - 2035</b>	<b>15 -20 2035 - 2040</b>	<b>Total</b>
<b>Gypsies &amp; Travellers (pitches)</b>	23	3	3	3	32
<b>Travelling Showpeople (plots)</b>	8	2	2	2	14

Table 3: Gypsy, Traveller and Travelling Showpeople needs set out in the 2020 GTAA

- 3.4. There are a number of reasons that explain why the need figure has increased. Firstly, it should be noted that since the adoption of the Council's Core Strategy and Development Management Policies DPD in 2012, the Council has been unable to identify any new Gypsy and Traveller provision within the Borough. In addition, the number of households that were found to meet the planning definition has increased from 9 to 26; as a result, the initial population baseline is higher in the 2020 study than in the 2018 Study. Furthermore, there are now a number of unauthorised pitches in Surrey Heath with additional need from doubled-up households and from teenagers.
- 3.5. The assessment has also identified additional needs from households living in bricks and mortar and from in-migration that was not picked up in the previous study. The overall impact of these changes has also been to further increase the baseline population used to calculate new household formation.



- 3.6. In terms of Gypsies and Travellers not meeting the planning definition, whilst not now a requirement to include in a GTAA, there is a need for 32 pitches for households that did not meet the planning definition. This is made up of 5 concealed or doubled-up households; 10 teenagers who will be in need of a pitch of their own in the next 5 years; 1 due to in-migration; and 16 from new household formation derived from the demographics of the households that were interviewed. Overall, this represents an increase of 6 over the number of Gypsies and Travellers not meeting the planning definition as set out within the 2018 GTAA. All Travelling Showpeople were considered to meet the relevant planning definition.



## 4. A methodology to identify potential sites

### Introduction

- 4.1. As noted in the introductory section, a key priority for the Council is to identify sites to meet as a minimum, the first five years' needs for Gypsy and Traveller pitches and Travelling Showpeople plots, as identified in the 2020 GTAA.
- 4.2. In order to identify sites, that are achievable, deliverable and developable, an appropriate and robust site identification methodology is required. In the absence of any national level guidance in respect of how to identify potential Gypsy and Traveller and Travelling Showpeople sites, responsibility lies with Surrey Heath to formulate an appropriate methodology to identify sites. To inform the development of a robust methodology, the Council initially undertook a best practice review of other comparable studies to reflect on what can be learnt from others' experiences.

### Findings of the best practice review

- 4.3. With the aim of establishing a robust and transparent methodology for the identification of potential Gypsy and Traveller and Travelling Showpeople sites within Surrey Heath, the following sample of pre and post-NPPF methodologies (incorporating both tested and emerging studies) have been examined:
  - Epping Forest Traveller Site Selection Methodology 2016.
  - South Downs National Park Authorities, incorporating:
    - Site Assessment Study on behalf of East Hampshire District Council, South Downs National Park Authority and Winchester City Council July 2016;
    - Coastal West Sussex Authorities and South Downs National Park Authority Gypsy, Traveller and Travelling Showpeople Sites Study September 2013;
    - Lewes District Council and South Downs National Park Authority Gypsy and Traveller Site Assessment Addendum December 2012; and,
    - Lewes District Council Site Assessment September 2011;
    - Barnsley Local Plan Gypsies, Traveller and Travelling Showpeople Background Paper 2016.
- 4.4. It is important to recognise that each methodology is different, having been devised in response to a specific brief and tailored to assess potential sites on a local basis. In spite of differences however, common themes in respect of assessing potential Gypsy and Traveller and Travelling Showpeople Sites have emerged.



- 4.5. For nearly all studies examined, it was made clear that the methodology was developed with regard had to relevant planning policy. For more recent studies, this included the NPPF, PPG and PPTS. In the case of Barnsley, it was also noted that efforts had be taken to align the methodology closely to the housing site selection methodology.
- 4.6. All studies commenced with a process to identify an initial list of sites for consideration, although not all studies provided a robust explanation of how this work was undertaken. The South Downs National Park indicated that sources included authorised and unauthorised sites, sites drawn from call for sites exercises and council owned land. The Epping Forest study indicated that an initial list of sites had been identified with regard had to paragraph 011 of the Planning Practice Guidance (Reference ID: 3-011-20140306).
- 4.7. Whilst the South Downs National Park Authorities did not apply a site size threshold, A number of other Authorities, including Epping Forest, sought to reject any sites identified that were below 0.1ha is size or incapable of accommodating at least one pitch as a result of its shape or configuration.
- 4.8. Both the South Downs National Park Authorities and Epping Forest sought to identify sites through local authority search work, with the Epping approach seeking to narrow broad areas down to sites through a review process taking account of:
  - Significant policy designations;
  - Proximity to adopted highways or metalled roads;
  - Potential for conflict with neighbouring land uses;
  - Site boundaries and opportunities for containment.
- 4.9. At the early stages of all studies, consideration was given to whether there any environmental or other constraints that would make sites unsuitable for residential use. There were a number of common policy constraints identified between the studies, including European or Nationally protected sites, including Special Protection Area (SPA) and Sites of Special Scientific Interest (SSSI) and Flood Zones 3a and 3b. Notwithstanding this, each study also tailored its identified constraints to its own local circumstances. In all cases, sites were excluded where they were identified as being subject to high level constraints, reflecting that sites subject to these constraints are unlikely to be deliverable.





- 4.10. In all cases, a more detailed assessment looking at other potential policy and environmental constraints followed high level assessments, taking into account the unique characteristics of each area for which the methodology was prepared. In the case of Epping Forest and the South Downs Authorities, this consisted of a 'Red-Amber-Green' (RAG) assessment. Notwithstanding this however, there was some variation in the way the RAG assessments were utilised. In the case of Epping Forest, a scoring system was attached to the RAG assessment, although it does not appear that there were exclusionary criteria in this part of the assessment. In contrast, the South Downs Authorities approach considered that quantitative scoring would have potential to skew the outcomes of the assessment. Instead it was recognised that no locations would score green on every indicator, and that it was important to assess the cumulative effects of all the constraints and opportunities. In completing this part of the assessment all studies, including Barnsley sought to incorporate input from specialist sources in respect of the performance of sites.
- 4.11. The identification of site allocations generally commenced after the wider consideration of policy and environmental constraints, taking account of the outcomes of any other relevant studies (for example, Gypsy and Traveller Accommodation Assessments, traffic modelling etc.). A qualitative consideration of the relative performance of sites, usually within a workshop or forum setting was employed by most authorities to identify potential site allocations. The South Downs approach sets the reasoning behind the approach down clearly, indicating:
- “Allowing officers' professional judgement to determine the final outcome allows a more nuanced view to be formed, with consideration of the complex inter-relationships between criteria possible. This process included consideration of the scope for mitigation where issues are identified. For the purposes of transparency, commentary was provided to justify the assessments that are made”*
- 4.12. A consideration of the availability of sites for the proposed use was integrated into all studies, in recognition that a site unavailable for the proposed use was unlikely to be deliverable. Notwithstanding this, there was variation between the studies in respect of when availability was considered. In the case of the South Downs Authorities, availability was considered early on in the assessment process, prior to the consideration of absolute constraints to avoid the detailed assessment of sites that had no reasonable prospect of coming forward for Gypsy and Traveller, or Travelling Showpeople use. In the Epping Forest methodology, consideration was given to availability later on in the assessment process.
- 4.13. The knowledge gained from the best practice review has been taken into account in formulating a robust methodology for the identification of potential sites within Surrey Heath. The established methodology is set out in the following section.



## 5. The Surrey Heath methodology for identifying potential site allocations

### Introduction

- 5.1. The purpose of this site identification methodology is to identify sites within Surrey Heath that may have potential to accommodate Gypsy and Traveller pitches or Travelling Showpeople plots and could be considered for allocation in the emerging Draft Surrey Heath Local Plan: Preferred Options document.
- 5.2. In the absence of an established national methodology for identifying sites, Surrey Heath has developed a bespoke methodology to identify land in the Borough that has the greatest potential to help to meet the Borough's needs for Gypsies and Travellers and Travelling Showpeople. The methodology is intended to ensure consistency in how land is assessed across the study area. This methodology has been developed with regard had to national policy and guidance as set out in Section 2, in addition to more general guidance contained within the NPPF, advice from Surrey County Council, the experiences of other Local Authorities methodologies (as set out in Section 4) and local circumstances. Regard has also been had to the Communities and Local Government publication 'Designing Gypsy and Traveller Sites – Good Practice Guide'<sup>5</sup>; although withdrawn in 2015, the document remains a useful resource in understanding the practical considerations for implementing Gypsy and Traveller Sites.
- 5.3. The following section discusses the assessment methodology that Surrey Heath has used to identify potential sites to meet needs for Gypsy and Traveller and Travelling Showpeople accommodation.

### Facilitating an Effective Study

- 5.4. The Council recognises that in light of the level of need for pitches and plots within the Borough, it is essential that the search for Gypsy and Traveller Sites and Travelling Showpeople yards within the Borough is exhaustive and includes consideration of both public and privately owned land. As such, prior to undertaking the assessment a broad list of land for assessment will be established, with regard had to the potential site sources identified in Paragraph 011 of the National Planning Practice Guidance (Reference ID 3-011-20140306):

- a) Extant Planning Permissions or pitches/plots under construction;

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<sup>5</sup> Available at: <https://www.gov.uk/government/publications/designing-gypsy-and-traveller-sites-good-practice-guide>



- b) Undetermined planning applications;
- c) Planning applications that have been refused or withdrawn;
- d) Sites with temporary permissions or unauthorised sites that may potentially be suitable for regularisation;
- e) Pre-application enquiries (where not confidential);
- f) Land in the ownership of the local authority;
- g) Surplus and likely to become surplus public sector land. Such bodies will include, but not be limited to, Surrey County Council and the Ministry of Defence;
- h) Sites submitted by developers through formal 'Call for Sites' and/or through local plan consultations;
- i) Sites suggested through engagement with local communities and call for sites;
- j) Vacant and derelict land; and,
- k) Intensification and/or extension of existing permanent authorised sites and other sites

5.5. Notwithstanding the above, the Council will filter out from further consideration at this early stage any sites that:

- are considered too small to accommodate a minimum of two pitches. Sites smaller than two pitches are unlikely to be deliverable from a management perspective; and,
- would be incapable of accommodating pitches and plots as a result of any obvious physical constraints (for example the shape of the site).

5.6. There is no official definition as to what constitutes a single pitch. Travellers require various sizes of accommodation, depending on the numbers of caravans per pitch, which can vary with different families living at different densities. Sites of various sizes, layouts and pitch or plot numbers operate successfully and often work best when they take account of the size, needs, and demographics of the families that are resident on site. Notwithstanding this, it is considered appropriate to identify a minimum site size to avoid unnecessary assessment being undertaken of sites that have no realistic prospect of coming forward for the identified use.



- 5.7. The convention used in this document is that a pitch is the place on a traveller site accommodating a single household. It is generally assumed that one pitch should be of sufficient size to incorporate (as a minimum) one mobile home and one touring caravan, in addition to parking for two vehicles and an amenity block, which itself should be capable of accommodating a bath/shower room, W.C., a kitchen and dining room and living area. To accommodate these elements comfortably and safely in addition to associated infrastructure, it is considered that sites should have a minimum size of 0.12ha.
- 5.8. Travelling Showpeople are likely to require a larger area (often referred to as a plot), as they are likely to require space for the storage of equipment. The Council will use the average plot size of the existing Travelling Showpeople site (0.11ha) within the Borough to identify future provision.
- 5.9. Sites considered through this site identification process will then be allocated a unique identifier, comprising a three digit number, prefixed with 'GT', before being taken through the site identification process. The site identification process will give consideration to the suitability, availability and achievability of sites through a staged approach comprising the following steps:
- Stage 1: Consideration against absolute constraints;
  - Stage 2: Consideration against non-absolute constraints and accessibility;
  - Stage 3: Qualitative review.
- 5.10. At each Stage, sites may be sifted out following detailed scrutiny and assessment, where there is considered to be a significant barrier to their deliverability for use as a Gypsy and Traveller Site or Travelling Showpeople site. A description of each stage is set out below.

### Stage 1: Consideration against absolute constraints

- 5.11. Approximately 45% of land within the Borough is affected by policy or environmental constraints which represent an absolute constraint to residential development. Areas subject to these absolute constraints are considered to have no potential for accommodating Gypsy and Traveller, or Travelling Showpeople Sites. The absolute constraints for the purposes of this methodology are replicated from the Council's Strategic Land Availability Assessment (SLAA) 2017 and are set out in Table 4 below.

Constraint	Justification
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<p>Site lying wholly within, or adversely constrained by, a European Nature Conservation Site (SAC and SPA including the Thames Basin Heaths Special Protection Area)</p>	<p>Protected by European Law</p>
<p>Site lying wholly within, or adversely constrained by, a Site of Special Scientific Interest (SSSI). Sites lying wholly within, or adversely constrained by ancient woodland.</p>	<p>National nature designation</p>
<p>Sites which lay wholly within, or adversely constrained by, the 400m buffer zone of the Thames Basin Heath Special Protection Area (SPA). Suggested uses other than C3 residential will be considered on an individual basis, dependent on the nature of the use proposed and impacts upon the SPA.</p>	<p>Natural England have advised that it is not possible to prevent harm arising from residential development within 400m of the SPA</p>
<p>Site lying wholly within, or adversely constrained by, Flood Zone 3b – functional flood plain</p>	<p>National policy<sup>6</sup> directs that functional floodplain is not developable for residential uses, including residential care homes, caravans and mobile homes. Other uses that are directed not to be developable in functional floodplain are set out in Planning Practice Guidance note on flood zones.</p>

<sup>6</sup> Technical Guidance to the National Planning Policy Framework (March 2012) CLG.





<p>Sites lying wholly within, or adversely constrained by, the Public Safety Zone for Farnborough Airport</p>	<p>Development in this area would be contrary to Department of Transport Circular 01/10 which seeks to prevent new development in the PSZ, and to reduce it over time as circumstances allow.</p>
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Table 4: Absolute Constraints in Surrey Heath as set out in the SLAA 2017

- 5.14. In addition to the above absolute constraints, land identified as falling within Flood Zone 3a will also be excluded from further consideration. This reflects guidance contained within Paragraph 066 Reference ID: 7-066-20140306 of the PPG, which identifies caravans and mobile homes as a form of development that is highly vulnerable to flooding which is not appropriate within Flood Zone 3a.
- 5.15. The Stage 1 exercise will be undertaken as a desktop exercise, using detailed Geographic Information System (GIS) mapping which can reveal the relationship between sites and areas of the Borough affected by absolute constraints.
- 5.16. Any sites wholly affected by an absolute constraint will be sifted out at this Stage. For sites that are partially affected by an absolute constraint, the boundary line of the site will be adjusted to remove the affected land. Where the resultant site size falls below the 0.12ha minimum site size, or the resultant shape of the site would inhibit the provision of pitches, the site will likewise be sifted out.

## Stage 2: Suitability, Availability and Achievability

- 5.17. Stage 2 will consider the suitability, availability and achievability of sites in all other respects.
- 5.18. A site and/or its surroundings may be subject to designations or constraints relating to environmental characteristics, amenity or use that may impact upon the suitability of a site for use as a Gypsy and Traveller or Travelling Showpeople site. Where a site is not suitable for use as a Gypsy and Traveller or Travelling Showpeople site, it will not be deliverable. In line with guidance contained within PPTS, suitable sites will:
  - promote peaceful and integrated co-existence between the site and the local community and reduce tensions between them; and



- provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development.
- 5.19. Sites will also be expected to comply with the general requirements of the NPPF.
- 5.20. Availability is also key to the deliverability of any potential sites; if a site is not available for use as a Gypsy and Traveller or Travelling Showpeople site, it cannot be expected to come forward for that use.
- 5.21. In assessing the suitability, availability and achievability of sites for use as a Gypsy and Traveller or Travelling Showpeople site, sites that have progressed to Stage 2 will be subject to detailed site surveys, including desktop reviews and site visits, if deemed necessary. By building a robust understanding of the suitability, availability and achievability of sites, a judgement can be made as to whether a site can be considered deliverable.
- 5.22. Sites will be considered against a number of criteria, focused on the following themes:
- Impact upon heritage assets, environmental designations or other amenities;
  - Physical constraints;
  - Availability;
  - Accessibility.
- 5.23. A Red-Amber-Green (RAG) assessment will be used to identify the performance of each site against each criterion. The colour ratings will be treated as follows:
- Red: Significant barrier to the deliverability of the site. Site should be rejected from further consideration at this stage;
- Amber: Concerns have been identified that will require further investigation before allocation.
- Green: No concerns identified.
- 5.24. Notwithstanding the above, not all criterion will warrant a 'red' exclusionary rating. For example, a policy constraint may not necessarily preclude the provision of a Gypsy and Traveller or Travelling Showpeople site, but may form part of the wider consideration of the relative suitability of the sites. Each of the key considerations are set out below.

#### **Tree Preservation Order**



A Tree Preservation Order (TPO) is a written order made by a local planning authority which, in general terms, makes it an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a protected tree without the authority’s permission. A TPO seeks to protect trees which bring significant amenity benefit to the local area. The presence of a TPO within, or nearby to a site may not necessarily preclude its use as a Gypsy and Traveller or Travelling Showpeople site; for this reason there is no exclusionary criterion in respect of TPO’s. However, if a site affected by protected trees successfully passes through the Stage 2 assessment, a careful assessment in respect of the impact upon protected trees will be required before allocation.

<b>Red</b> <b>(Reject site)</b>	<b>Amber (Further investigation will be required)</b>	<b>Green</b> <b>(No concerns identified)</b>
Not applicable	TPO’s are present on or close to the site	No TPOs are present on or close to the site.

**Heritage Assets**

- 5.33. Designated heritage assets include Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Park and Gardens. Undesignated assets include Areas of High Archaeological Potential and County Sites of Archaeological Interest in addition to buildings and features which are not subject to a formal designation, but that have been identified as being of heritage significance (including but not limited to the Surrey Heath list of Structures of Local Significance). The presence of a heritage asset within, or nearby to a site may not necessarily preclude its use as a Gypsy and Traveller or Travelling Showpeople Site, however this will depend upon the significance of the asset and the relationship between the site and the asset.
- 5.34. As impact upon heritage assets will vary on a case by case basis, depending upon the significance of the asset and the relationship between any given site and a heritage asset or its setting, there is no automatic exclusionary criteria for sites that contain, or may otherwise affect a designated heritage asset. However, if a site contains or falls within the wider setting of a heritage asset, further investigation in respect of the impact upon heritage assets will be required before allocation.

<b>Red</b> <b>(reject site)</b>	<b>Amber</b>	<b>Green</b>
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	<b>(Further investigation/mitigation will be required)</b>	<b>(No concerns identified)</b>
Not applicable	Heritage Assets are present on or close to the site	No Heritage Assets are present on or close to the site.

**Green Belt**

- 5.44. As identified in the National Planning Policy Framework and reconfirmed within Paragraph 16 of Planning Policy for Traveller Sites (PPTS), inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are identified within Paragraph 16 of PPTS as inappropriate development.
- 5.45. Notwithstanding this, there are some circumstances where provision of a Gypsy and Traveller or Travelling Showpeople site within the Green Belt may be permissible.
- 5.46. Paragraph 15 of PPTS indicates that where there is a lack of affordable land to meet local traveller needs, local planning authorities in rural areas, where viable and practical, may consider allocating and releasing sites solely for affordable traveller sites. PPTS expects that a rural exception site should seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection, whilst also ensuring that rural areas continue to develop as sustainable, mixed, inclusive communities.
- 5.47. Elsewhere in National Planning Policy, Paragraph 145 of the National Planning Policy Framework indicates that whilst the construction of new buildings within the Green Belt is inappropriate, certain types of development may be an exception to this, including (but not limited to) limited infilling in villages and the limited infilling or the partial or complete redevelopment of previously developed land, where it would not have a greater impact on the openness of the Green Belt than any existing development.
- 5.48. In consideration of national guidance, sites will be excluded where they comprise green field land, with no expectation of that land becoming available for use as affordable pitches. Sites relating to previously developed land may be capable of accommodating a Gypsy and Traveller or Travelling Showpeople Site, however, if a site contains previously developed land, further investigation in respect of the impact upon openness will be required before allocation.



Red  (Reject site)	Amber  (Further investigation/mitigation will be required)	Green  (No concerns identified)
Site comprises green field land and there is no likelihood of the site accommodating affordable pitches.	The site is comprises previously developed land and the impact on the openness of the Green Belt will require further investigation.	Would not result in development within the Green Belt.  The site comprises green field land and would be capable of accommodating affordable pitches.

**Employment Land**

- 5.61. National planning policy sets out the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Surrey Heath’s economic profile has identified some recognisable key high technology sectors with strong turnover and productivity prospects and a vibrant micro-business base. It suggests Surrey Heath can play a very active part in Enterprise M3 LEP’s ambitions for a Sci:Tech corridor - the local economy matches the LEP’s priority sectors very closely. It is essential that the Borough retains the amount and type of employment land necessary to retain a buoyant economy. However, it is also recognised that the need for sites to accommodate Gypsy and Traveller and Travelling Showpeople Provision is acute. As such the competing land uses may need to be carefully balanced.
- 5.62. In view of this, sites will only be automatically excluded from further consideration at this stage where they would result in the loss of an employment use on a strategic site that falls within the LEP’s four key priority sectors and no alternative provision has been identified. Where a site would result in the loss of an employment use on a strategic site that does not that fall within the LEP’s four key priority sectors or would result in the loss of a locally important employment site and passes through the Stage 2 assessment, a careful assessment in respect of the impact upon employment land will be required before allocation.

Red	Amber	Green
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<b>(Reject site)</b>	<b>(Further investigation/mitigation will be required)</b>	<b>(No concerns identified)</b>
<p>Would result in the loss of an employment use on a strategic site that falls within the LEP's four key priority sectors and no alternative provision has been identified.</p>	<p>Would result in the loss of an employment use on a strategic site that does not that fall within the LEP's four key priority sectors or would result in the loss of a locally important employment site.</p>	<p>Would affect an un-designated employment site or would not affect an employment site.</p> <p>Would result in the loss of an employment use on a strategic site that falls within the LEP's four key priority sectors but alternative provision has been identified.</p>

**Green Spaces within Settlement Areas**

- 5.74. Green Spaces within settlement areas are designated at a local level; these often highly valued sites can perform a number of functions depending upon their size and facilities, such as serving as incidental areas of amenity, formal and informal recreation, nature conservation, playing fields and allotments.
- 5.75. The Council's Open Space Standards Paper (2016) advises that the Council should endeavour to retain these green spaces. However, it is also recognised that the need for sites to accommodate Gypsy and Traveller and Travelling Showpeople pitches and plots is acute. As such the competing land uses may need to be carefully balanced. In view of this, there is no automatic exclusionary criteria for sites that contain or comprise a designated green space within a settlement area. However, if a site comprises a green space within a settlement area, further investigation in respect of the impact of the loss of the designated green space will be required before allocation.

<p><b>Red</b></p> <p><b>(Reject site)</b></p>	<p><b>Amber</b></p> <p><b>(Further investigation/mitigation will be required)</b></p>	<p><b>Green</b></p> <p><b>(No concerns identified)</b></p>
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N/A	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	Would not affect a designated green space within a settlement area.
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**Site of Nature Conservation Importance**

5.85. Sites of Nature Conservation Importance are designated at the local level for their ecological value and are important both in their own right and as part of the matrix of ecologically important sites across the Borough. Notwithstanding this the presence of an SNCI within, or nearby to a site may not necessarily preclude its use as a Gypsy and Traveller or Travelling Showpeople site; this will depend upon the nature, condition and extent of the SNCI and the relationship between the site and the designated area.

5.86. As the impact upon SNCI’s will vary on a case by case basis, there is no automatic exclusionary criteria for sites that may contain, or may otherwise affect a designated SNCI. However, if a site contains, or has the potential to affect a designated SNCI, further investigation in respect of the impact upon the SNCI will be required before allocation.

<b>Red</b> <b>(Reject site)</b>	<b>Amber</b> <b>(Further investigation/mitigation will be required)</b>	<b>Green</b> <b>(No concerns identified)</b>
N/A	An SNCI may be affected and the impact upon the SNCI requires further investigation	An SNCI would not be affected.



**Flood Zone 2**

5.96. Caravans are highly vulnerable to flooding. For sites falling within Flood Zone 2, a sequential test and an exception test will be required, in the event that the site comes forward for use as a Gypsy and Traveller site or Travelling Showpeople yard. A Sequential Test compares the site in question to other available sites to identify which has the lowest flood risk. Where the Sequential Test identifies that there is no feasible alternative site of lesser flood risk to develop, an Exception Test will be required. The Exception Test will illustrate how flood risk will be managed on the site and is expected to demonstrate that the sustainability benefits to the community outweigh the identified flood risk.

<b>Red</b> <b>(Reject site)</b>	<b>Amber</b> <b>(Further investigation/mitigation will be required)</b>	<b>Green</b> <b>(No concerns identified)</b>
N/A	Would be subject to sequential and exception tests.	Would not fall within Flood Zone 2

**Suitable Alternative Natural Green Space**

5.99. Suitable Alternative Natural Greenspaces (SANGs) are a group of existing open spaces that are due to undergo, or have undergone, enhancements designed to attract more visitors by providing an enjoyable natural environment for recreation as an alternative to the Thames Basin Heaths Special Protection Area (SPA). Once established they are to be maintained in perpetuity, unless suitable alternative provision can be identified. As such sites affecting designated SANGs will be excluded from further consideration, unless alternative SANG provision has been identified and has a realistic prospect of coming forward. If a site has the potential to affect a designated SANG but alternative provision may be feasible, further investigation in respect of the impact upon SANG will be required before allocation.

<b>Red</b> <b>(Reject site)</b>	<b>Amber</b> <b>(Further investigation/mitigation will be required)</b>	<b>Green</b> <b>(No concerns identified)</b>
The development would have a material impact	The development would have a material impact	The development would not have a material



upon a SANG and no alternative SANG provision has been identified.	upon a SANG, however alternative provision could be identified and has a realistic prospect of coming forward	impact upon a SANG.
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**Community Uses**

- 5.100. Community uses, including (but not limited to) community centres, village halls, health and education facilities and green spaces outside of settlement areas in community use, are considered essential to achieving sustainable communities.
- 5.101. Sites affecting community uses will be excluded from further consideration, unless alternative provision has been identified and has a realistic prospect of coming forward or the facility is no longer required. If a site has the potential to affect a community facility but alternative provision may be feasible, further investigation in respect of the impact upon SANG will be required before allocation.

<b>Red (Reject site)</b>	<b>Amber (Further investigation/mitigation will be required)</b>	<b>Green (No concerns identified)</b>
Would result in the loss of a built community facility which could not be relocated.	Would result in the loss of a built community facility but the facility is no longer required to meet needs or could be relocated.	Would not result in the loss of a built community facility.

**Physical Constraints affecting Site Suitability**

In addition to the above, there may be physical characteristics of a site that may affect its capacity to accommodate Gypsy and Traveller accommodation. This includes the following:

**Whether suitable and safe vehicular and pedestrian access can be gained to**



**the site**

It is essential that any proposed Gypsy and Traveller or Travelling Showpeople site benefits from a suitable and safe access. Access to sites from the main highway should be sufficient to enable the safe access and egress of average sized trailers, in addition to emergency vehicles . Within the site, sufficient space should be provided to enable trailers to turn. Where it is unlikely that a suitable and safe access can be gained to a site, the site will be excluded from further consideration. In some cases it may be unclear whether a suitable and safe access is capable of being provided. In such cases further investigation in respect of access will be required before allocation.

Red (Reject site)	Amber (Further investigation/mitigation will be required)	Green (No concerns identified)
No suitable and safe access is likely to be gained to the site	There is potential for the site to be suitably and safely accessed but further investigation will be required	The site is very likely to benefit from suitable and safe access for the use proposed.

**The practicality of the shape, ground conditions and levels of the site to accommodate a gypsy and traveller pitch or travelling showpeople plot**

5.102. Sites smaller than 0.12ha and sites with obvious physical constraints will be screened out through a desktop based exercise prior to being taken through the site selection process. However, the more detailed assessment taking place at Stage 2 may reveal further issues with respect of the practicality of the shape, ground conditions and levels of any given site to accommodate a Gypsy and Traveller pitch or Travelling Showpeople plot which may affect its deliverability. Sites will be sieved out from further consideration where there are clear issues with the physical characteristics of the site that will affect its deliverability as a Gypsy and Traveller or Travelling Showpeople site (e.g. a significant change in land levels). In some cases, there may be minor issues arising from the physical characteristics of a site; in such cases, further investigation in respect of how these issues may affect the suitability of sites for accommodating pitches and plots will be required before allocation.

Red (Reject site)	Amber (Further investigation/mitigation will be required)	Green (No concerns identified)



Ground conditions/shape/levels are not conducive to providing pitches	Ground conditions and/or levels could be viably made suitable for the provision of Gypsy and Traveller pitches	Shape/ground conditions/levels conducive to providing pitches
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**Potential sources of contamination**

Consideration must be given to the health and safety of potential residents of any Gypsy and Traveller site or Travelling Showpeople yard identified. Gypsy and Traveller sites and Travelling Showpeople yards should not be located where significant contamination issues have arisen and are unlikely to be viably mitigated. Sites will be sieved out from further consideration where there is a high risk of contamination from within or outside of the site which is unlikely to be viably mitigated. In other cases where contamination is suspected but it is unclear whether mitigation can address the risk, further investigation in respect of contamination issues will be required before allocation.

<b>Red</b> (Reject site)	<b>Amber</b> (Further investigation/mitigation will be required)	<b>Green</b> (No concerns identified)
Site is identified as having risk of contamination with no likely prospect of viable remediation	Site is identified as having risk of contamination. The level of risk on the proposed use and potential options for remediation would need to be explored.	Site is not known to be contaminated.

**Site boundaries**

- 5.103. It is generally expected that boundaries should provide clear demarcation of the perimeter of the site, so as to prevent nuisance for existing residents created by others seeking to move on to the site without permission and to provide residents with a reasonable degree of privacy. Boundaries should take into account adjoining land uses, and be designed with visual and acoustic privacy and the safety and protection of children in mind. Although such matters can be addressed through normal planning procedures, sites may benefit from pre-existing characteristics that would enhance the suitability of the site.



5.104. The absence of defined boundaries would not usually preclude the use of a site for Gypsy and Traveller or Travelling Showpeople provision. However a site with existing clearly defined boundaries is likely to be preferable over and above a site that requires a significant amount of additional work in order to enclose the site. In cases where such work is likely to be required, the site will be given an amber rating and further investigation in respect of the extent of works necessary will be required before allocation.

Red (Reject site)	Amber (Further investigation/mitigation will be required)	Green (No concerns identified)
N/A	Site is generally open and would require new boundary treatments	Boundaries are generally clearly demarcated

### Neighbouring uses

- 5.105. Planning Policy for Travellers Sites (PPTS) recognises the need for sites to promote peaceful and integrated co-existence between the site and the local community and provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development.
- 5.106. It is essential that sites are generally compatible with neighbouring land uses in order to contribute towards maintaining residential amenity and health and safety for both the settled and travelling community. It is essential to ensure that the location of a site will provide a safe environment for the residents. Sites should not generally be situated near refuse sites, industrial processes or other hazardous places (unless exceptional circumstances apply) as this will could have a detrimental effect on the general health and well-being of the residents and pose particular safety risks for young children.
- 5.107. Sites close to industrial uses will require careful consideration to determine the risk of pollution impacts, such as noise, smell and light pollution. Consideration will also be given to air quality concerns and risks to health and safety. This is particularly important given that caravans may be more susceptible to certain impacts than bricks and mortar accommodation.





- 5.108. Movements associated with Gypsy and Traveller and Travelling Showpeople sites can give rise to noise and disturbance to the wider community, which may compromise community cohesion. For this reason, and for reasons of privacy, it is understood that the Gypsy and Traveller community often favour rural, edge-of-settlement locations.
- 5.109. Where it is unlikely that Gypsy and Traveller or Travelling Showpeople provision will be compatible with neighbouring land uses, the site will be excluded from further consideration. In some cases it may be unclear whether a site will be compatible with neighbouring land uses. In such cases, the relationship between the site and its neighbouring uses will be considered in greater detail prior to allocation.

<b>Red</b> <b>(site does not satisfy criteria)</b>	<b>Red</b> <b>(Reject site)</b>	<b>Amber</b> <b>(Further investigation/mitigation will be required)</b>
Site highly likely to be incompatible with neighbouring uses	Site may be incompatible with neighbouring uses, but the impact requires further investigation	Site likely to be compatible with neighbouring uses

**Availability**

- 5.110. To be considered as having a realistic prospect of being deliverable, sites must be available for the development proposed.
- 5.111. All sites will be assessed as to whether they are genuinely available for use as a Gypsy and Traveller or Travelling Showpeople Site. To be genuinely available, it is expected that a site will have no legal or ownership problems, such as ransom strips, multiple ownerships or long leases. In some cases it may be unclear whether a site is available for use as a Gypsy and Traveller or Travelling Showpeople site; in such cases further investigation in respect of availability will be required before allocation.

<b>Red</b> <b>(Reject site)</b>	<b>Amber</b> <b>(Further investigation/mitigation will be required)</b>	<b>Green</b> <b>(No concerns identified)</b>
Known to be	Potential for legal or	Know to be available



unavailable	ownership problems, such as ransom strips, multiple ownerships, tenancies or operational requirements of land owners.	for the proposed use.
	Availability for identified use requires further exploration	

### Accessibility

- 5.112. One of the Government’s aims in respect of Gypsy and Traveller and Travelling Showpeople sites is to enable provision of suitable accommodation from which travellers can access education and health and welfare infrastructure. As with any other form of housing, poorly located sites, with no easy access to major roads or public transport services, will have a detrimental effect on the ability of residents to attend school regularly and obtain access to health services. As such, it is prudent to consider the accessibility of sites in terms of proximity to services and facilities.
- 5.113. The proximity of sites to the following services will be considered:
- Schools, including primary schools, infant and junior schools and secondary schools as defined by Surrey County Council.
  - Doctors surgeries as defined by NHS Choices.
  - Public transport access nodes, including bus stops and railway stations.
- 5.114. Set out below are the distances that have been used to assess the proximity of each site to each service type. Straight-line (‘as the crow flies’) distances have been used to provide a measure of accessibility, however a sense check has been employed to check where each of the sites lies in relation to each type of service.
- Bus Stops - 400m
  - Train Stations - 1km
  - Primary Schools - 800m
  - Secondary Schools - 2km
  - Doctors Surgeries - 800m



- 5.115. Where a site exceeds the maximum distance from all types of infrastructure, it will be excluded from further consideration. In all other cases, sites may be rated as amber or green, depending on their overall performance.
- 5.116. Any sites attracting a 'red' rating for any criterion will be sifted out at this Stage. All other sites will be taken forward to the Stage 3 assessment.

### Stage 3: Detailed Consideration of Sites

- 5.117. At Stage 3, any sites that have not been screened out at Stage 2 will be taken through an officer workshop to establish a more detailed understanding of the availability, suitability and achievability of sites, the feasibility of any mitigation required and the relative merits of each site. Any sites successfully passing through the Stage 3 assessment will be considered as having potential for allocation and will be identified as candidate sites for allocation, subject to any feasibility work required to confirm ultimate deliverability.
- 5.118. In considering the sites, regard will be had to the results of the RAG assessment undertaken at Stage 2. In general, applying the RAG rating systems set out at Stage 2, those sites with the most green and least amber ratings are likely to be the most suitable for allocation. However, adopting such a simplistic approach may give a false impression of the deliverability of a site. Care must therefore be taken to develop a robust understanding of any potential issues identified at Stage 2 (denoted with an amber rating) and consideration will be given to the implications of the loss of any existing uses in favour of use as a Gypsy and Traveller site or Travelling Showpeople yard.
- 5.119. Following consideration of all issues and potential mitigation strategies, planning judgement will be used to determine whether a site is considered to be a suitable candidate for allocation. It should also be noted that in exercising planning judgement, different weight may be given to each of the criteria reflecting the specific criteria for identifying traveller sites outlined in PPTS and the characteristics of the sites being assessed under the site identification methodology.
- 5.120. To inform the consideration of sites at Stage 3, all sites will be visited by Surrey Heath Borough Council Officers, with specialist input sought from relevant sources where necessary, including Surrey County Council Highways in addition to Surrey Heath Business, Legal and Environmental Health teams.



## Recording Results

- 5.121. All results from the Stage 1 – 3 Assessments will be recorded. For sites sieved out at Stage 1, only a table identifying the absolute constraints that affect each site will be provided. For sites taken through the Stage 2 assessments, a pro forma will be completed. Sites subject to detailed assessment at Stage 3 will benefit from a detailed written commentary.



## 6. Findings of the Study

### Introduction

- 6.1. Taking account of the potential site sources set out within the methodology, the Council was able to identify 103 sites for further consideration at the initial stages of the site identification process. This incorporated:
- 90 sites within the ownership of the Local Authority, including green spaces in varied use, community sites, buildings and commercial premises;
  - 2 existing Gypsy and Traveller sites in public ownership;
  - 1 existing Travelling Showpeople Site in private ownership;
  - 2 unauthorised sites subject to current applications;
  - 4 sites in the ownership of Surrey County Council; and,
  - 3 vacant sites identified through Council Tax records.
- 6.2. At the time of the assessment, the Council did not have any extant Planning Permissions or pitches/plots under construction, refused or withdrawn planning applications, sites benefitting from temporary permissions or that are subject to pre-application enquiries relating to Gypsy and Traveller or Travelling Showpeople provision.
- 6.3. No sites were identified for assessment through the Council's Call for Sites process. The Council last held a formal call for sites in 2018 in tandem with the Council's consultation on the Draft Local Plan, however this did not yield any further potential sites. Furthermore, whilst there is also capacity for interested parties and members of the public to submit details of potential development sites all year round through the Council's website, no sites have been put forward subsequently for use as a Gypsy and Traveller site through these routes.
- 6.4. A full list of sites identified through the identification process is contained at Annex I of this Paper.

### Outcomes of Stage I: Consideration against absolute constraints

- 6.5. Of the 104 sites identified through the initial site identification process, 34 were identified as being wholly affected by absolute constraints, with 30 of these affected by the Thames Basin Heaths Special Protection Area and associated 400m buffer zone within which no net new residential development is permitted. The remaining 4 sites were affected Flood Zone 3.



- 6.6. 70 sites were identified as being unaffected by an absolute constraint and were taken through to Stage 2 of the assessment process. A full list of sites and their outcomes at Stage 1 is contained at Annex 2 of this document.

## Outcomes of Stage 2: Non-Absolute Constraints Assessment

- 6.7. As a result of the Stage 2 assessment, sites were assessed against a number of criteria focused upon their impact upon heritage assets, environmental designations or other amenities, physical constraints, availability and accessibility. Any sites receiving a 'red' rating were removed from further consideration. A further 55 sites were removed from further consideration at this stage, with the most common reasons for removal being availability, compatibility with neighbouring uses and access. 11 sites filtered through to the Stage 3 assessment, receiving no 'red' ratings. Results of the Stage 2 assessment are set out in detail at Annex 3.

## Outcomes of Stage 3: Detailed Assessment and Identification

- 6.8. Following the Stage 3 assessment, which undertook a qualitative appraisal of the 11 sites that had not been filtered out through the preceding assessment process, three sites were considered as potential candidates for allocation to meet Gypsy, Traveller and Travelling Showpeople needs within the emerging Surrey Heath Local Plan. Each of these are set out below and the findings of the Stage 3 assessment are set out in full at Annex 4.

- Watchmoor Reserve, Camberley: The site was not identified as having any notable issues in respect of designated or undesignated heritage assets, Green Belt, employment sites, Sites of Nature Conservation Importance, SANG or any built community facilities. Few concerns were identified in respect of compatibility with neighbouring uses and the site was identified as being relatively sustainably located. Notwithstanding this, the site was identified as having a degree of flood risk and may have contamination issues which require further exploration.  
**The site is identified as having potential to deliver 15 Gypsy and Traveller pitches and 8 Travelling Showpeople Plots, subject to further investigation in respect of contamination and exception and sequential tests.**
- Krooner Park, St George's Industrial Estate, Helix Business Park & Recycling Centre, Camberley: Several areas of the land initially identified were excluded from further consideration, having been considered as unavailable. A remaining area of land to the north of Crabtree Park was identified as available and was not considered to be affected by protected trees, designated or undesignated heritage assets, Green Belt, countryside beyond the Green Belt, Sites of Nature Conservation Importance or SANG. Suitable access could be provided via Wilton Road. Crabtree Park in itself is a highly valued local space, however it is recognised that the Park is of sufficient size to



accommodate pitches or plots without compromising its overall recreational function. In order to determine ultimate deliverability however, further detailed investigation will be required in respect of the potential for contamination at the site.

**Identified as having potential to deliver 7 Gypsy and Traveller pitches subject to further investigation in respect of contamination.**

- Land south of Junction 3 of the M3, Lightwater: The site falls within the countryside in a relatively sustainable location close to the settlement area of Lightwater. The site is generally free from constraints, and benefits from good existing access arrangements. A small area of the site is identified as having potential for contamination, however it has been confirmed that this would not have a notable impact upon Gypsy and Traveller provision in this location. Furthermore, despite its countryside location, it is not envisaged that the development of this site would have a notable impact upon the character and intrinsic beauty of the surrounding countryside.

**Identified as having potential to deliver 2 Gypsy and Traveller pitches.**

- 6.9. The remaining 8 sites were not considered suitable for allocation at this time, owing to a range of issues, including poor vehicular access, availability concerns and compatibility issues with respect to neighbouring uses.



## 7. Conclusion and Next Steps

- 7.1. Through the site identification work undertaken by the Council set out above, three sites have been identified as having potential to deliver pitches and plots within the Borough. Detailed feasibility work should now be undertaken to establish the ultimate deliverability of the following sites:
- Watchmoor Reserve, Camberley; and
  - Crabtree Park, Camberley.
- 7.2. The site at land south of Junction 3 of the M3, Lightwater is subject to an ongoing planning application and as a result it is expected that any planning issues associated with the site will be addressed through development management processes.
- 7.3. Notwithstanding this, it is recognised that even if all the sites identified through this Study are delivered, they are only capable of delivering in the region of 24 pitches and 8 plots. Although these are sufficient to meet needs within the first five years of the Local Plan period, there remains a need to deliver a further 8 Gypsy and Traveller pitches and 4 Travelling Showpeople Plots across the Plan period. Furthermore, there remains a risk that detailed feasibility work (in the case of the sites at Watchmoor Reserve and Crabtree Park) or work undertaken through the development management process (in the case of land south of the M3 Junction 3) may identify that one or more of the identified sites is not deliverable. This would result in a further shortfall against identified needs. As a result, in addition to feasibility work to identify the ultimate deliverability of the identified sites, consideration should also be given to the following:
- Allocation of pitches on any strategic sites identified through the plan making process;
  - A further enhanced Call for Sites exercise focused on identifying land for Gypsy and Traveller and Travelling Showpeople accommodation;
  - Preparation of a policy requiring provision of pitches on larger development sites;
  - Continued engagement through the Duty to Co-operate; and,
  - Proactive identification of potential sites on privately owned land.





## Annex I: Overview of Assessment of sites considered through the site identification process

Site proceeds at this stage	
Site does not proceed at this stage	
This stage is not applicable to this site	

Site Ref.	Address	Ward	Site Area	Stage 1	Stage 2	Stage 3		How identified
GT008	CONNAUGHT PAVILLION	BAGSHOT	1.81				*	Council owned land
GT009	PLAYING FIELDS, COLLEGE RIDE	BAGSHOT	2.83				*	Council owned land
GT012	SWIFT LANE GYPSY SITE	BAGSHOT	1.67				*	Existing Site
GT014	WINDLEBROOK DAY CENTRE AND 63 HIGH STREET	BAGSHOT	0.18				*	Council owned land
GT024	OPEN SPACE AT YAVERLAND DRIVE	BAGSHOT	0.19				*	Council owned land
GT036	BAGSHOT CARPARK	BAGSHOT	0.35				*	Council owned land
GT068	OPEN SPACE AT LOWER MILLFIELD	BAGSHOT	0.49				*	Council owned land
GT111	OPEN SPACE AT SOUTHWICK AND ALBERT ROADS	BAGSHOT	0.15				*	Council Owned Land
GT088	BAGSHOT HIGHWAY DEPOT, LONDON ROAD	BAGSHOT	0.97				*	SCC Owned Land
GT028	OPEN SPACE AT ARETHUSA WAY	BISLEY AND WEST END	0.35				*	Council owned land
GT032	OPEN SPACE AT ELDER ROAD	BISLEY AND WEST END	1.39				*	Council owned land



GT112	PLAY AREA CLEWS LANE	BISLEY AND WEST END	0.15				*	Council Owned Land
GT004	DEPOT, DOMAN ROAD	ST MICHAELS	1.76				*	Council owned land
GT010	OLD DEAN YOUTH CLUB	OLD DEAN	0.23				*	Council owned land
GT011	WATCHETTS RECREATION GROUND	WATCHETTS	9.12				*	Council owned land
GT013	KROONER PARK, ST GEORGES INDUSTRIAL ESTATE, HELIX BUSINESS PARK AND RECYCLING CENTRE	WATCHETTS	14.58				✓	Council owned land
GT016	ALLOTMENTS BROOK ROAD,	ST MICHAELS	1.45				*	Council owned land
GT018	ALLOTMENTS BAROSSA ROAD	TOWN	1.76				*	Council owned land
GT026	WATCHETTS LAKE	WATCHETTS	2.55				*	Council owned land
GT034	DIAMOND RIDGE WOODS	OLD DEAN	27.25				*	Council owned land
GT035	THE DELL OLD DEAN COMMON	OLD DEAN	1.75				*	Council owned land
GT037	BRACKNELL ROAD RECREATION GROUND	OLD DEAN	2.54				*	Council owned land
GT038	WATCHETTS ROAD CAR PARK	WATCHETTS	0.18				*	Council owned land
GT039	YORK TOWN CAR PARK	ST MICHAELS	0.50				*	Council owned land
GT040	CAMBERLEY RECREATION GROUND	ST MICHAELS	4.70				*	Council owned land
GT051	LAND EAST OF KNOLL ROAD	TOWN	4.31				*	Council owned land
GT055	BLACKWATER PARK, ADMIRALTY WAY	ST MICHAELS	4.17				*	Council owned land
GT060	WATCHMOOR RESERVE, NORTH	WATCHETTS	5.41				✓	Council owned land



	EAST OF A331							
GT063	OPEN SPACE CAESARS CAMP ROAD	OLD DEAN	0.2				*	Council owned land
GT064	THE SQ & ASHWOOD HOUSE	TOWN	5.56				*	Council owned land
GT082	LAND AT CLARENCE DRIVE, WELLINGTON PARK	ST PAULS	0.49				*	Council owned land
GT080	LAND AT MARTEL CLOSE, WELLINGTON PARK	ST PAULS	0.93				*	Council owned land
GT084	LAND NORTH OF SEYMOUR DRIVE, WELLINGTON PARK,	ST PAULS	0.24				*	Council owned land
GT083	LAND BETWEEN PORTSMOUTH ROAD AND SOVEREIGN DRIVE, WELLINGTON PARK,	ST PAULS	0.41				*	Council owned land
GT081	LAND SOUTH OF SEYMOUR DRIVE, WELLINGTON PARK	ST PAULS	0.92				*	Council owned land
GT085	THE ATRIUM	TOWN	2.39				*	Council owned land
GT086	OPEN SPACE AT DEANSIDE	OLD DEAN	0.36				*	Council owned land
GT109	LAND AT WELLINGTON PARK	ST PAULS	0.14				*	Council Owned Land
GT108	LAND AT ESHER ROAD	OLD DEAN	0.14				*	Council Owned Land
GT089	CAMBERLEY ADULT EDUCATION CENTRE	ST MICHAELS	0.87				*	SCC Owned Land
GT090	PINEHURST, PARK ROAD	TOWN	0.84				*	SCC Owned Land
GT096	MINLEY HOUSE, CRAWLEY DRIVE	ST PAULS	0.36				*	Vacant Property
GT023	CHOBHAM PLACE WOODS	WINDLESHAM AND CHOBHAM	0.44				*	Council owned land



GT041	CHOBHAM MEADOWS SANG	WINDLESHAM AND CHOBHAM	25.07				x	Council owned land
GT095	ROUND POND NURSERIES	WINDLESHAM AND CHOBHAM	8.28				x	Vacant Property
GT099	DEEPFORD COTTAGE, FORD ROAD	WINDLESHAM AND CHOBHAM	0.52				x	Vacant Property
GT100	KALIMA, CHERTSEY ROAD	WINDLESHAM AND CHOBHAM	0.86				x	Existing Site
GT101	BONDS DRIVE, PENNYPOT LANE	WINDLESHAM AND CHOBHAM	1.05				x	Existing Site
GT025	BALANCING POND AT FRIMLEY FUEL ALLOTMENTS	MYTCHETT AND DEEPCUT	1.93				x	Council owned land
GT078	DEEPCUT VILLAGE CENTRE	MYTCHETT AND DEEPCUT	0.34				x	Council owned land
GT107	CARPARK, WOODEND ROAD	MYTCHETT AND DEEPCUT	0.13				x	Council Owned Land
GT022	HEATHERSIDE COMMUNITY CENTRE	HEATHERSIDE	0.25				x	Council owned land
GT056	OPEN SPACE ENCIRCLED BY CHEYLESMORE DRIVE	HEATHERSIDE	0.69				x	Council owned land
GT001	ST CATHERINES ROAD SANG	FRIMLEY	1.72				x	Council owned land
GT003	UNIT 1-9, TRADE CITY, LYON WAY	FRIMLEY	1.08				x	Council owned land
GT005	LAND AT ALBANY PARK	FRIMLEY	0.38				x	Council owned land
GT019	ALLOTMENTS PARSONAGE WAY	FRIMLEY	0.41				x	Council owned land
GT027	WENDOVER PARK, WENDOVER DRIVE	HEATHERSIDE	0.87				x	Council owned land
GT044	HEATHERSIDE RECREATION GROUND	HEATHERSIDE	5.67				x	Council owned land



GT046	SOUTHCOTE PARK PORTSMOUTH ROAD	PARKSIDE	2.65				*	Council owned land
GT049	RECREATION GROUND CHOBHAM ROAD	FRIMLEY	2.10				*	Council owned land
GT057	BRIDGEMEAD ALLOTMENTS	FRIMLEY	0.24				*	Council owned land
GT058	RECREATION GROUND AND GYM, BURRELL ROAD	FRIMLEY	0.89				*	Council owned land
GT059	FRIMLEY COMMUNITY CENTRE, BALMORAL DRIVE	FRIMLEY GREEN	4.41				*	Council owned land
GT066	OPEN SPACE BETWEEN MAGUIRE DRIVE AND THEOBALDS WAY	HEATHERSIDE	0.34				*	Council owned land
GT069	OPEN SPACE NORTH OF HOLLY HEDGE ROAD	PARKSIDE	0.91				*	Council owned land
GT073	LAND NORTH EAST OF FRIMLEY ROAD AND NORTH WEST OF GREENBANK WAY	FRIMLEY	0.87				*	Council owned land
GT076	THE GROVE COMMON LAND,	FRIMLEY	1.11				*	Council owned land
GT091	PLAYING FIELD, FIELD LANE	FRIMLEY	0.59				*	SCC Owned Land
GT113	PLAY AREA EVERGREEN ROAD	PARKSIDE	0.17				*	Council Owned Land
GT114	OPEN SPACE, AMBER HILL	HEATHERSIDE	0.17				*	Council Owned Land
GT104	MARTINDALE AVENUE CARPARK	HEATHERSIDE	0.12				*	Council Owned Land
GT015	ALLOTMENTS AT WHARF ROAD	FRIMLEY GREEN	0.67				*	Council owned land
GT017	ALLOTMENTS CROSS LANE	FRIMLEY GREEN	0.56				*	Council owned land
GT062	RECREATION GROUND, FRIMLEY	FRIMLEY GREEN	11.02				*	Council owned land



	GREEN ROAD							
GT071	LAND ADJACENT BALMORAL DRIVE AND SANDRINGHAM WAY	FRIMLEY GREEN	0.91				*	Council owned land
GT072	LAND EAST OF SANDRINGHAM WAY	FRIMLEY GREEN	0.36				*	Council owned land
GT075	THE GREEN	FRIMLEY GREEN	0.57				*	Council owned land
GT077	FRIMLEY EAST CURVE STURT ROAD	FRIMLEY GREEN	1.46				*	Council owned land
GT103	LAND NORTH WEST OFF ST CATHERINES ROAD	FRIMLEY GREEN	0.12				*	Council Owned Land
GT007	THE BRIARS CENTRE	LIGHTWATER	2.07				*	Council owned land
GT043	LIGHTWATER COUNTRY PARK SPORTS CENTRE	LIGHTWATER	56.09				*	Council owned land
GT061	Paddock Wood Open Space, South of Ivy Drive	LIGHTWATER	0.42				*	Council owned land
GT074	AMENITY LAND AT CORBETT DRIVE	LIGHTWATER	0.24				*	Council owned land
GT079	LAND ON NORTH SIDE OF MALLARDS WAY, LIGHTWATER	LIGHTWATER	0.18				*	Council owned land
GT110	OPEN SPACE LIGHTWATER MEADOW	LIGHTWATER	0.14				*	Council Owned Land
GT105	AMENITY LAND AT BURDOCK CLOSE	LIGHTWATER	0.12				*	Council Owned Land
GT106	AMENITY LAND CORBETT DRIVE	LIGHTWATER	0.12				*	Council Owned Land
GT102	Paddock Wood Open Space	LIGHTWATER	0.12				*	Council Owned Land
GT115	LAND SOUTH OF JUNCTION 3 OF THE M3	LIGHTWATER					✓	Undetermined application



GT021	MYTCHETT COMMUNITY CENTRE	MYTCHETT AND DEEPCUT	3.33				*	Council owned land
GT031	OPEN SPACE AT LYNWOOD DRIVE	MYTCHETT AND DEEPCUT	0.48				*	Council owned land
GT045	FRIMLEY LODGE PARK	MYTCHETT AND DEEPCUT	230.45				*	Council owned land
GT047	MYTCHETT RECREATION GROUND	MYTCHETT AND DEEPCUT	16.68				*	Council owned land
GT050	PLAY AREA AT RORKES DRIFT	MYTCHETT AND DEEPCUT	0.19				*	Council owned land
GT070	OPEN SPACE AT POPLAR CLOSE	MYTCHETT AND DEEPCUT	0.27				*	Council owned land
GT002	WINDLEMERE SANG	BISLEY AND WEST END	15.24				*	Council owned land
GT048	BRENTMOOR HEATH (WEST END COMMON)	BISLEY AND WEST END	54.58				*	Council owned land
GT052	LAND AT OLDHOUSE LANE	BISLEY AND WEST END	0.88				*	Council owned land
GT065	OPEN SPACE AT FENNS LANE, SOUTH OF ROSEWOOD WAY	BISLEY AND WEST END	1.58				*	Council owned land
GT087	154 GUILDFORD ROAD	BISLEY AND WEST END	0.1				*	Undetermined Application
GT033	LAND AT SOUTH SIDE OF UPDOWN HILL (WINDMILL FIELD)	WINDLESHAM AND CHOBHAM	0.19				*	Council owned land



## Annex 2: Sites filtered out at Stage 1

Site Ref.	Address	Ward	Justification
GT008	CONNAUGHT PAVILLION	BAGSHOT	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT009	PLAYING FIELDS, COLLEGE RIDE	BAGSHOT	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT024	OPEN SPACE AT YAVERLAND DRIVE	BAGSHOT	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT068	OPEN SPACE AT LOWER MILLFIELD	BAGSHOT	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT111	OPEN SPACE AT SOUTHWICK AND ALBERT ROADS	BAGSHOT	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT028	OPEN SPACE AT ARETHUSA WAY	BISLEY AND WEST END	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT035	THE DELL OLD DEAN COMMON	OLD DEAN	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT037	BRACKNELL ROAD RECREATION GROUND	OLD DEAN	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA





GT055	BLACKWATER PARK, ADMIRALTY WAY	ST MICHAELS	Extensive areas of the site fall within Flood Zone 3
GT108	LAND AT ESHER ROAD	OLD DEAN	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT023	CHOBHAM PLACE WOODS	WINDLESHAM AND CHOBHAM	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT041	CHOBHAM MEADOWS SANG	WINDLESHAM AND CHOBHAM	Extensive areas of the site fall within Flood Zone 3
GT095	ROUND POND NURSERIES	WINDLESHAM AND CHOBHAM	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT022	HEATHERSIDE COMMUNITY CENTRE	HEATHERSIDE	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT056	OPEN SPACE ENCIRCLED BY CHEYLESMORE DRIVE	HEATHERSIDE	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT005	LAND AT ALBANY PARK	FRIMLEY	Extensive areas of the site fall within Flood Zone 3
GT044	HEATHERSIDE RECREATION GROUND	HEATHERSIDE	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT057	BRIDGEMEAD ALLOTMENTS	FRIMLEY	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT104	MARTINDALE AVENUE CARPARK	HEATHERSIDE	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA



GT072	LAND EAST OF SANDRINGHAM WAY	FRIMLEY GREEN	Extensive areas of the site fall within Flood Zone 3
GT007	THE BRIARS CENTRE	LIGHTWATER	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT043	LIGHTWATER COUNTRY PARK SPORTS CENTRE	LIGHTWATER	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT061	PADDOCK WOOD OPEN SPACE, SOUTH OF IVY DRIVE	LIGHTWATER	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT074	AMENITY LAND AT CORBETT DRIVE	LIGHTWATER	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT079	LAND ON NORTH SIDE OF MALLARDS WAY, LIGHTWATER	LIGHTWATER	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT110	OPEN SPACE LIGHTWATER MEADOW	LIGHTWATER	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT105	AMENITY LAND AT BURDOCK CLOSE	LIGHTWATER	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT106	AMENITY LAND CORBETT DRIVE	LIGHTWATER	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT102	PADDOCK WOOD OPEN SPACE	LIGHTWATER	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA



GT031	OPEN SPACE AT LYNWOOD DRIVE	MYTCHETT AND DEEPCUT	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT050	PLAY AREA AT RORKES DRIFT	MYTCHETT AND DEEPCUT	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT070	OPEN SPACE AT POPLAR CLOSE	MYTCHETT AND DEEPCUT	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT048	BRENTMOOR HEATH (WEST END COMMON)	BISLEY AND WEST END	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA
GT065	OPEN SPACE AT FENNS LANE, SOUTH OF ROSEWOOD WAY	BISLEY AND WEST END	Falls within the 400m Buffer Zone of the Thames Basin Heaths SPA



## Annex 3: Stage 2 Assessments

<b>Site Name</b>	<b>Swift Lane Gypsy Site</b>	
<b>Ref</b>	<b>GT012</b>	
Ward	Bagshot	
Site Area (ha)	1.67	
Trees	No TPOs are present on or close to the site.	
Heritage	No Heritage Assets are present on or close to the site.	
Green Belt	The site is comprises previously developed land and the impact on the openness of the Green Belt will require further investigation.	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	An SNCI would not be affected.	
Flood Zone 2	Would be subject to sequential and exception tests	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a built community facility.	
Access	The site is very likely to benefit from suitable and safe access for the use proposed.	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	



Contamination	Site is identified as having risk of contamination from landfill. The level of risk on the proposed use and potential options for remediation would need to be explored.	
Site Boundaries	Boundaries are generally clearly demarcated	
Neighbouring Uses	Site adjacent to a recycling centre but already in established use as a Gypsy and Traveller Site	
Availability	Site already functioning as a Gypsy and Traveller Site and unable to accommodate additional pitches so considered unavailable	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO





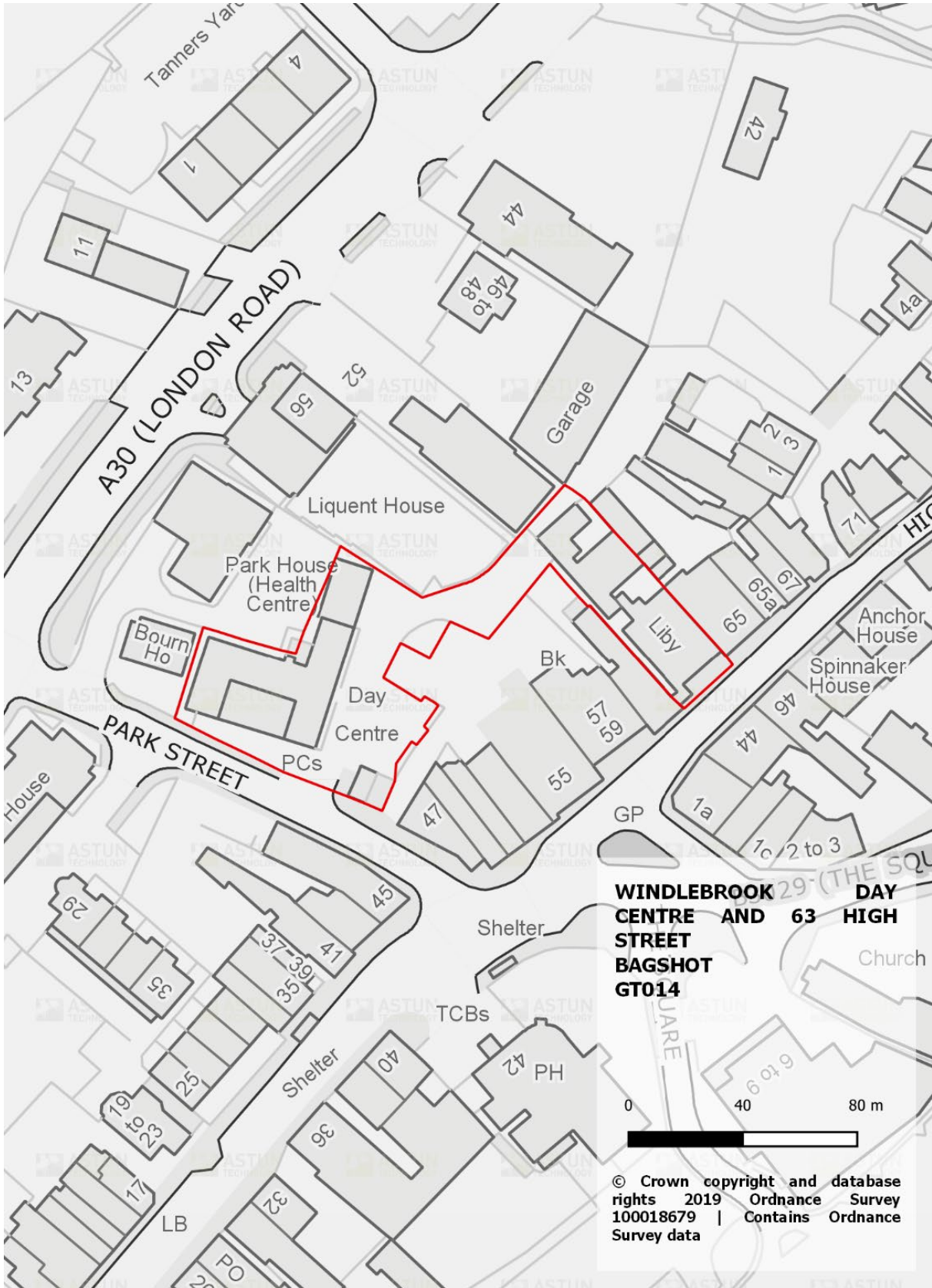
<b>Site Name</b>	<b>Windlebrook Day Centre and 63 High Street, Bagshot</b>	
<b>Ref</b>	<b>GT014</b>	
Ward	Bagshot	
Site Area (ha)	0.18	
Trees	TPO's are present on or close to the site	
Heritage	Would affect the setting and special character of the Bagshot Village Conservation Area and the Significant potential to impact upon Grade II listed building at 63 High Street.	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	not affect an employment site.	
Green Spaces	Would not affect a designated green space within a settlement area.	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG.	
Community Uses	Would result in the loss of a community facility which could not be relocated within the vicinity	
Access	Suitable access capable of being provided.	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is not known to be contaminated.	



Site Boundaries	Site is open and would require new boundary treatments	
Neighbouring Uses	Site in a central location within a town, which may give rise to privacy and noise issues.	
Availability	Taking into account need for retention of community use, known to be unavailable.	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO







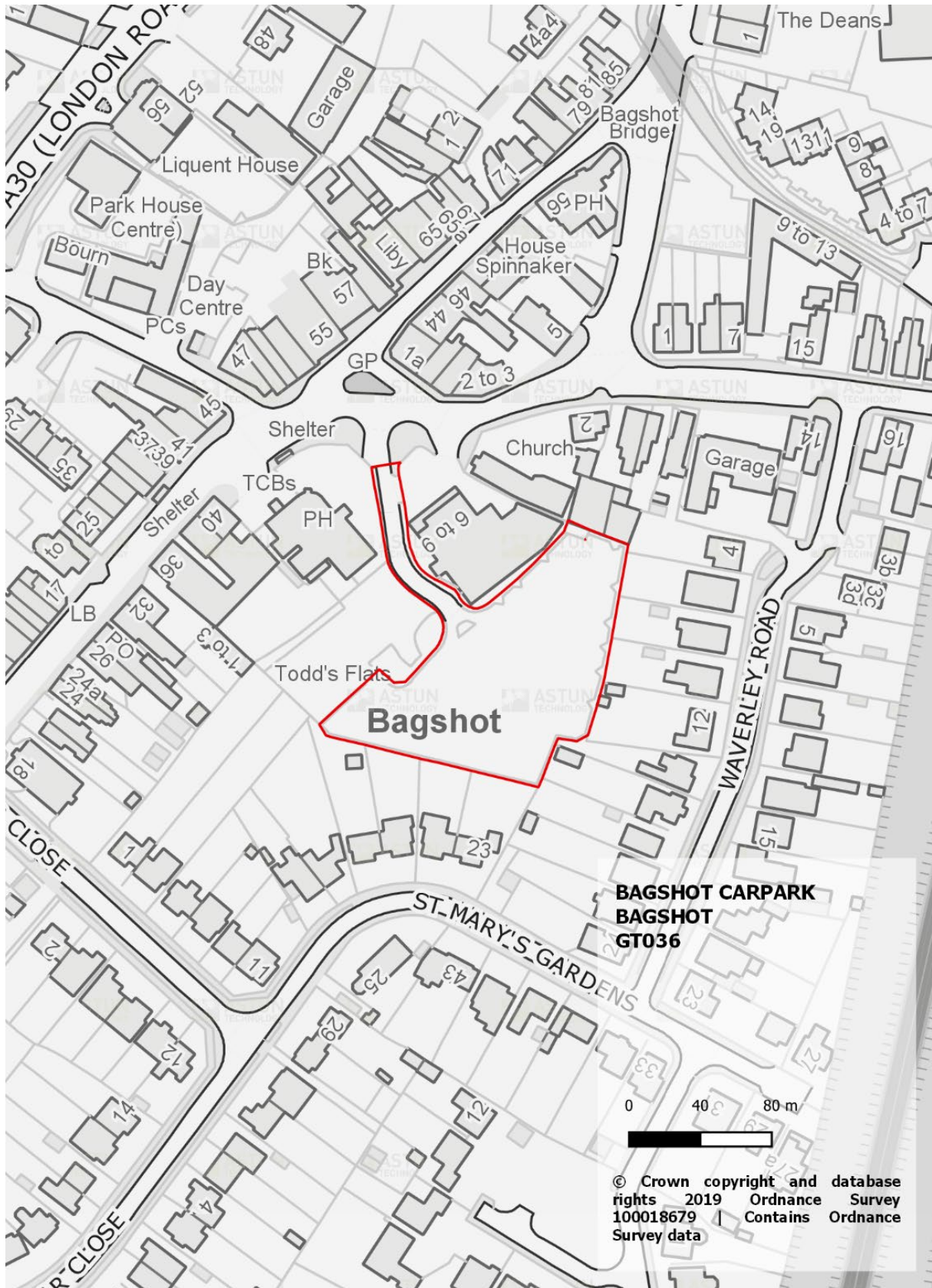
<b>Site Name</b>	<b>Bagshot Car Park</b>	
<b>Ref</b>	<b>GT036</b>	
Ward	Bagshot	
Site Area (ha)	0.35	
Trees	A protected Oak lies to the south of the site. The impact on the protected trees requires further investigation	
Heritage	The site falls within the Bagshot Village Conservation Area and adjacent to an Area of High Archaeological Potential. Consideration will need to be given to the potential of impact upon these heritage assets.	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site.	
Green Spaces	Would not affect a designated green space within a settlement area.	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG.	
Community Uses	Would not result in the loss of a community facility.	
Access	Existing site access likely to be problematic for larger vehicles.	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	



Contamination	Site is not known to be contaminated.	
Site Boundaries	boundaries are clearly demarcated	
Neighbouring Uses	Site in a central location within a town, which may give rise to privacy and noise issues.	
Availability	Availability for identified use requires further exploration; the car park is a valued facility to support local businesses.	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO





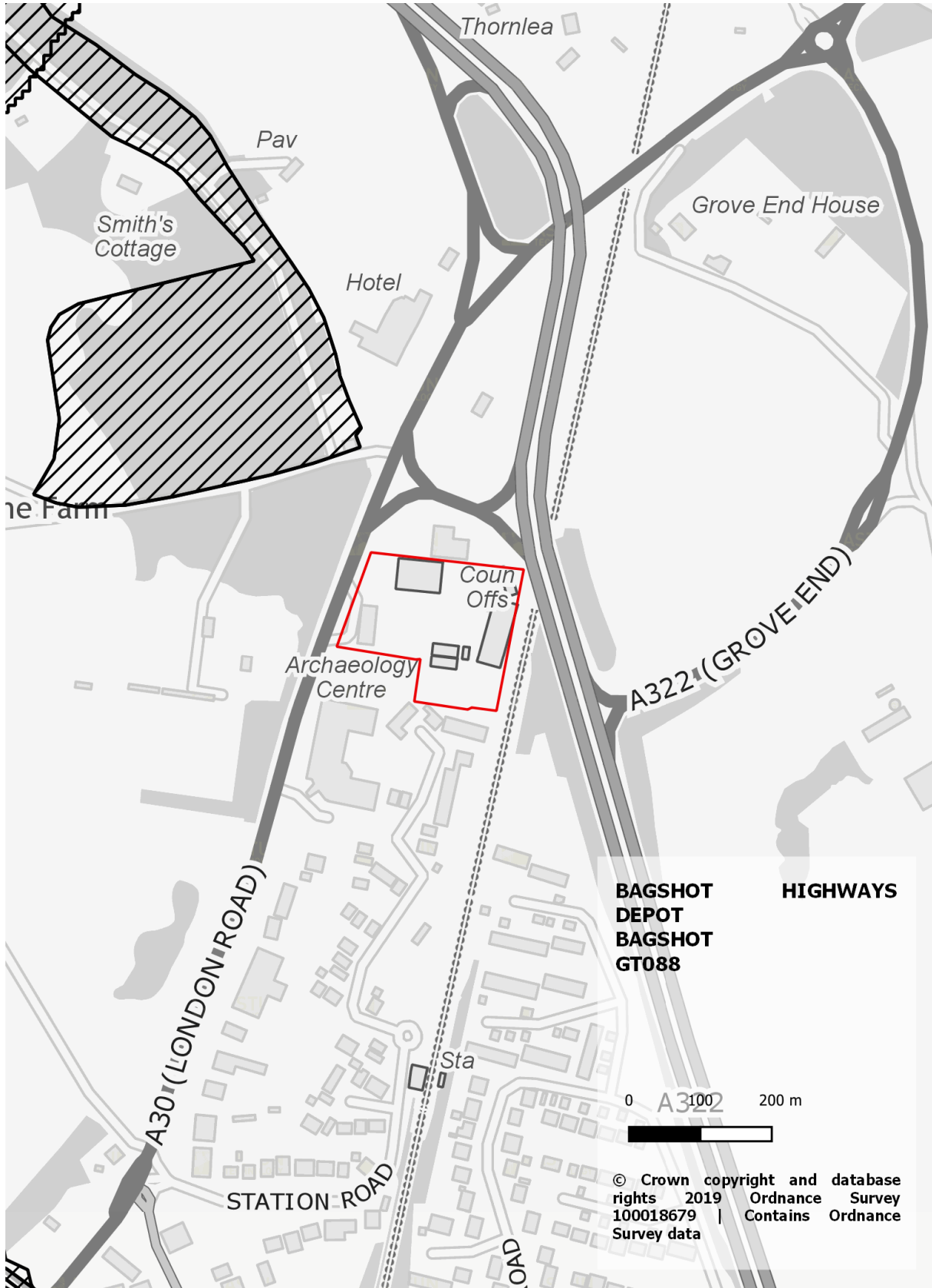


<b>Site Name</b>	<b>Bagshot Highways Depot, London Road, Bagshot</b>	
<b>Ref</b>	<b>GT088</b>	
Ward	Bagshot	
Site Area (ha)	0.97	
Trees	No TPOs are present.	
Heritage	No Heritage Assets affected.	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site.	
Green Spaces	Would not affect a designated green space.	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG.	
Community Uses	Would not result in the loss of a community facility.	
Access	Likely that suitable and safe access can be gained to the site	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is potentially contaminated as a result of depot use. Remediation would need to be explored.	



Site Boundaries	Site is partially open and new boundary treatments would be required.	
Neighbouring Uses	Site situated in edge of settlement location which would afford occupants a degree of privacy, however surrounding infrastructure may give rise to significant noise.	
Availability	Site is not known to be available for a Gypsy and Traveller use, with Surrey County Council understood to be promoting the site for elderly care accommodation.	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO





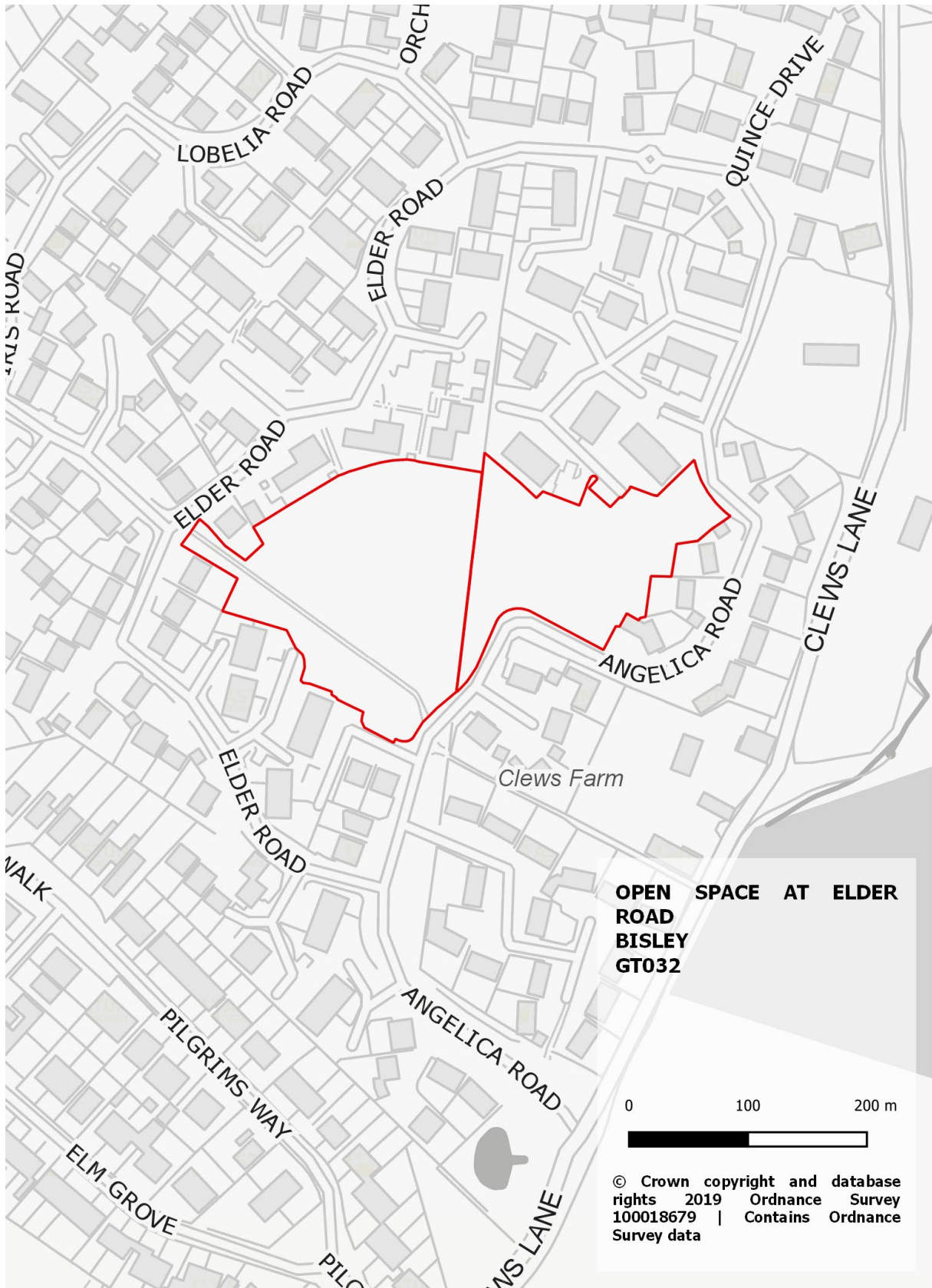
<b>Site Name</b>	<b>Open Space at Elder Road, Bisley</b>	
<b>Ref</b>	<b>GT032</b>	
Ward	Bisley and West End	
Site Area (ha)	1.39	
Trees	No TPOs are present.	
Heritage	No Heritage Assets affecte	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	The site is a significant distance from main roads and is likely to be difficult to access by larger vehicles.	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is not known to be contaminated	





Site Boundaries	Site is partially open and would require new boundary treatments	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements.	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		No





<b>Site Name</b>	<b>Play Area, Clews Lane, Bisley</b>	
<b>Ref</b>	<b>GT112</b>	
Ward	Bisley and West End	
Site Area (ha)	0.15	
Trees	No TPOs are present on or close to the site.	
Heritage	No Heritage Assets are present on or close to the site.	
Green Belt	Would not result in development within the Green Belt.	
C'Side	Would not result in development within the countryside.	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	An SNCI would not be affected.	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG.	
Community Uses	Would not result in the loss of a community facility.	
Access	The site is very likely to benefit from suitable and safe access for the use proposed.	
Ground Conditions	Site shape is not considered conducive to providing pitches.	
Contamination	Site is not known to be contaminated.	



Site Boundaries	Boundaries are generally clearly demarcated	
Neighbouring Uses	Site may be incompatible with neighbouring uses, but the impact requires further investigation	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO





Site Name	<b>Depot, Doman Road, Camberley</b>	
Ref	<b>GT004</b>	
Ward	St Michaels	
Site Area	1.76	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would result in the loss of an employment use on a strategic site that does not that fall within the LEP's four key priority sectors. The Depot does not contribute to the strategic function of the site and could be relocated if an alternative location was identified	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would be subject to sequential and exception tests	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	Suitable access capable of being provided	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	





Contamination	The site lies adjacent to Sewage Treatment Works and has established industrial use in itself, with potential for contamination. Remediation would need to be explored	
Site Boundaries	Boundaries are clearly demarcated	
Neighbouring Uses	Site likely to be incompatible with neighbouring uses owing to presence of industrial uses and STW.	
Availability	Existing uses would need to be decanted.	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3		NO





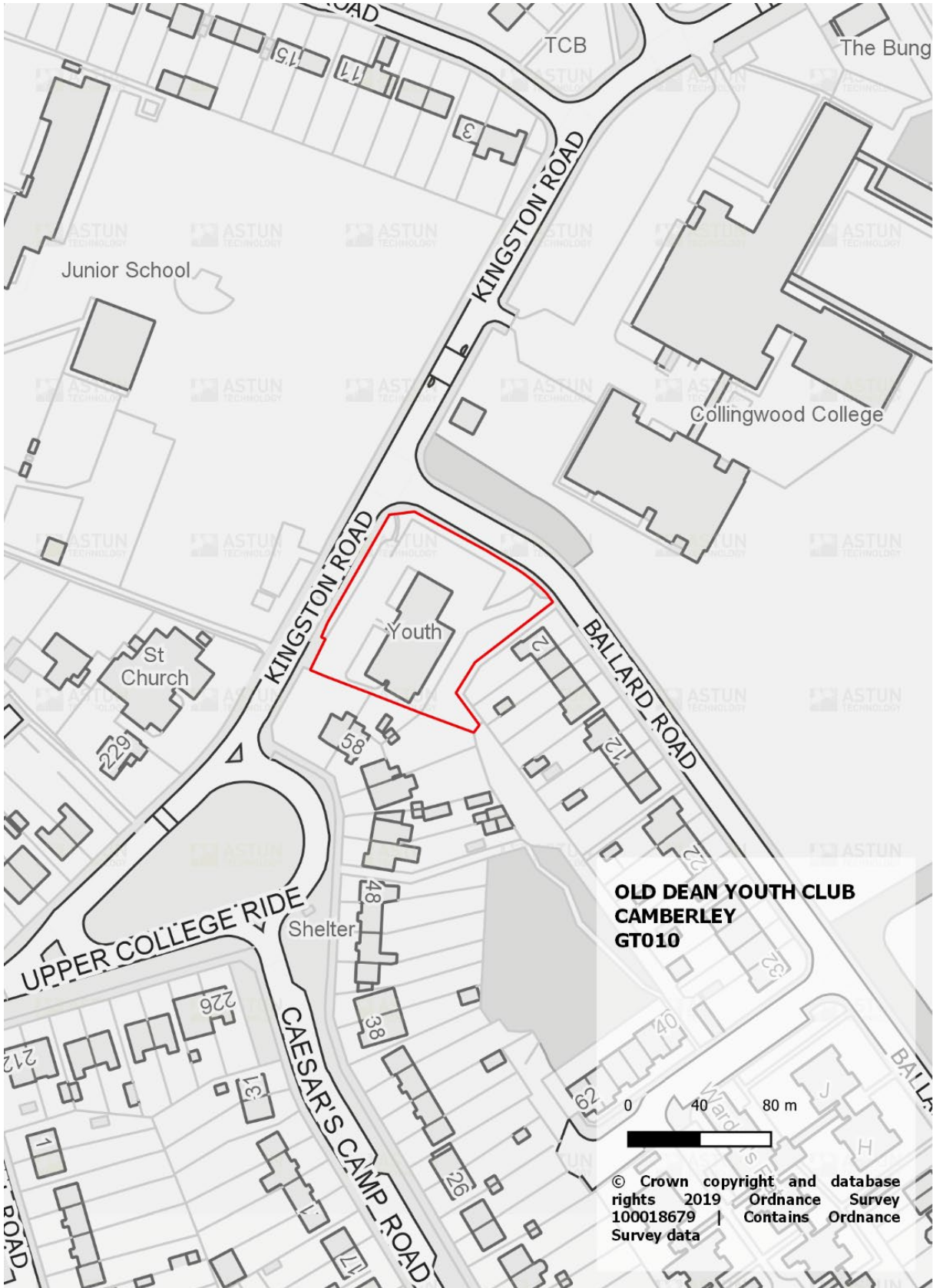


<b>Site Name</b>	<b>Old Dean Youth Club, Camberley</b>	
<b>Ref</b>	<b>GT010</b>	
Ward	Old Dean	
Site Area (ha)	0.23	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area.	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG.	
Community Uses	Would result in the loss of Old Dean Youth Club but opportunities to relocate the facility to within the adjacent 400m Buffer Zone could be explored	
Access	Suitable access capable of being provided	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is not known to be contaminated.	



Site Boundaries	Site boundaries clearly demarcated.	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3		NO



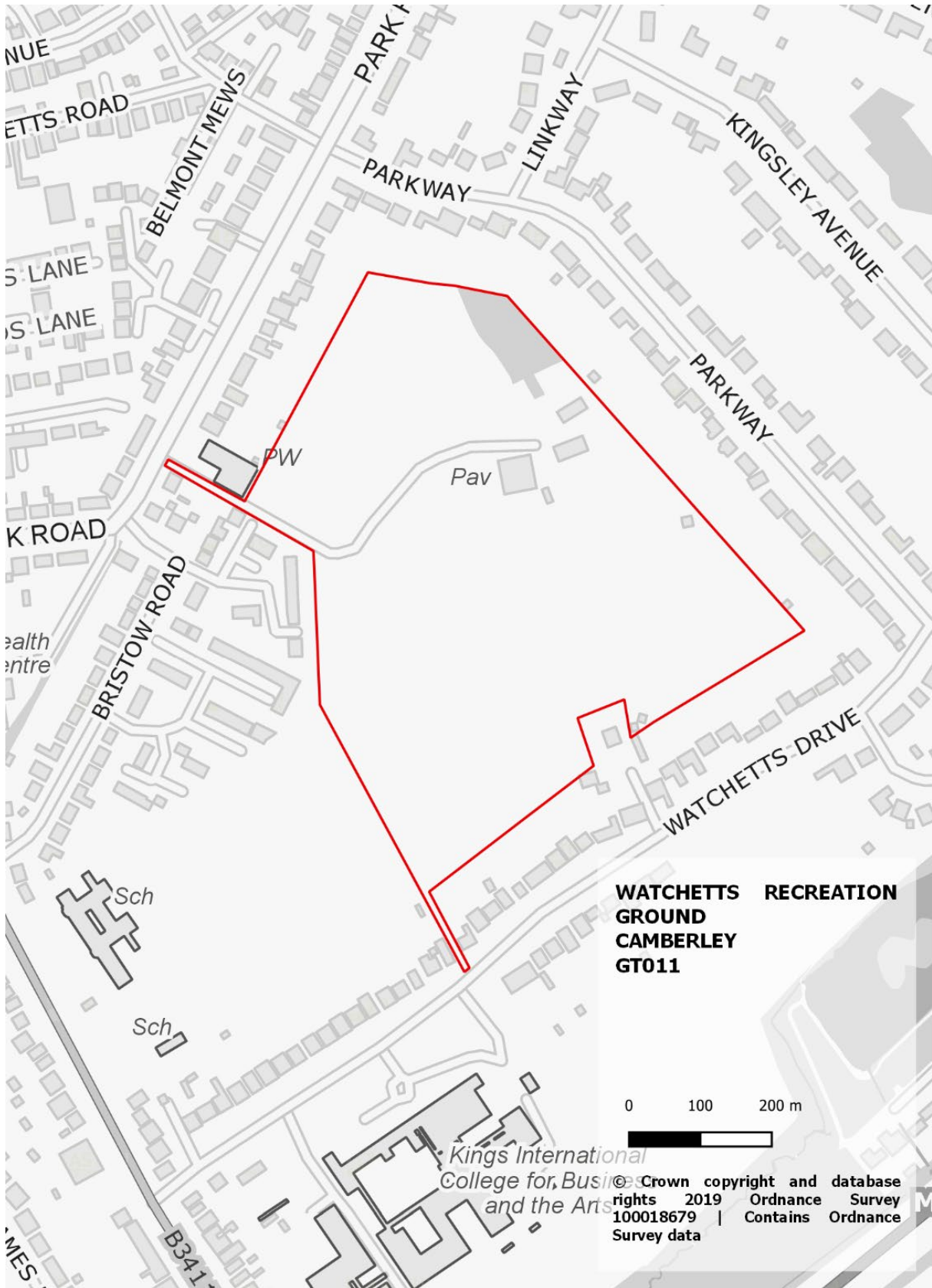


<b>Site Name:</b>	<b>Watchetts Recreation Ground, Camberley</b>	
<b>Ref:</b>	<b>GT011</b>	
Ward	Watchetts	
Site Area (ha)	9.12	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Community facilities are located within the site, however the site would be large enough to accommodate a G&T site and the existing facilities in tandem	
Access	The site is accessed from a long and narrow single track road. Suitable and safe access for caravans and trailers unlikely to be gained to the site	



Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is not known to be contaminated.	
Site Boundaries	Site is large and not all land would be required to meet needs, requiring new boundary treatments to be established	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements, although the size of the site may provide some flexibility in this respect	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3		NO







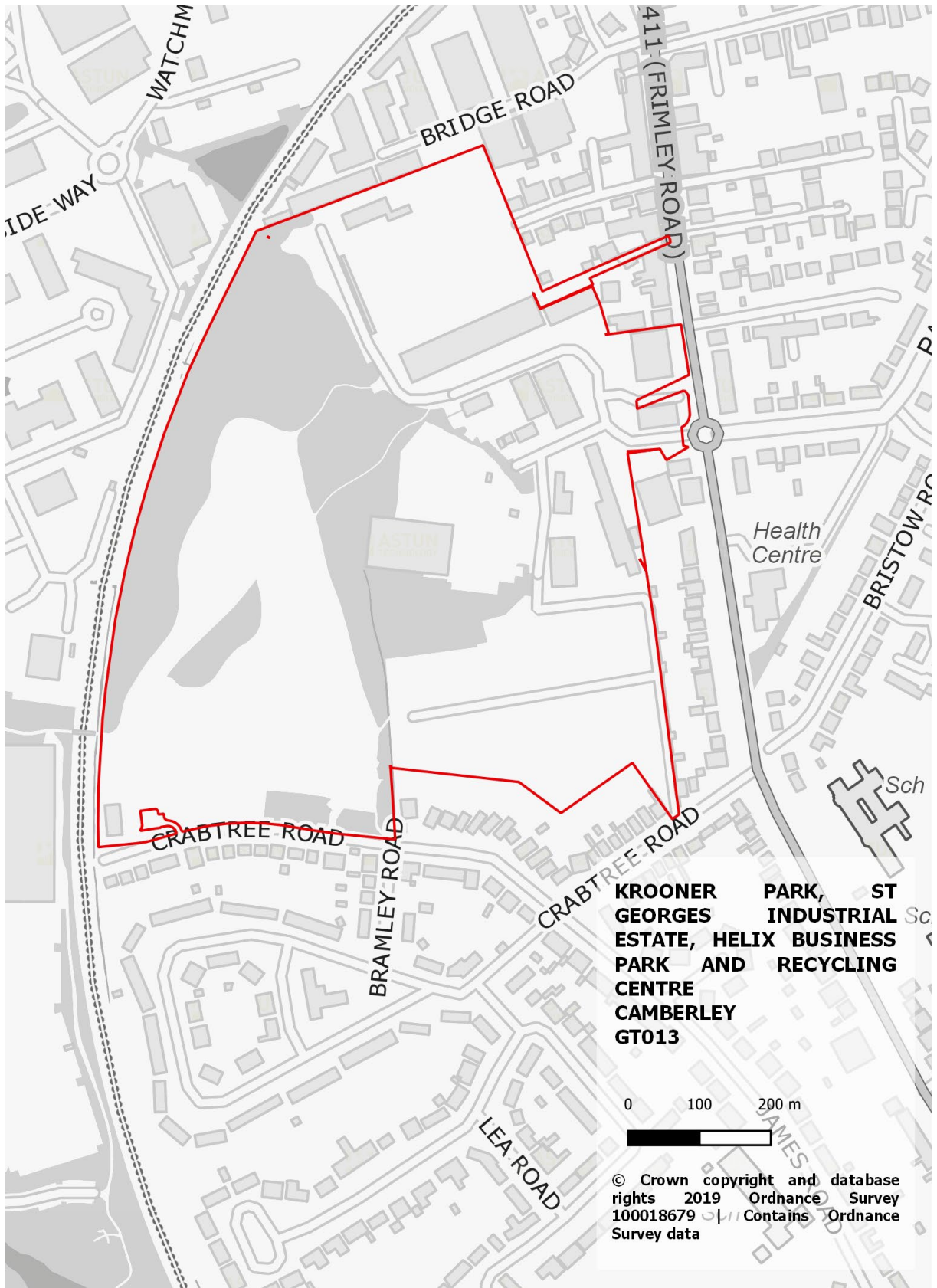
Site Name	<b>Krooner Park, St Georges Industrial Estate, Helix Business Park and Recycling Centre, Camberley</b>	
Ref	<b>GT013</b>	
Ward	Watchetts	
Site Area (ha)	14.58	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Site incorporates a locally important employment site, however the land parcel is of sufficient size that impact could be avoided	
Green Spaces	Would affect a designated green space within a settlement area, comprising Crabtree Park, a skate park and Crabtree Road Allotments, the Borough's largest allotments, at over 100 plots. All allotments within the Borough are at capacity. The area is significant in size and not all of the area would be needed to deliver pitches and plots, however it is likely that there would be some loss of green space, which is highly valued in the local community.	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	



Access	Suitable access capable of being provided	
Ground Conditions	Shape/ground conditions/levels may be conducive to providing pitches	
Contamination	Site is known to have significant contamination issues owing to presence of allotments, historic landfill and neighbouring industrial uses. Opportunity for remediation would need to be explored	
Site Boundaries	Site is partially open and would require some new boundary treatments to create enclosure	
Neighbouring Uses	Site may be incompatible with neighbouring uses, owing to presence of commercial and residential development. Requires further investigation.	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3		NO





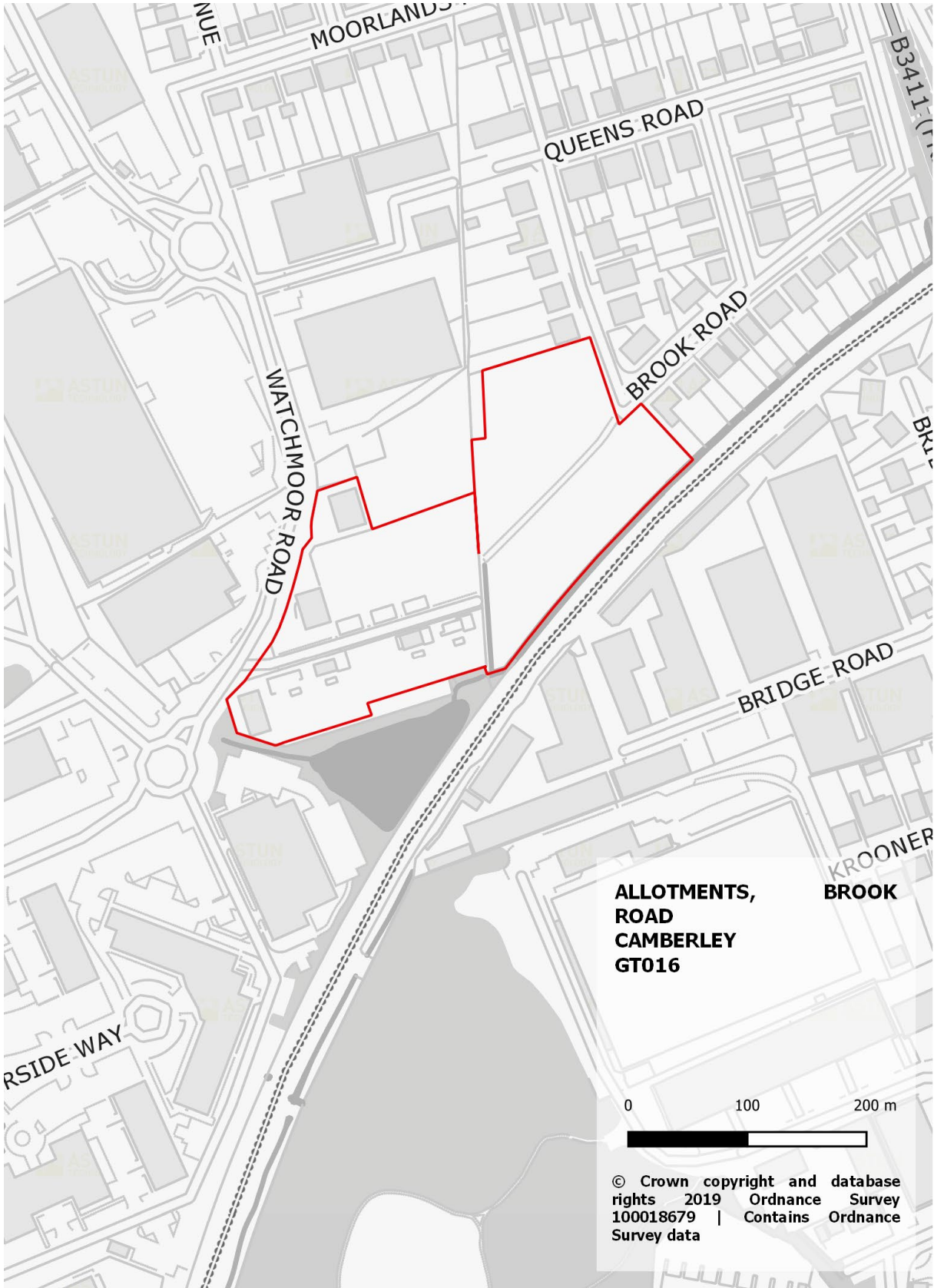


<b>Site Name</b>	<b>Allotments, Brook Road</b>	
<b>Ref</b>	<b>GT016</b>	
Ward	St Michaels	
Site Area (ha)	1.45	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site.	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG.	
Community Uses	Would not result in the loss of a community facility.	
Access	There is potential for the site to be accessed but requires further investigation	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	



Contamination	Site is potentially contaminated through historic uses as substation and allotments. Remediation would need to be explored.	
Site Boundaries	Site is open and would require new boundary treatments	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Site unlikely to be available – part of site comprises electricity distribution site; remainder is allotments.	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3		NO





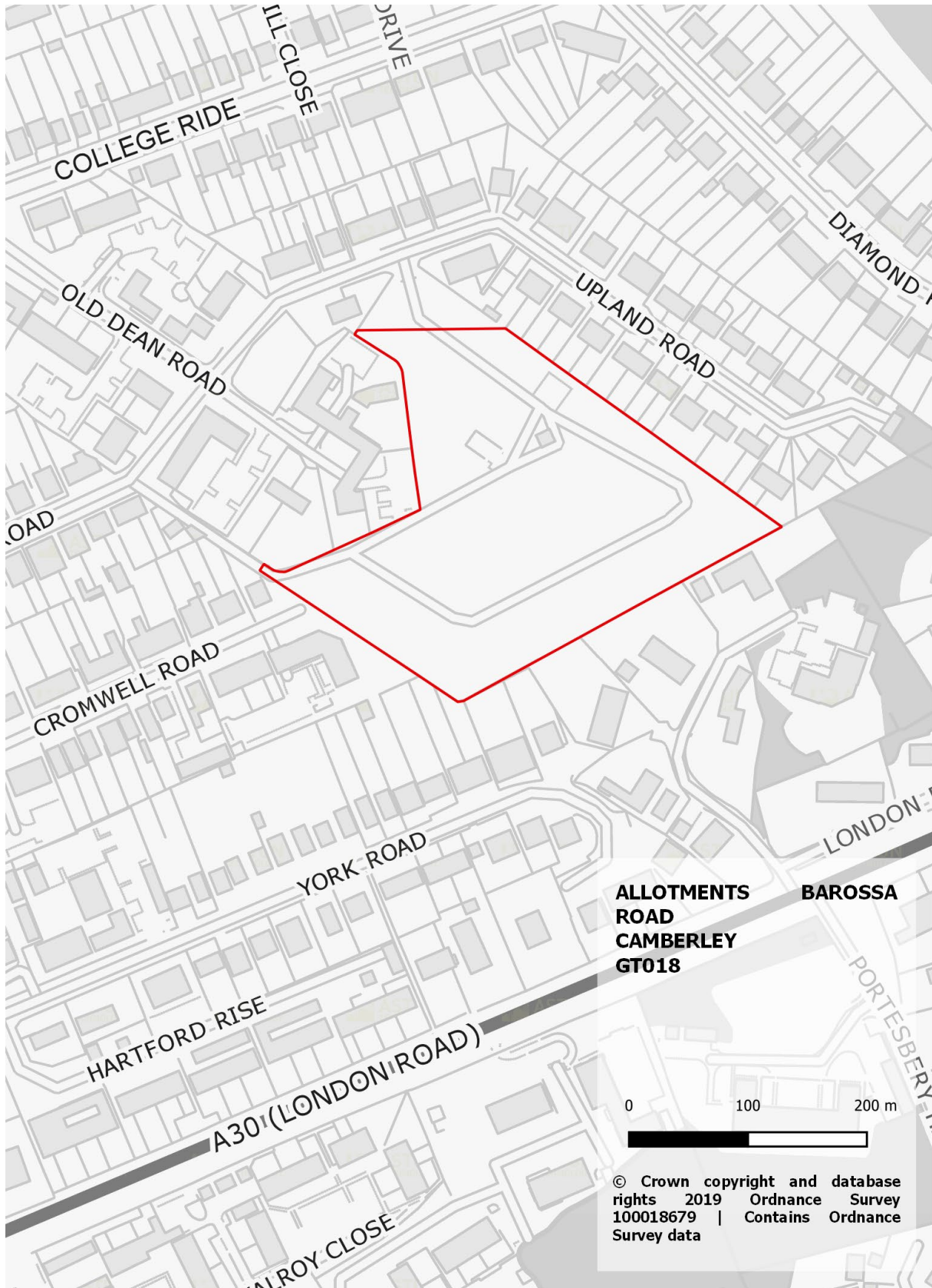
<b>Site Name</b>	<b>Allotments Barossa Road, Camberley</b>	
<b>Ref</b>	<b>GT018</b>	
Ward	Town	
Site Area (ha)	1.76	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space providing allotments within a settlement area. The impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG.	
Community Uses	Would not result in the loss of a built community facility.	
Access	Not considered that suitable access can be gained to the site, given limited options for access, distance from main roads and extent of on-road parking	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	



Contamination	Site is potentially contaminated as a result of current allotment use. Remediation would need to be explored.	
Site Boundaries	boundaries are clearly demarcated	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements.	
Availability	Site comprises allotments, and is a valued facility. These would need to be relocated.	
Accessibility	Site lies within a desirable distance from all infrastructure	
Notes		
Take through to Stage 3		NO







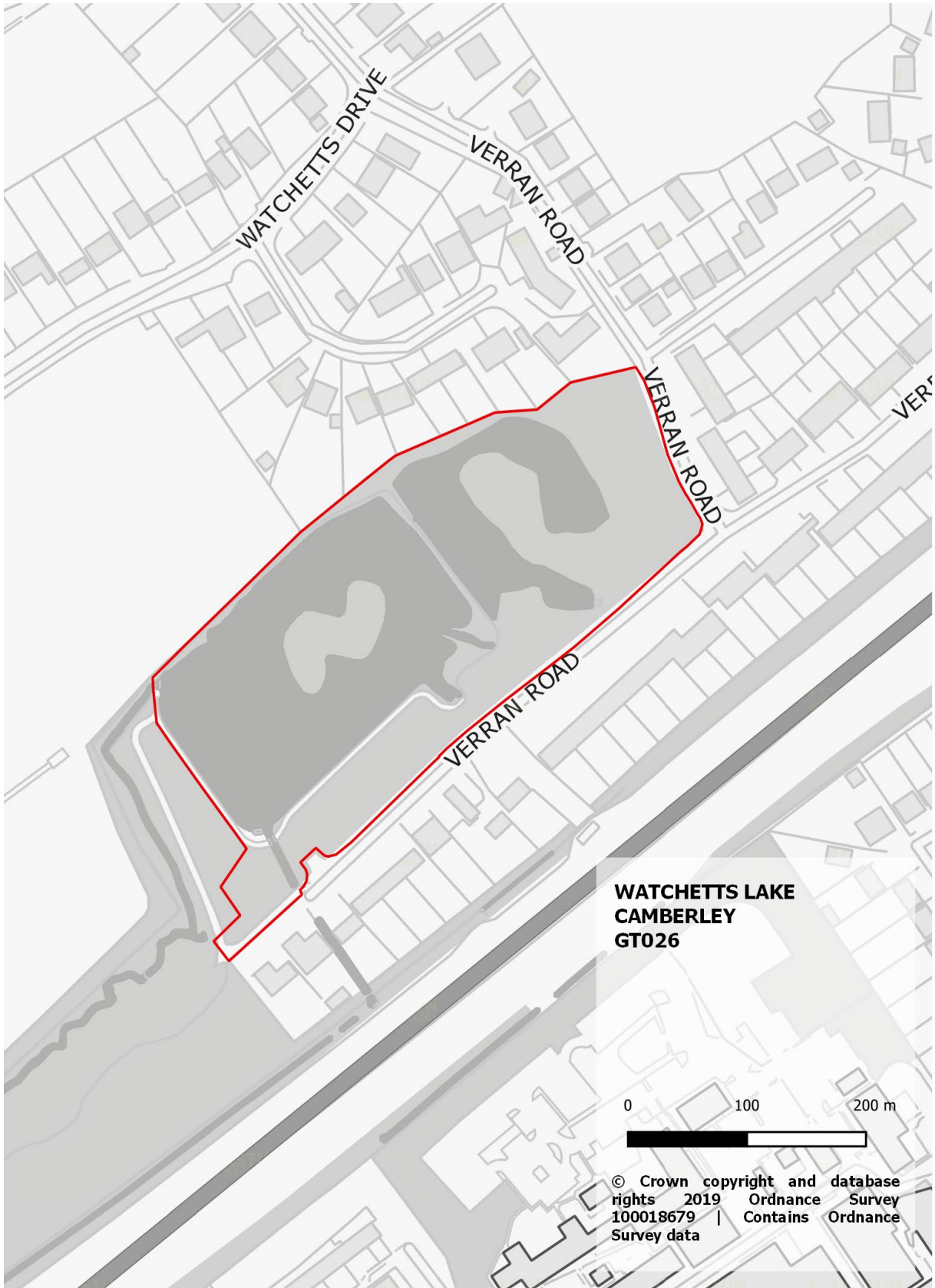
<b>Site Name</b>	<b>Watchetts Lake, Camberley</b>	
<b>Ref</b>	<b>GT026</b>	
Ward	Watchetts	
Site Area (ha)	2.55	
Trees	An Area TPO covers the site and the impact on the protected trees requires further investigation	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	There is potential for the site to be accessed but requires further investigation	
Ground Conditions	Site principally comprises lakes and is not conducive to providing pitches	
Contamination	Site is not known to be contaminated	





Site Boundaries	boundaries are clearly demarcated by trees	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3		NO



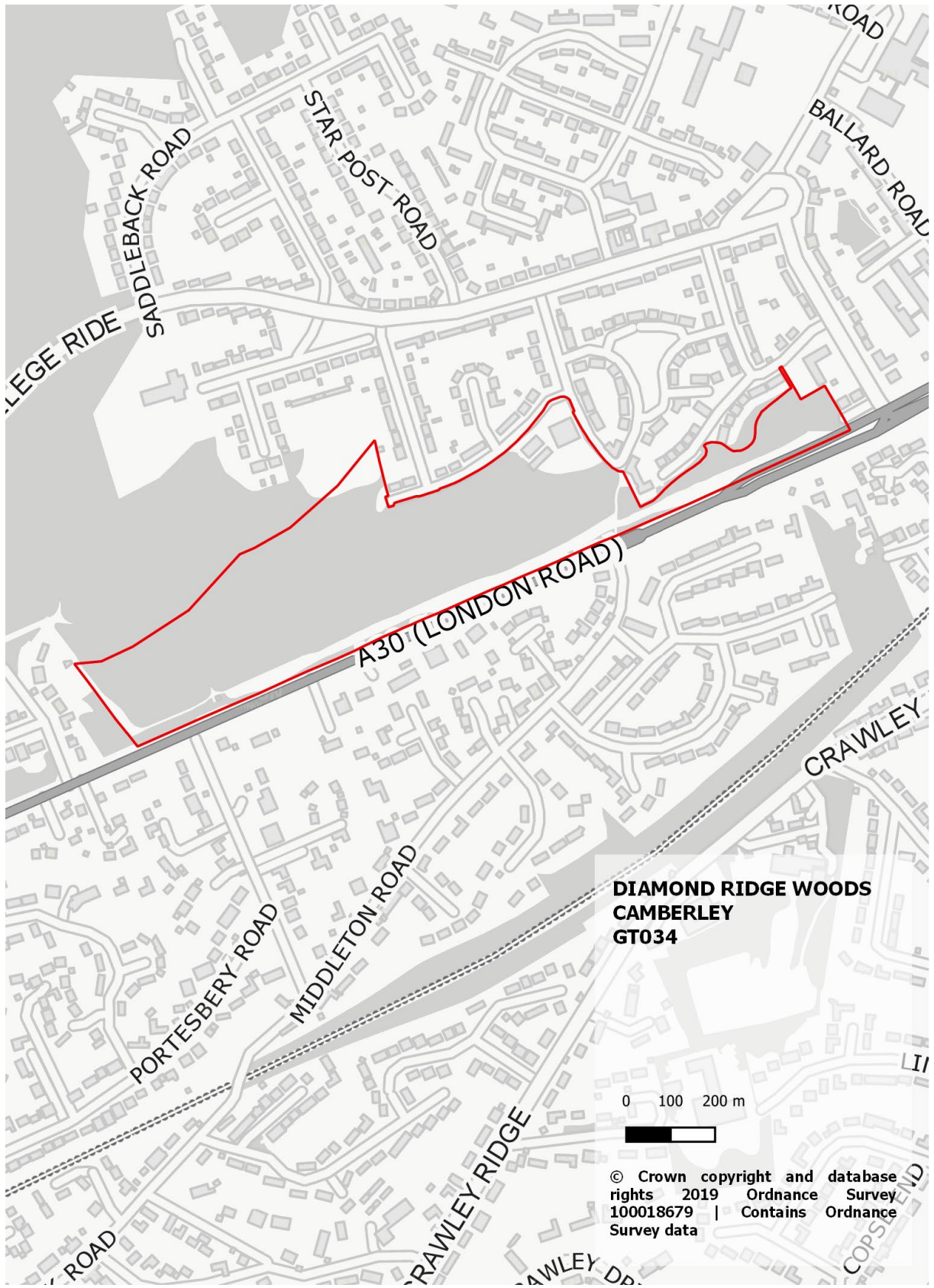


<b>Site Name: Diamond Ridge Woods, Camberley</b>		
<b>Ref:</b>	<b>GT034</b>	
Ward	Old Dean	
Site Area	27.25	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The site is largely comprised of SANG, however some land lies beyond the identified SANG	
Community Uses	The provision of Gypsy and Traveller or Travelling Showpeople accommodation would result in the loss of an existing community facility, comprising Judo and Boxing Clubs. There may be potential to relocate these elsewhere within the Old Dean estate and it is understood that both Judo and Boxing Clubs are amenable to being relocated if an alternative site can be identified	
Access	There is potential for the site to be accessed from Upper College Ride and Turf Hill Road	



Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is not known to be contaminated	
Site Boundaries	Site is open and would require new boundary treatments	
Neighbouring Uses	Site is in an edge of settlement location	
Availability	Availability for identified use requires further exploration.	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes	Despite exclusionary ranking in respect of SANGS, not all of the site constitutes SANG. As such the site has been carried forward	
Take through to Stage 3		YES





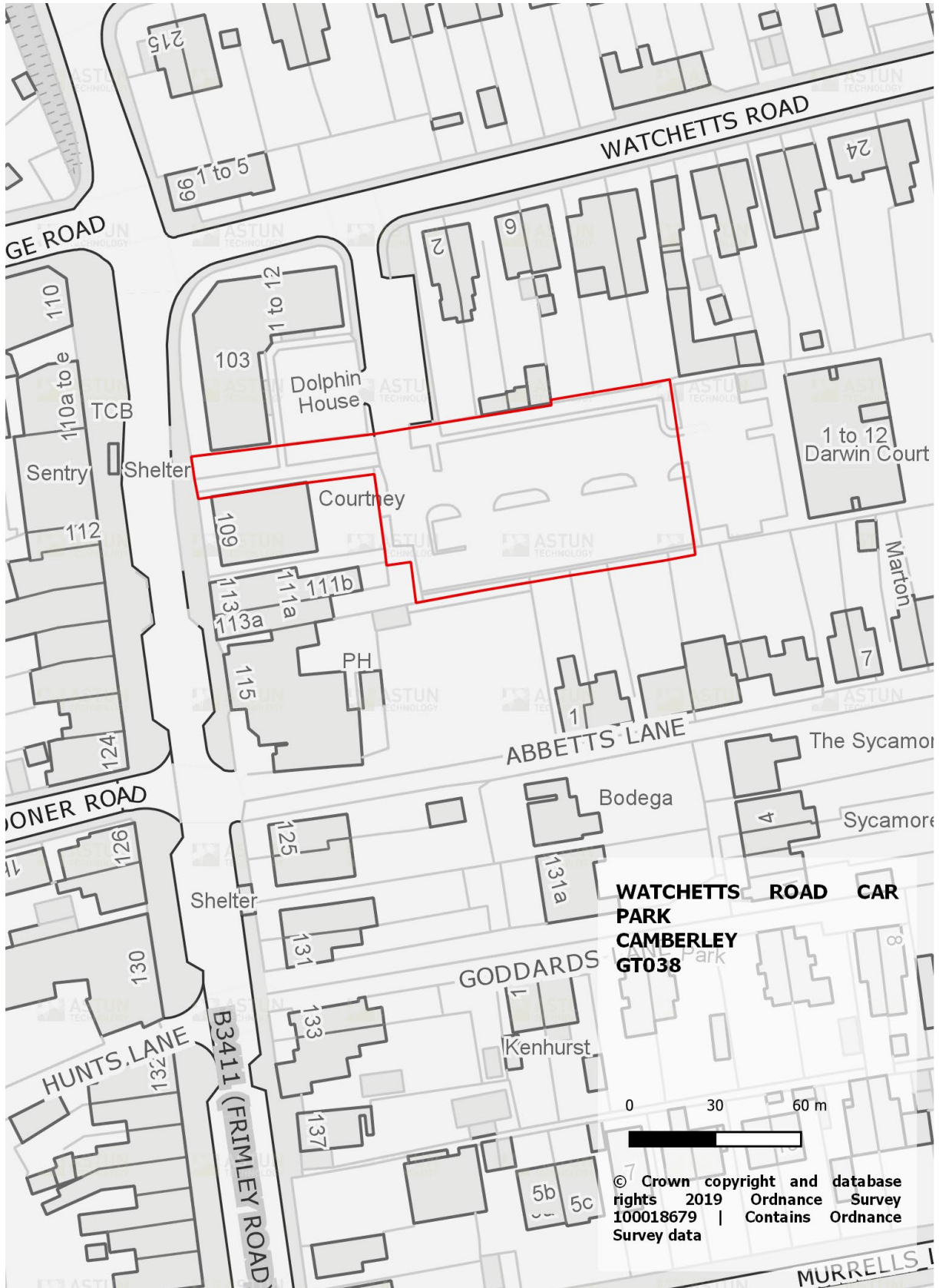
<b>Site Name</b>	<b>Watchetts Road Car Park, Camberley</b>	
<b>Ref</b>	<b>GT038</b>	
Ward	Watchetts	
Site Area (ha)	0.18	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	Suitable and safe access unlikely to be gained to the site	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is not known to be contaminated	





Site Boundaries	boundaries are relatively clearly demarcated	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for identified use requires further exploration, however the car park is a valued facility.	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3		NO





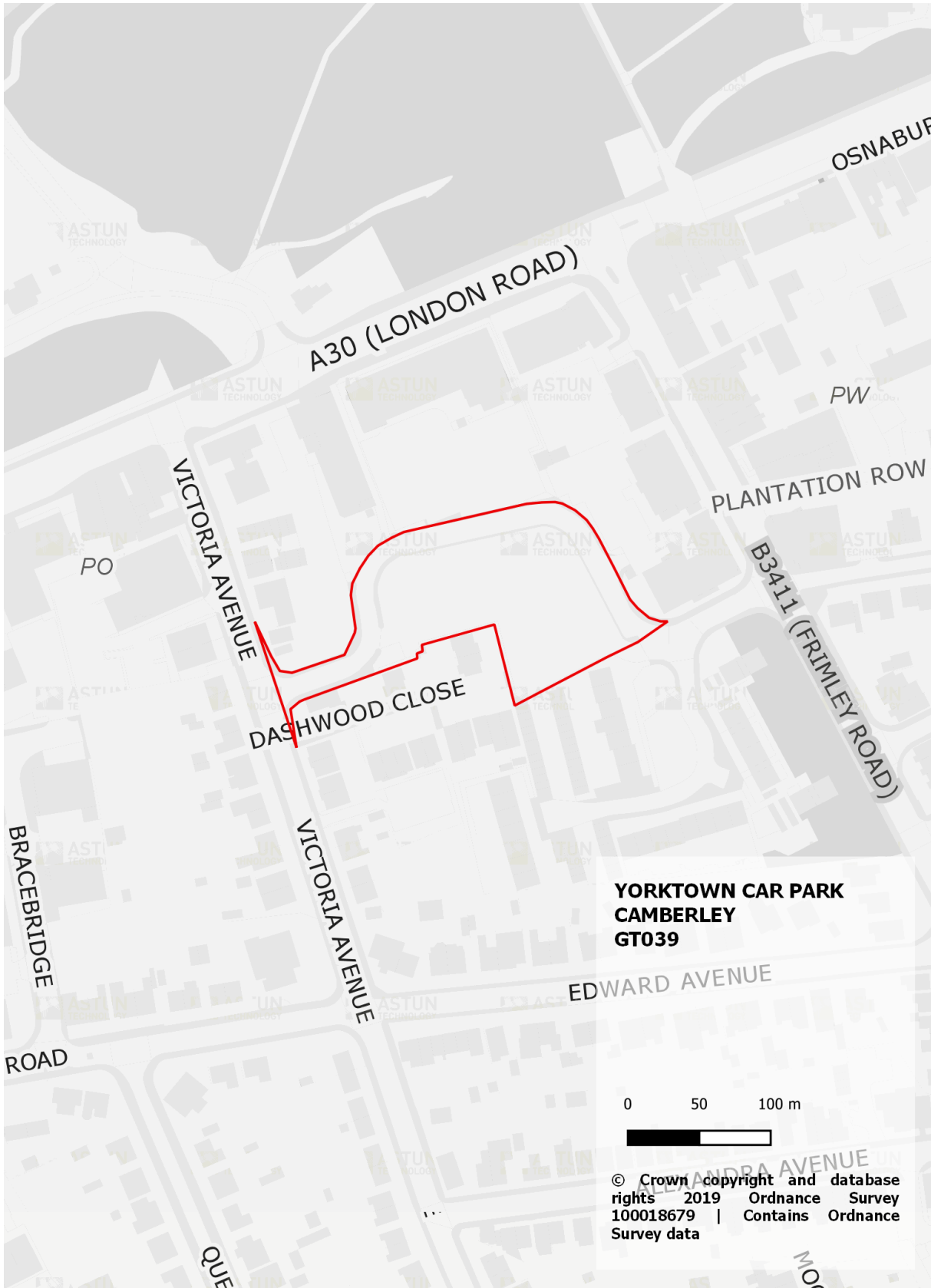


<b>Site Name</b>	<b>Yorktown Carpark, Camberley</b>	
<b>Ref</b>	<b>GT039</b>	
	St Michaels	
Site Area	0.5	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility; the car park supports local businesses but is rarely at capacity	
Access	Suitable access capable of being provided	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	



Contamination	Land that adjoins the site to the north east, west and south all has potential for low risk contamination as a result of a former engineering use. Notwithstanding this, the majority of these areas have already been redeveloped for residential and commercial uses	
Site Boundaries	Site is partially open and would require new boundary treatments	
Neighbouring Uses	Site lies within an area of mixed use and is bound to the north and west by commercial properties and the south and east by residential properties. There is some risk that future site occupiers would not benefit from a good level of privacy. There are no notable air quality or noise issues within the locality.	
Availability	Availability for identified use requires further exploration, with particular regard to the loss of a the car park use	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3		YES



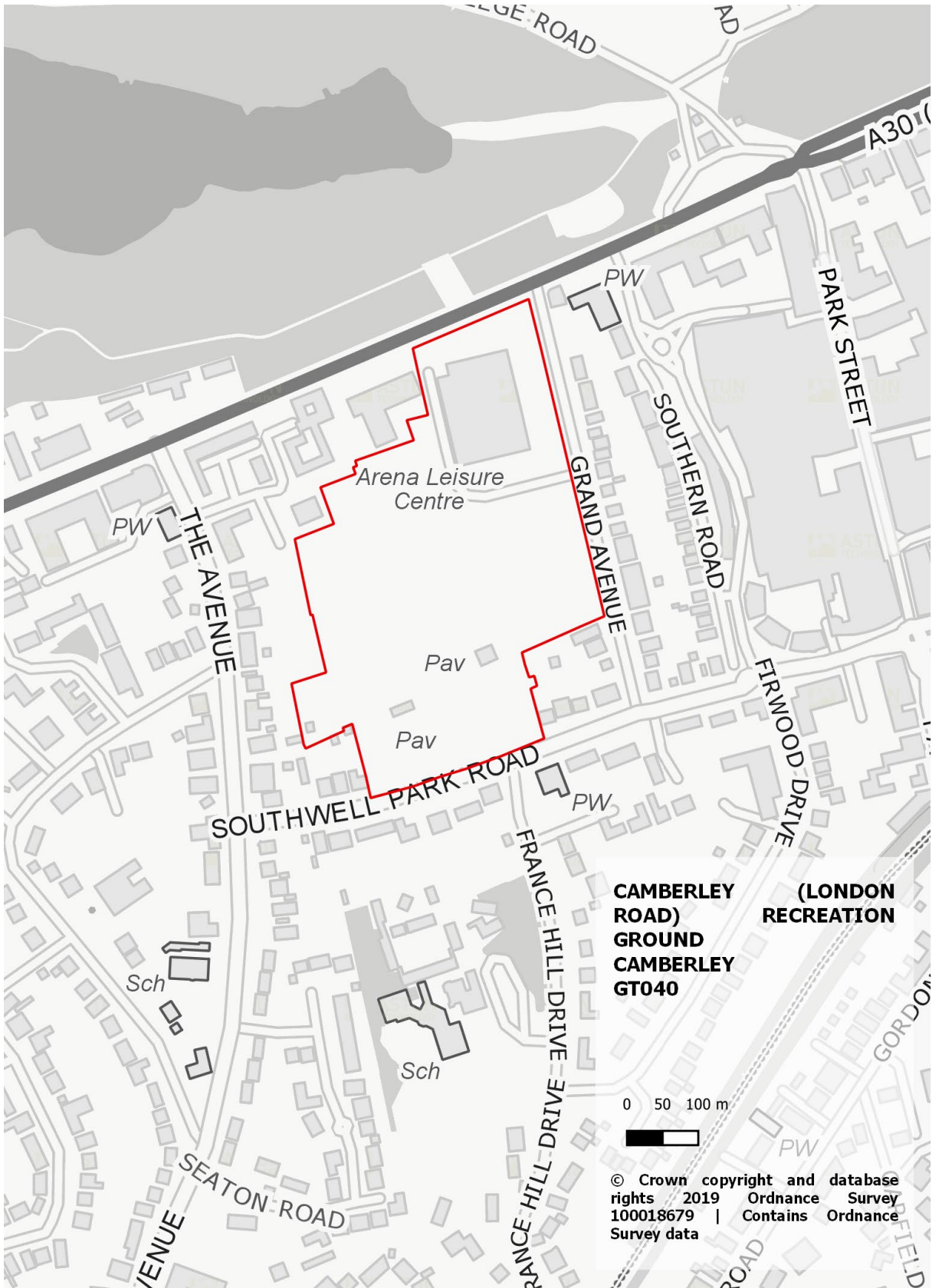


<b>Site Name</b>	<b>Camberley (London Road) Recreation Ground, Camberley</b>	
<b>Ref</b>	<b>GT040</b>	
Ward	St Michaels	
Site Area	4.7	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Has potential to result in the loss of a community facility which could not be relocated, but could realistically be accommodated alongside the community use	
Access	There is potential for the site to be accessed but requires further investigation	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	



Contamination	Site is not known to be contaminated.	
Site Boundaries	Site is open and would require new boundary treatments	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for identified use requires further exploration	
Accessibility	Site lies within a desirable distance from all infrastructure	
Notes		
Take through to Stage 3:		NO





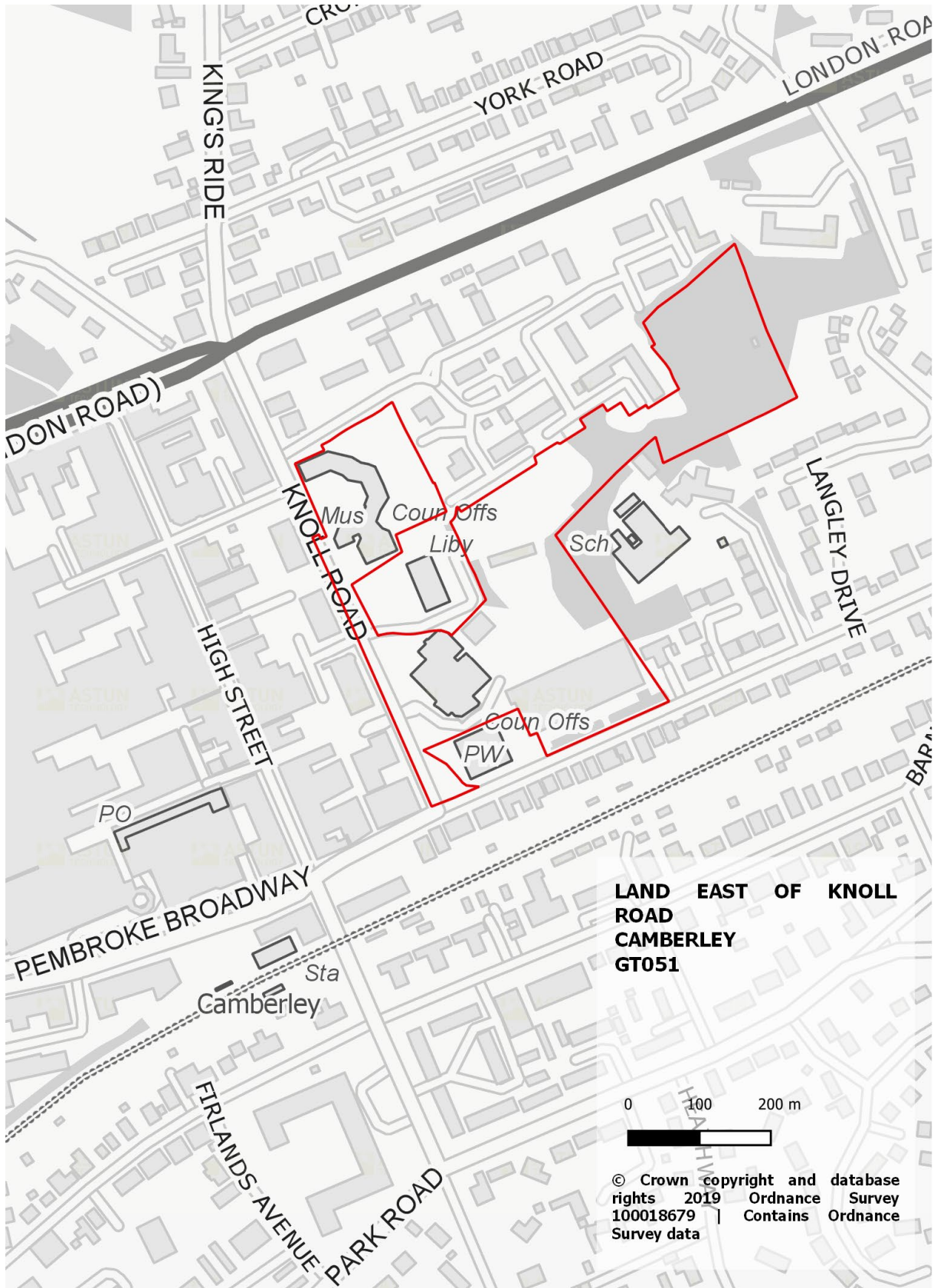
<b>Site Name</b>	<b>Land East of Knoll Road, Camberley</b>	
<b>Ref</b>	<b>GT051</b>	
Ward	Town	
Site Area	4.31	
Trees	A number of Area and Group TPO's are located throughout the site. The impact on the protected trees requires further investigation	
Heritage	The Obelisk lies within the north eastern most part of the site and is subject to local listing. The impact on the heritage asset requires further investigation.	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	The provision of pitches could result in the loss of a number of community facilities, however consideration could be given as to whether these could be relocated	
Access	Suitable access capable of being provided	



Ground Conditions	Shape/ground conditions/levels are mostly conducive to providing pitches	
Contamination	Site is not known to be contaminated	
Site Boundaries	The provision of pitches is likely to require additional boundary treatments to be provided	
Neighbouring Uses	Given size of site and nature of surrounding uses, unlikely to give rise to any compatibility issues	
Availability	Known to be unavailable for the proposed use	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO







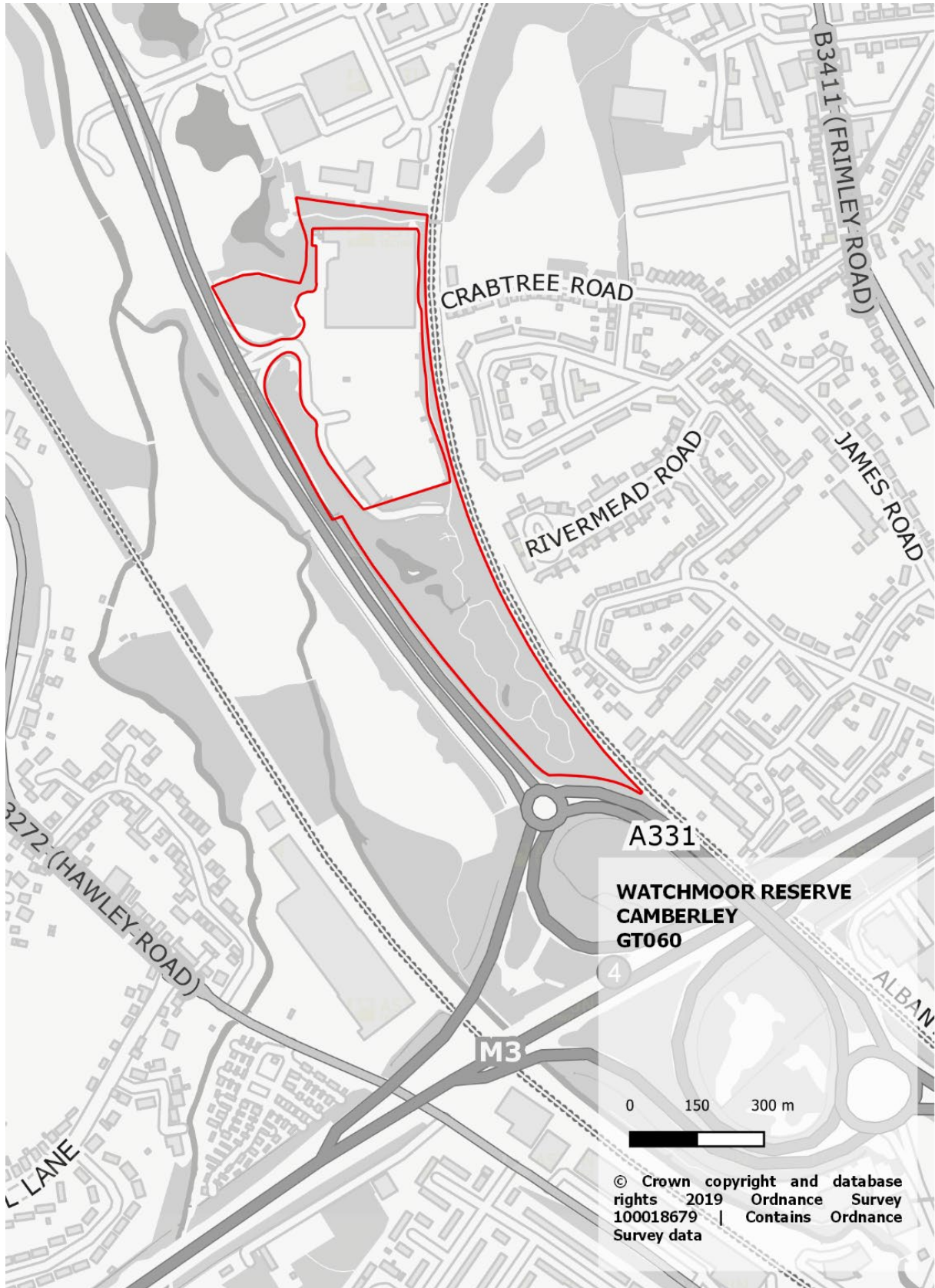
Site Name	<b>Watchmoor Reserve, Camberley</b>	
Ref	<b>GT060</b>	
Ward	Watchetts	
Site Area (ha)	5.41	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would result in the development of the countryside within a tree'd area bound by the A331 to the south east and south west, a trainline to the north east, and a supermarket to the north west	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	The site falls within Flood Zone 2 and as such, Sequential and Exception Tests would be required	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	Suitable access capable of being provided	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches, subject to some tree clearance	



Contamination	The northernmost part of the site is identified as having a risk of contamination as a former landfill use. Remediation would need to be explored and implemented, if necessary	
Site Boundaries	The site exhibits a wooded character and as such clearly demarcated boundaries could be provided	
Neighbouring Uses	Site is close bound by highways and railway infrastructure, which are noise generating uses. Notwithstanding this, as a result of the wooded characteristics of the site and its size noise or pollution issues may be mitigated. Would require further exploration	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes	Although not designated as a green space within a settlement area, the site comprises an area of semi-natural Green Space which is recognised as performing well in respect of quality and value in the Open Space Assessment 2016. Notwithstanding this, there is some understanding that anti-social behaviour affects the desirability of the site as a recreational facility.	
Take through to Stage 3:		YES







<b>Site Name</b>	<b>Open Space, Caesars Camp Road, Camberley</b>	
<b>Ref</b>	<b>GT063</b>	
Ward	Old Dean	
Site Area (ha)	0.2	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	No suitable and safe access can be gained to the site	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is not known to be contaminated.	



Site Boundaries	boundaries are clearly demarcated	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements, if the site was accessible	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		NO







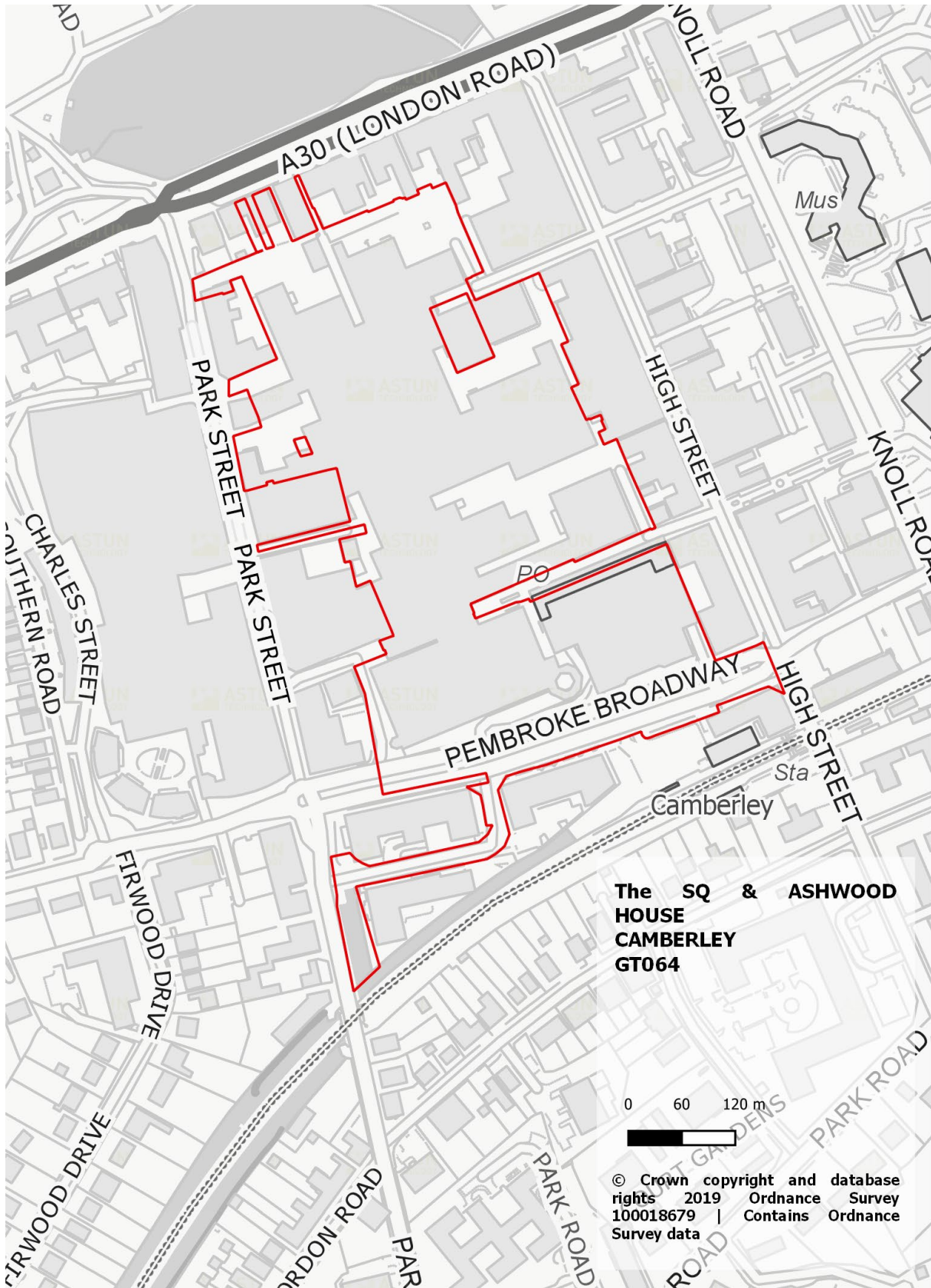
<b>Site Name</b>	<b>The Square &amp; Ashwood House, Camberley</b>	
<b>Ref</b>	<b>GT064</b>	
Ward	Town	
Site Area (ha)	5.56	
Trees	No TPOs are present	
Heritage	One locally listed property present on the High Street. Impact upon the heritage asset would need to be assessed but given the size of the site, there is unlikely to be any significant impact upon the asset or its setting	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	Suitable access capable of being provided	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	





Contamination	Site is not known to be contaminated	
Site Boundaries	The provision of pitches is likely to require additional boundary treatments to be provided	
Neighbouring Uses	Site may be incompatible with neighbouring uses, but requires further investigation	
Availability	Known to be unavailable for the proposed use	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		NO





<b>Site Name</b>	<b>Land at Clarence Drive, Wellington Park, Camberley</b>	
<b>Ref</b>	<b>GT080</b>	
Ward	St Pauls	
Site Area (ha)	0.49	
Trees	Four Group Orders cover parts of the site. The impact on the protected trees requires further investigation	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would affect an un-designated employment site. Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	No suitable and safe access can be gained to the site	
Ground Conditions	Ground conditions/shape/levels unlikely to be conducive to providing pitches owing to size and shape	
Contamination	Site is potentially contaminated as a result of former use. Remediation would need to be explored	



Site Boundaries	Site is open and would require new boundary treatments	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for identified use requires further exploration	
Accessibility	Site exceeds maximum distance from all infrastructure	
Notes		
Take through to Stage 3:		NO





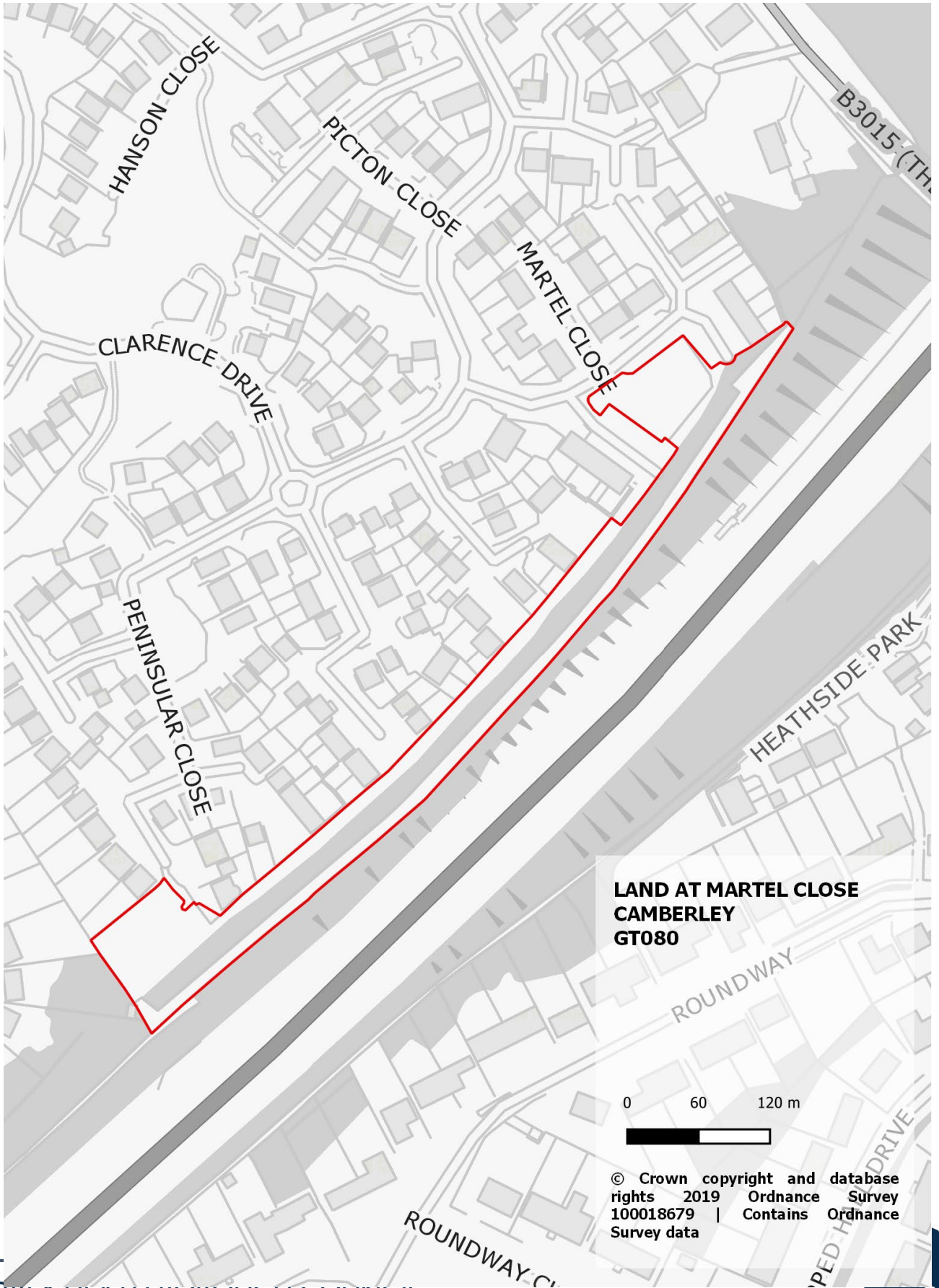


<b>Site Name</b>	<b>Land at Martel Close, Wellington Park, Camberley</b>	
<b>Ref</b>	<b>GT081</b>	
Ward	St Pauls	
Site Area (ha)	0.93	
Trees	Group and Woodland Orders cover parts of the site. The impact on the protected trees requires further investigation	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would affect an un-designated employment site. Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	No suitable and safe access can be gained to the site	
Ground Conditions	Ground conditions/shape/levels unlikely to be conducive to providing pitches owing to narrow width and shape	
Contamination	Site is potentially contaminated as a result of former use. Remediation would need to be explored	



Site Boundaries	Site is partially open and would require new boundary treatments	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for identified use requires further exploration	
Accessibility	Site exceeds maximum distance from all infrastructure	
Notes		
Take through to Stage 3:		NO





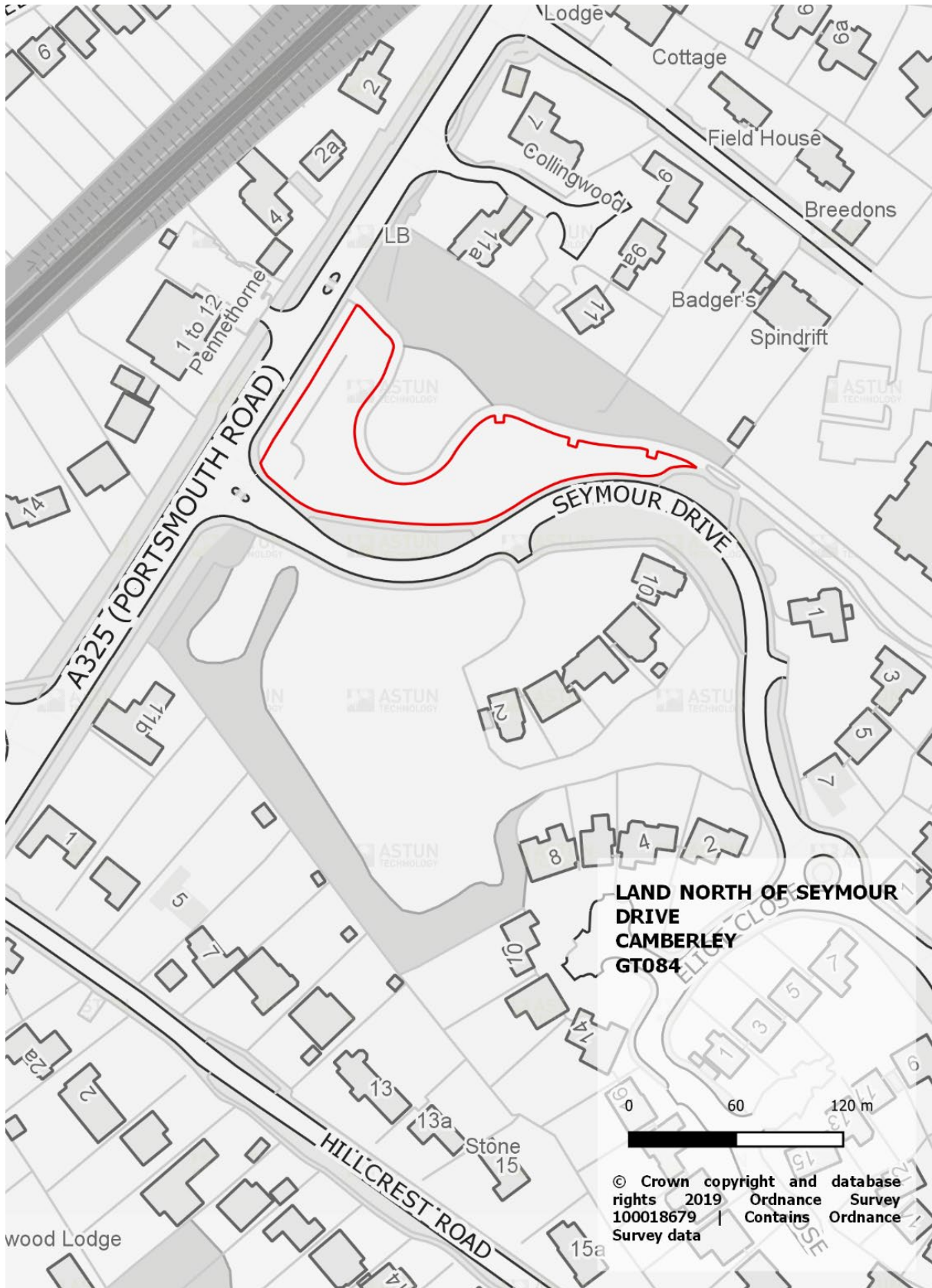


<b>Site Name</b>	<b>Land North Seymour Drive, Camberley</b>	
<b>Ref</b>	<b>GT084</b>	
Ward	St Pauls	
Site Area	0.24	
Trees	Partly covered by a woodland TPO. The impact on the protected trees requires further investigation	
Heritage	No Heritage Assets affected.	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would affect an un-designated employment site. Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	Suitable access capable of being provided	
Ground Conditions	Ground conditions/shape/levels are not conducive to providing pitches, owing to site levels and shape	
Contamination	Site is potentially contaminated as a result of former use. Remediation would need to be explored	



Site Boundaries	Site is largely open and would require new boundary treatments	
Neighbouring Uses	Site may be incompatible with neighbouring uses, but requires further investigation	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		NO





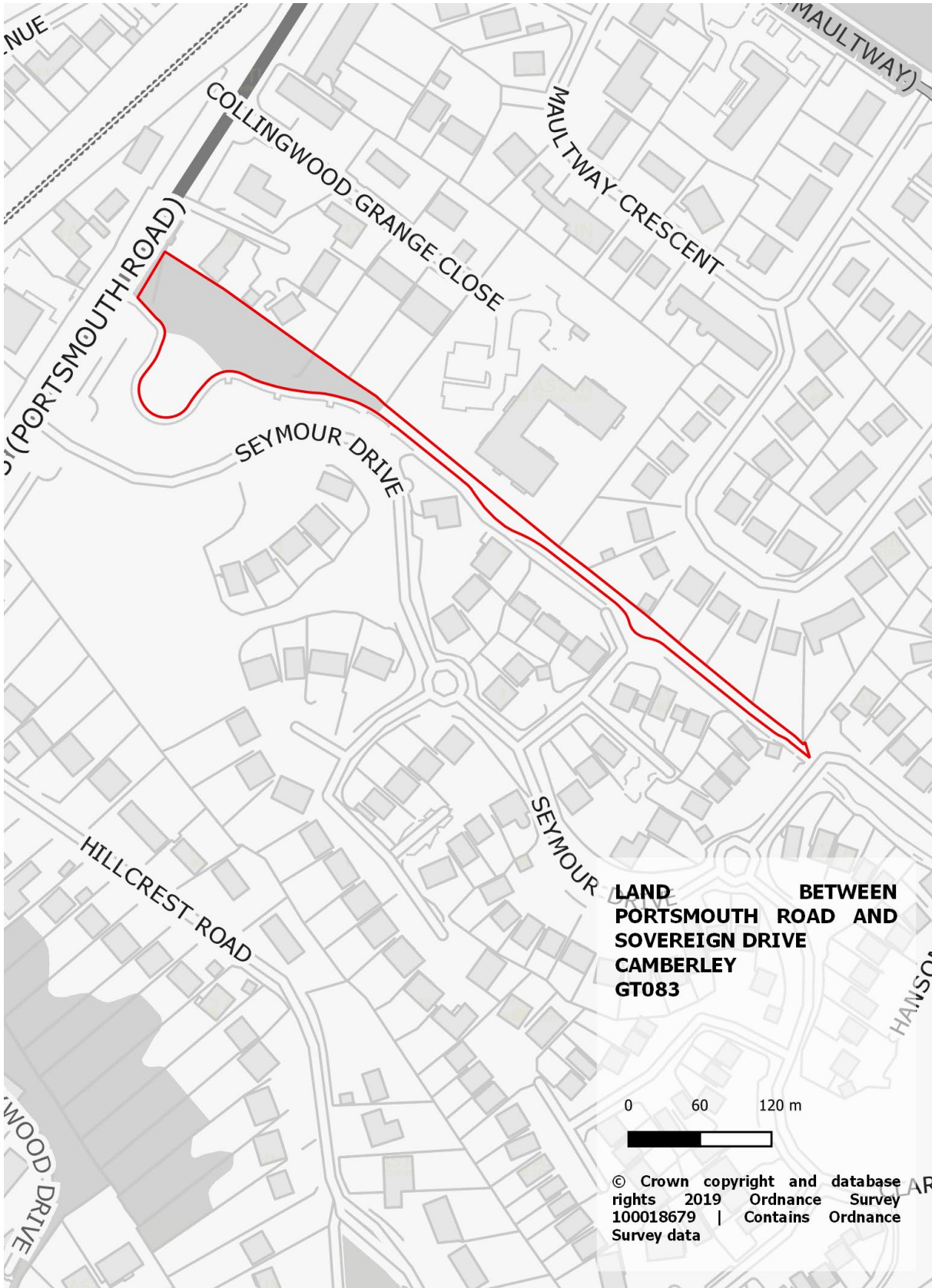
<b>Site Name</b>	<b>Land Between Portsmouth Road and Sovereign Drive, Wellington Park, Camberley</b>	
<b>Ref</b>	<b>GT084</b>	
Ward	St Pauls	
Site Area (ha)	0.41	
Trees	Covered by a woodland TPO. The impact on the protected trees requires further investigation	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would affect an un-designated employment site. Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	Suitable access capable of being provided	
Ground Conditions	Ground conditions/shape/levels are not conducive to providing pitches, owing to site levels and shape	



Contamination	Site is potentially contaminated as a result of former use. Remediation would need to be explored	
Site Boundaries	Site is largely open and would require new boundary treatments	
Neighbouring Uses	Site may be incompatible with neighbouring uses, but requires further investigation	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		NO







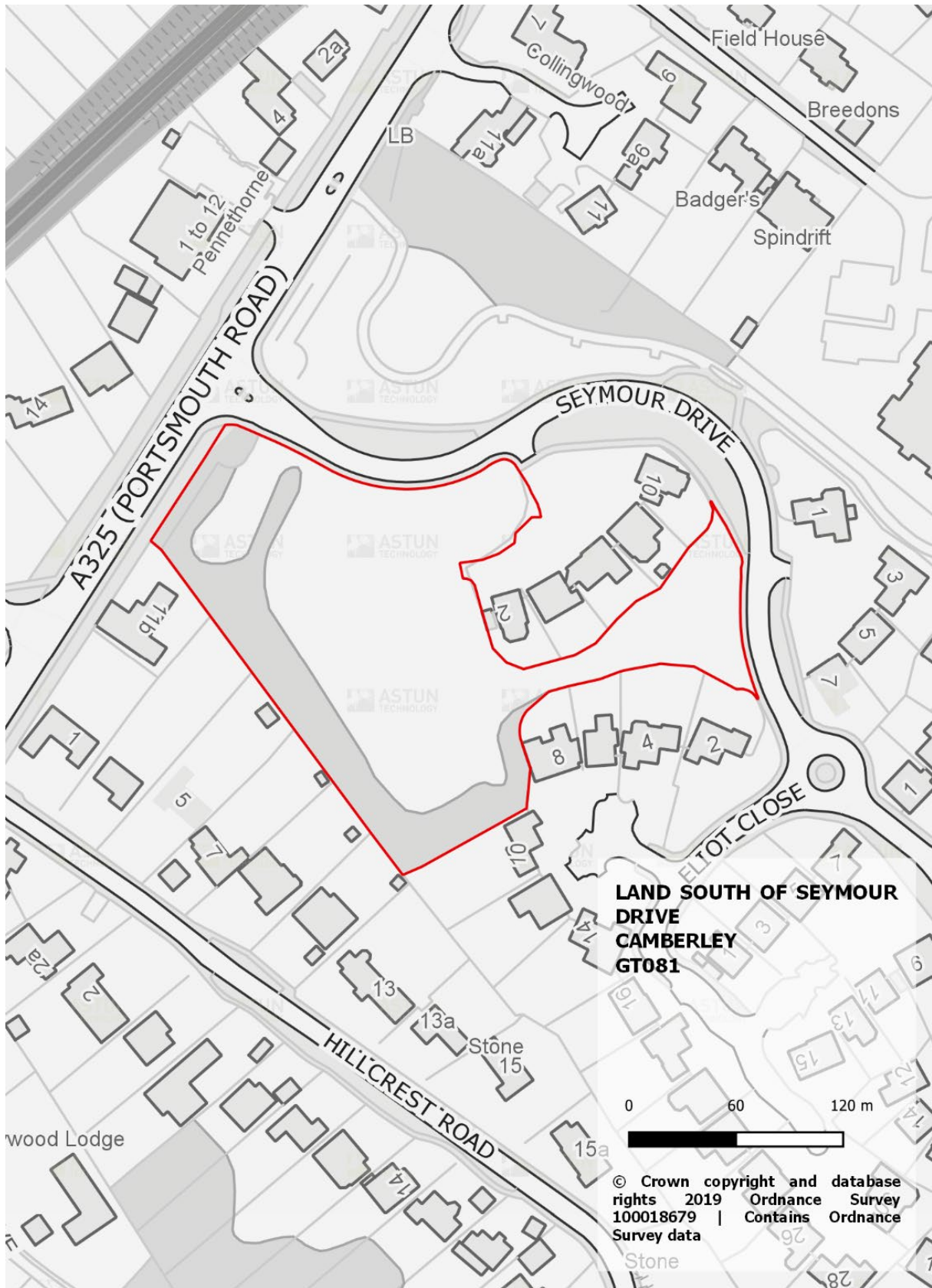
<b>Site Name</b>	<b>Land South of Seymour Drive, Camberley</b>	
<b>Ref</b>	<b>GT082</b>	
Ward	St Pauls	
Site Area (ha)	0.92	
Trees	The south eastern part of site is clipped by a Woodland Order ref TPO 11/86. The specific impact of any Gypsy and Traveller, or Travelling Showpeople accommodation on the protected trees would need careful consideration, however it is very likely that a site could be implemented without having any detrimental impact upon protected trees, with the larger part of the site unaffected by the TPO	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area, identified as amenity green space within the Surrey Heath Open Space Assessment 2016. For amenity green space the site is relatively extensive and as such, it is envisaged that an area of amenity green space could be retained alongside gypsy and traveller provision	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	



Community Uses	Would not result in the loss of a community facility	
Access	Suitable access capable of being provided	
Ground Conditions	Ground conditions/shape/levels likely to be conducive to providing pitches, on balance, although it is recognised that there is some change in land levels across the site	
Contamination	Site is identified as having a low risk of contamination as a result of a former use. Remediation would need to be explored and provided if deemed necessary	
Site Boundaries	Site is partially open and would require new boundary treatments	
Neighbouring Uses	Site is situated within a residential area, away from any significant noise generating uses. Notwithstanding this, the site is bound to the south west and east by residential development, giving rise to some potential for noise related issues. Impact would require further exploration	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		YES





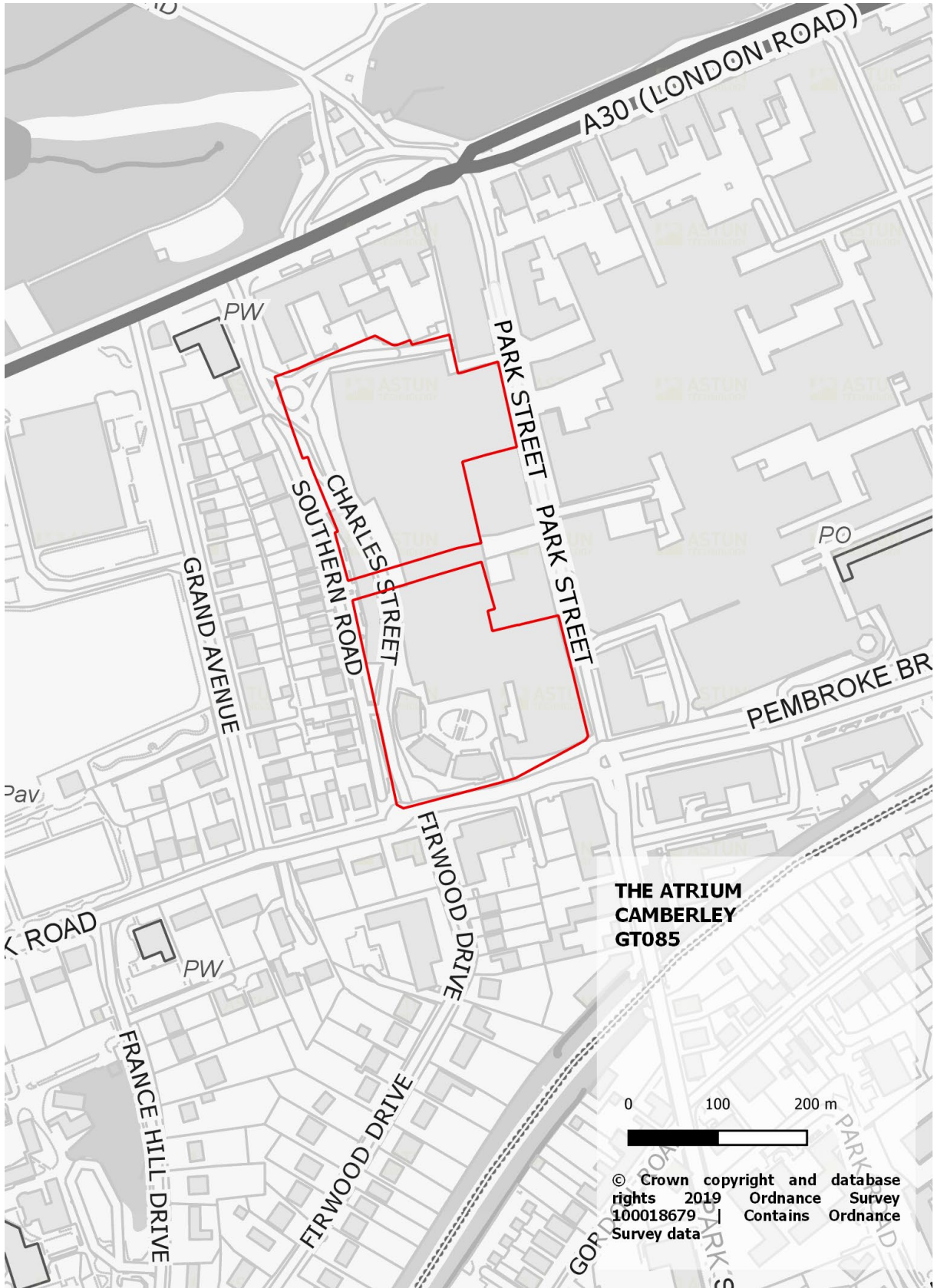


<b>Site Name</b>	<b>The Atrium, Camberley</b>	
<b>Ref</b>	<b>GT085</b>	
Ward	St Michaels	
Site Area (ha)	2.39	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would affect an un-designated employment site. Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	Suitable access capable of being provided	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is not known to be contaminated	



Site Boundaries	Site is open and would require new boundary treatments	
Neighbouring Uses	Site closely contained by existing residential and commercial (entertainment) development. Likely risk of disturbance to both occupiers and settled community	
Availability	Known to be unavailable	
Accessibility	Site within a desirable distance from all infrastructure	
Notes		
Take through to Stage 3:		NO





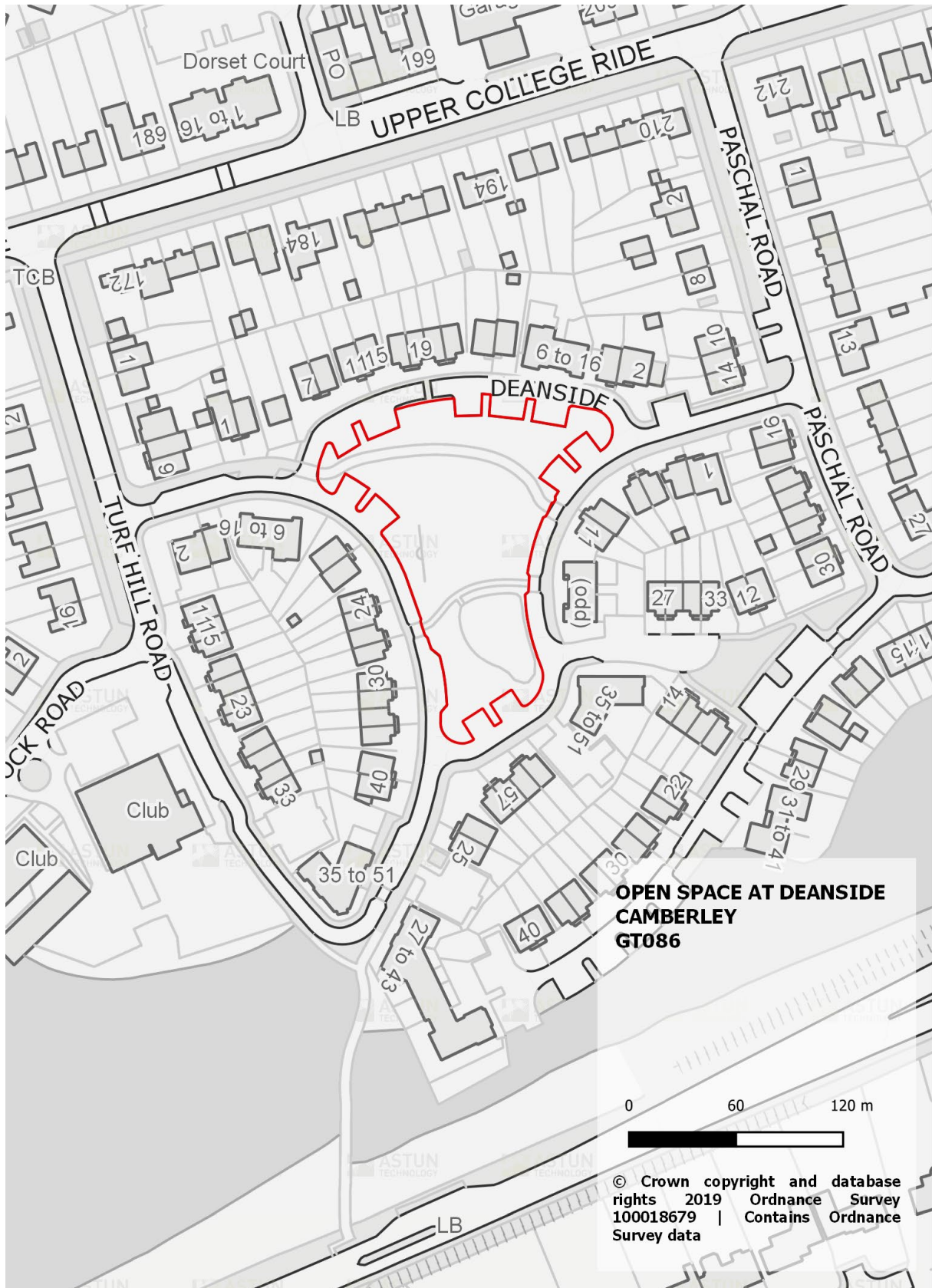
<b>Site Name</b>	<b>Open Space at Deanside, Camberley</b>	
<b>Ref</b>	<b>GT086</b>	
Ward	Old Dean	
Site Area (ha)	0.36	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would affect an un-designated employment site. Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	No suitable and safe access can be gained to the site, given distance from main roads and surrounding highway infrastructure	
Ground Conditions	Ground conditions/shape/levels unlikely to be conducive to providing pitches owing to shape	





Contamination	Site is not known to be contaminated	
Site Boundaries	Site is open and would require new boundary treatments	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO





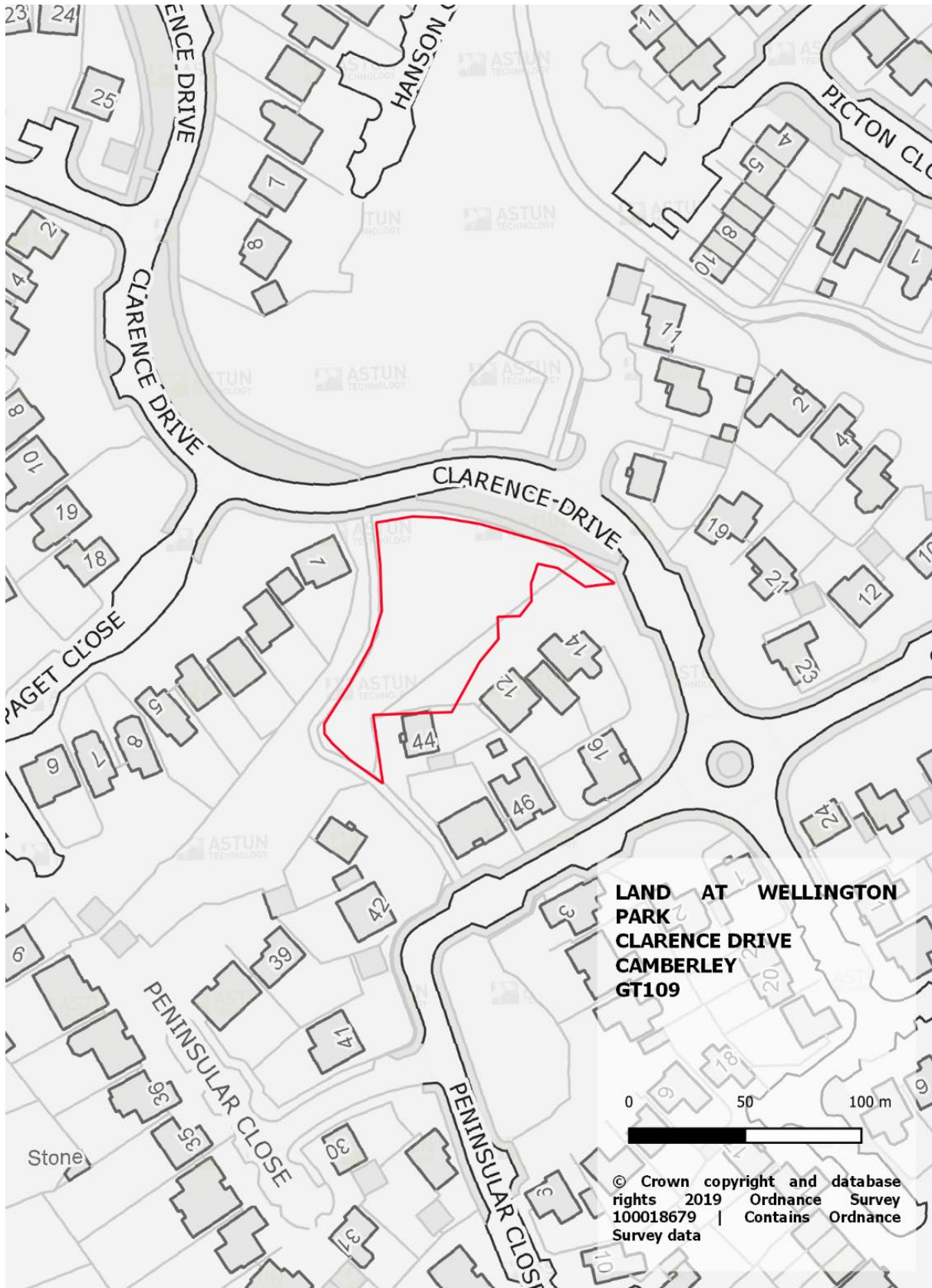


<b>Site Name</b>	<b>Land at Wellington Park, Camberley</b>	
<b>Ref</b>	<b>GT109</b>	
Ward	St Pauls	
Site Area (ha)	0.14	
Trees	TPO 11/86 projects into the south western part of the site. In the event no other red flags are raised, the impact on the protected trees will require further investigation	
Heritage	No Heritage Assets are present on or close to the site	
Green Belt	Would not result in development within the Green Belt	
C'Side	Would not result in development within the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space	
SNCI	Would not affect a designated SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	No suitable and safe access likely to be gained to the site	
Ground Conditions	Site shape and size unlikely to be conducive to providing pitches	



Contamination	Site is identified as having a low risk of contamination as a result of a former use. Remediation would need to be explored and provided if deemed necessary	
Site Boundaries	Site is generally open and would require new boundary treatments	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for proposed use would need to be explored.	
Accessibility	Site exceeds maximum distance from all infrastructure	
Notes		
Take through to Stage 3:		NO



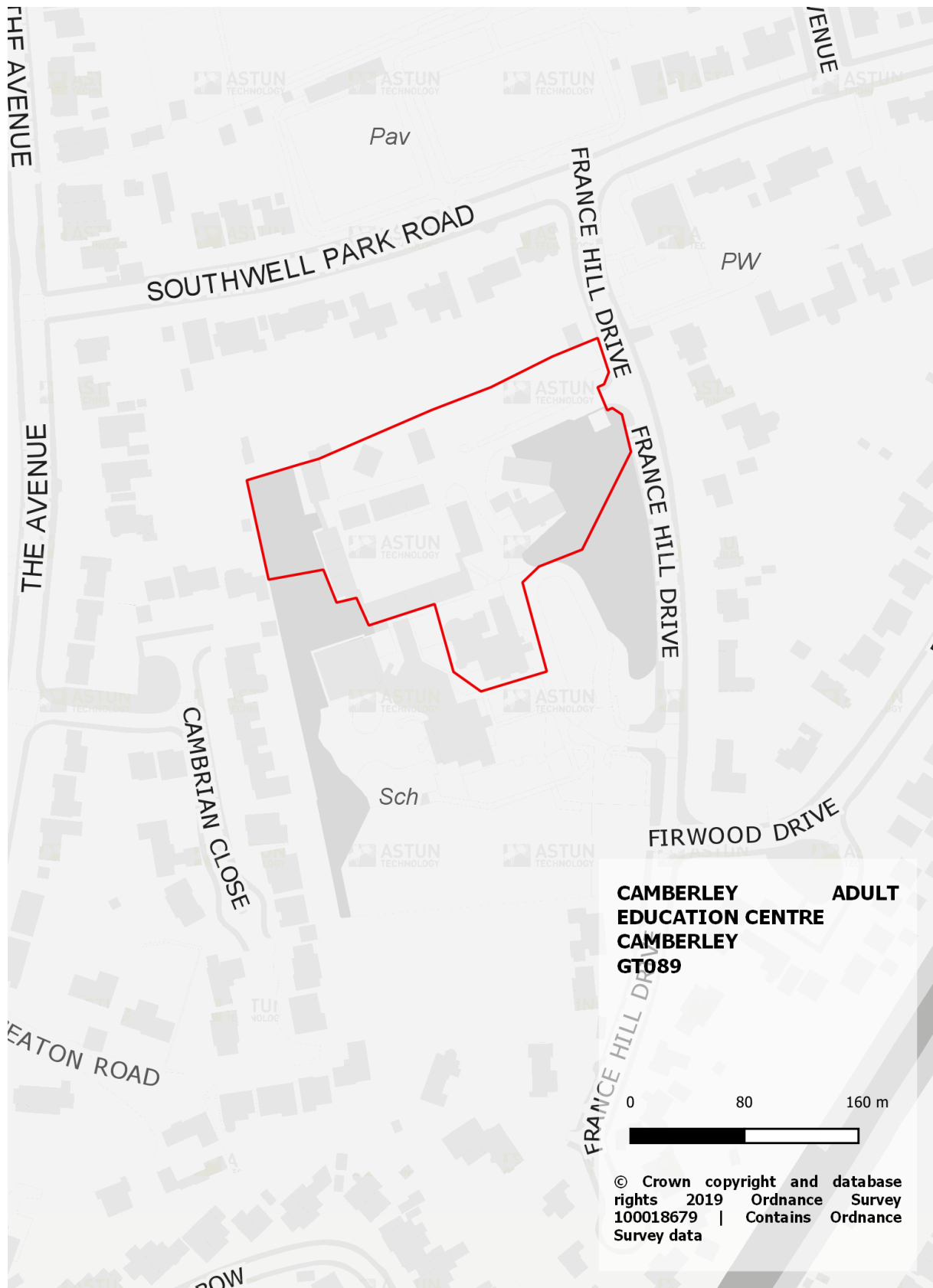


<b>Site Name</b>	<b>Camberley Adult Education Centre, Camberley</b>	
<b>Ref</b>	<b>GT089</b>	
Ward	St Michaels	
Site Area (ha)	0.87	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would result in the loss of a community facility but the facility is no longer required to meet needs or could be relocated	
Access	Likely that suitable and safe access can be gained to the site	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	No known contamination issues	



Site Boundaries	Site is partially open and new boundary treatments would be required.	
Neighbouring Uses	Site relatively closely contained by existing residential development, with potential for disturbance from vehicular movements but site size may enable risks in this respect to be minimised	
Availability	Site is not known to be available for a Gypsy and Traveller use, with Surrey County Council understood to be promoting the site for residential development.	
Accessibility	Site within a desirable distance from all infrastructure	
Notes		
Take through to Stage 3:		NO





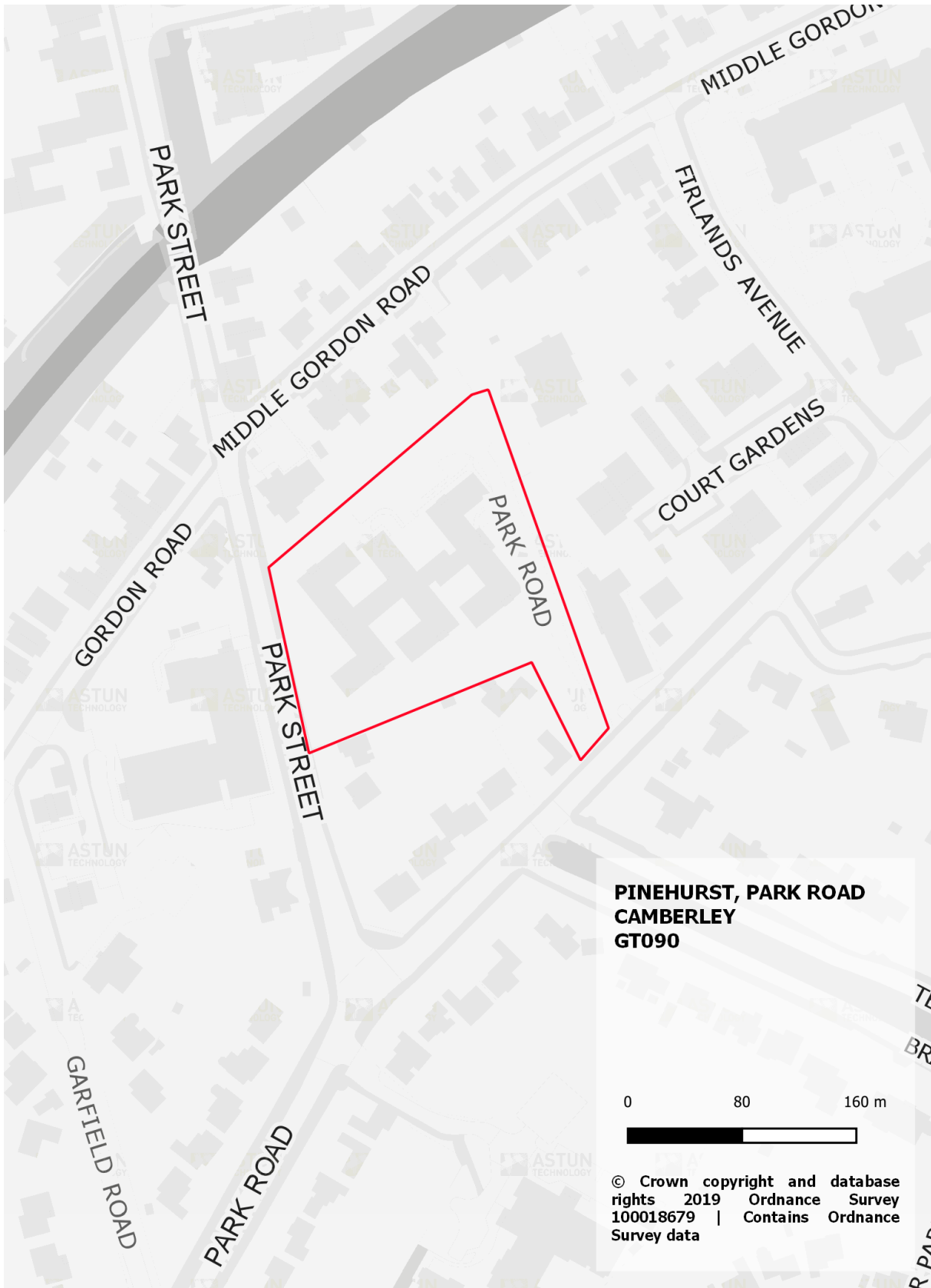
<b>Site Name</b>	<b>Pinehurst, Park Road, Camberley</b>	
<b>Ref</b>	<b>GT090</b>	
Ward	Town	
Site Area (ha)	0.84	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would result in the loss of a community facility which could not be relocated	
Access	There is potential for the site to be accessed but requires further investigation	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	No known contamination issues	





Site Boundaries	Site is partially open and new boundary treatments would be required	
Neighbouring Uses	Site relatively closely contained by existing residential development, with potential for disturbance from vehicular movements but site size may enable risks in this respect to be minimised	
Availability	Site is not known to be available for a Gypsy and Traveller use, with Surrey County Council understood to be promoting the site for residential development	
Accessibility	Site within a desirable distance from all infrastructure	
Notes		
Take through to Stage 3:		NO



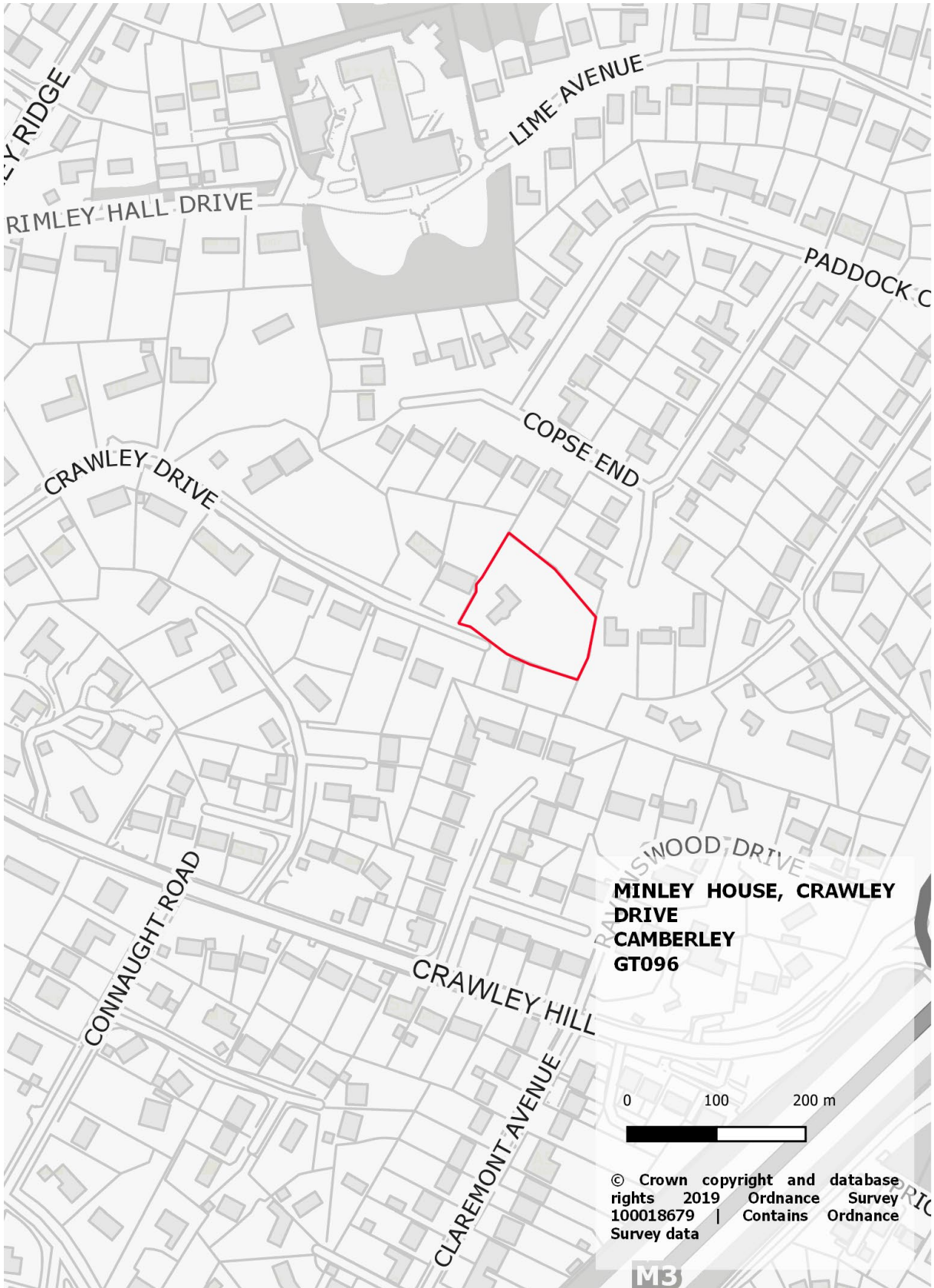


<b>Site Name</b>	<b>Minley House, Crawley Drive, Camberley</b>	
<b>Ref</b>	<b>GT096</b>	
Ward	St Pauls	
Site Area (ha)	0.36	
Trees	Area TPO34/68 adjoins the site to the north. The impact on the protected trees would require further investigation	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	There is little opportunity for suitable and safe access can be gained to the site	
Ground Conditions	Shape/ground conditions/levels relatively conducive to providing pitches	
Contamination	No known contamination issues	



Site Boundaries	Site is relatively enclosed and no notable new boundary treatments would be required.	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for identified use requires further exploration, however it is likely that the site is only temporarily vacant	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		NO





<b>Site Name</b>	<b>Deepford Cottage</b>	
<b>Ref</b>	<b>GT099</b>	
Ward	Windlesham and Chobham	
Site Area (ha)	0.52	
Trees	No TPOs are present.	
Heritage	No Heritage Assets affected	
Green Belt	Would result in the development of a previously developed site within the Green Belt, however consideration would need to be given to the impact of any development undertaken upon the openness of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	There is potential for the site to be accessed but requires further investigation	
Ground Conditions	Shape/ground conditions/levels relatively conducive to providing pitches	



Contamination	No known contamination issues	
Site Boundaries	Site is relatively enclosed, however some new boundary treatments are likely to be required	
Neighbouring Uses	Site likely to be compatible with neighbouring uses	
Availability	Availability for identified use requires further exploration, however noted that the site is currently being marketed for standard residential use and is likely to be unavailable	
Accessibility	Site exceeds maximum distance from all infrastructure	
Notes	Property currently being marketed at £1.35m – unlikely to be deliverable	
Take through to Stage 3:		NO





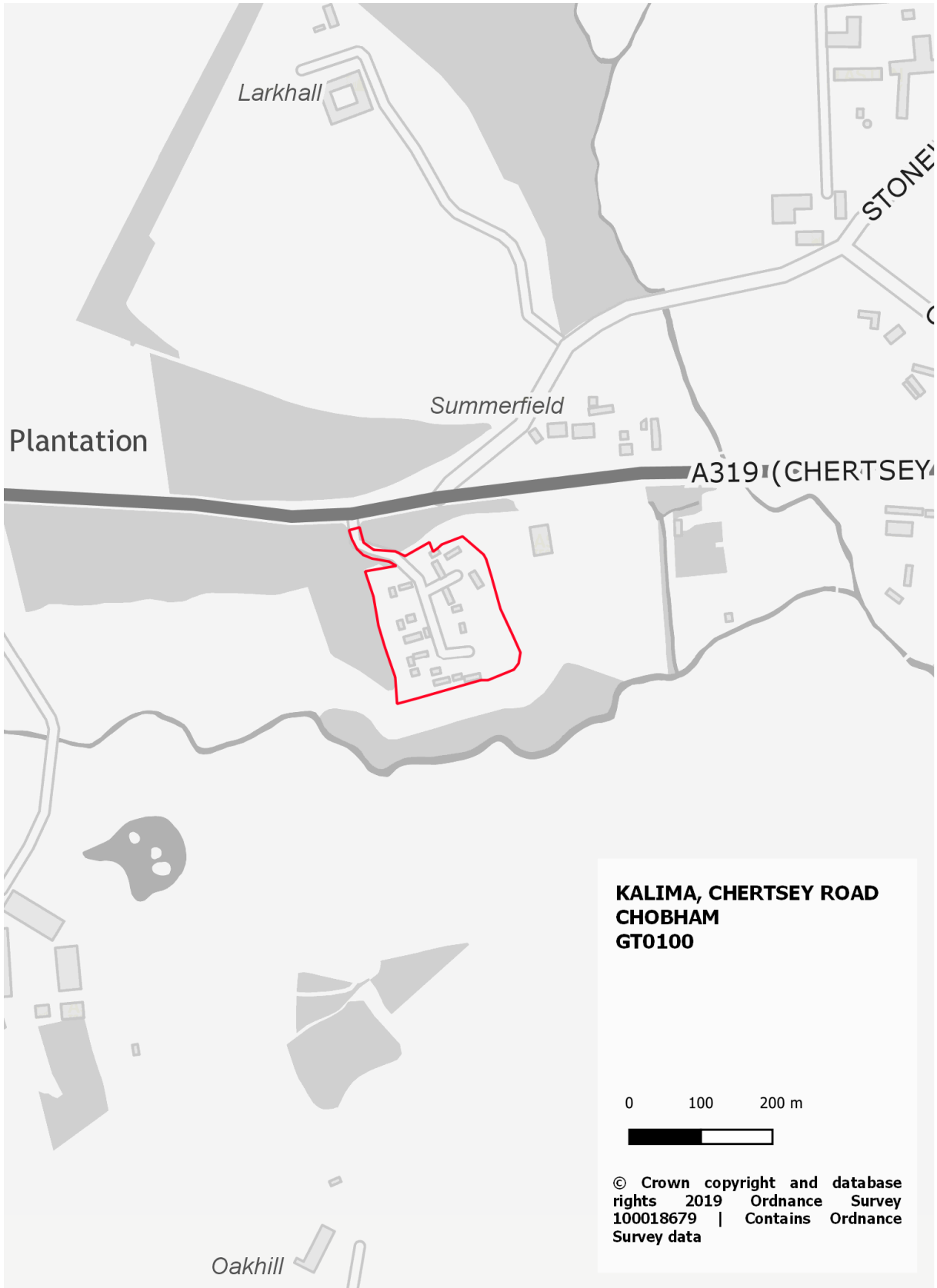


<b>Site Name</b>	<b>Kalima, Chertsey Road, Chobham</b>	
<b>Ref</b>	<b>GT100</b>	
Ward	Windlesham and Chobham	
Site Area (ha)	0.86	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would result in the development of a previously developed site within the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would be subject to sequential and exception tests. Surrounded by FZ3	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	Suitable access capable of being provided	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is known to have potential contamination – would need to be explored	



Site Boundaries	Boundaries are suitably demarcated	
Neighbouring Uses	Likely to be compatible with neighbouring uses	
Availability	Site already in use as a Gypsy and Traveller Site and considered to be at full capacity. As such considered to be unavailable for any additional pitches	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		NO



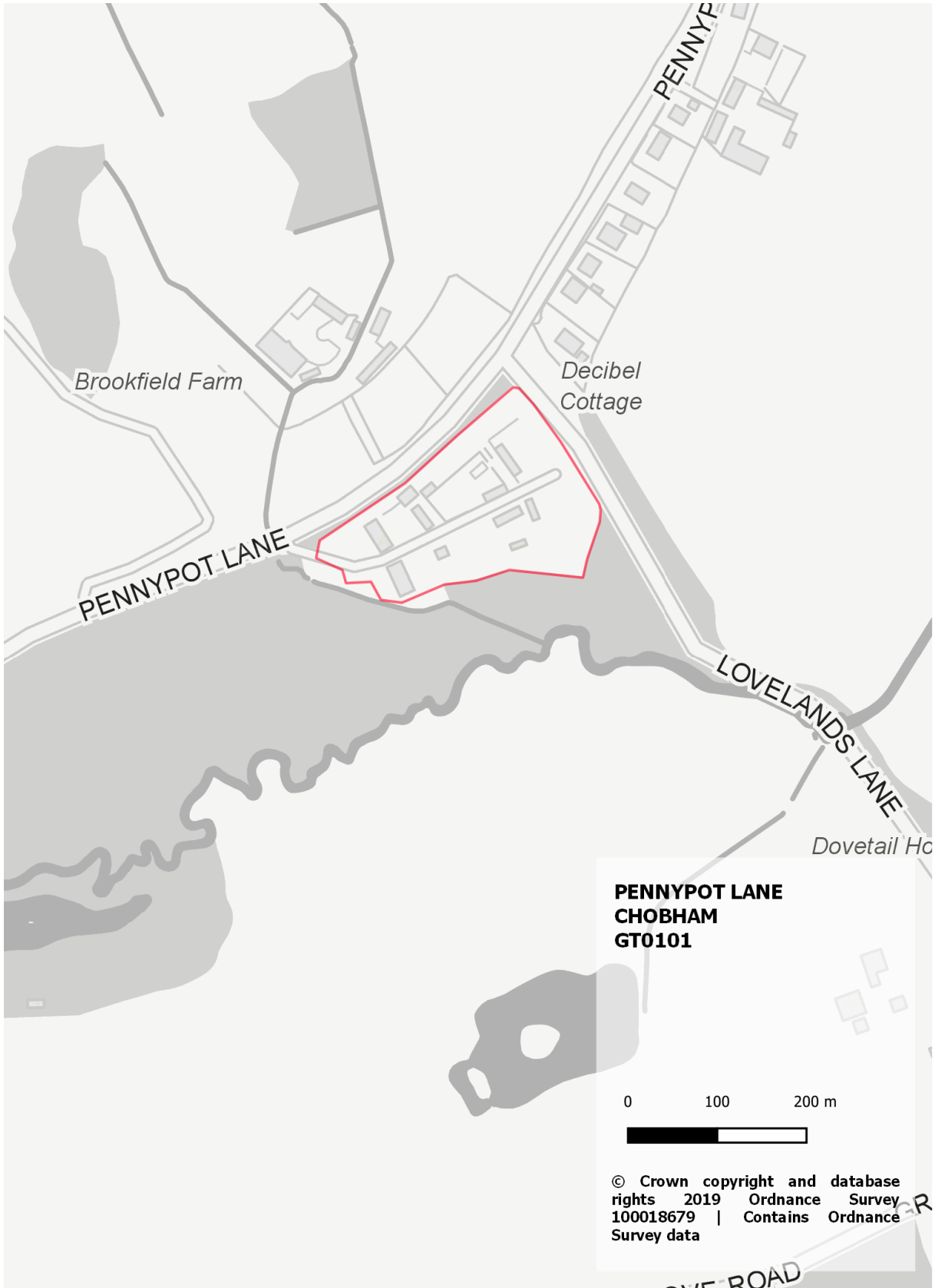


<b>Site Name</b>	<b>Bonds Drive, Pennypot Lane, Chobham</b>	
<b>Ref</b>	<b>GT101</b>	
Ward	Windlesham and Chobham	
Site Area (ha)	1.05	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would result in the development of a previously developed site within the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would be situated adjacent to a designated SNCI	
Flood Zone 2	Would be subject to sequential and exception tests	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	Suitable access capable of being provided	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site identified as having low risk of contamination from former nursery use.	



Site Boundaries	Boundaries are suitably demarcated	
Neighbouring Uses	Likely to be compatible with neighbouring uses	
Availability	Site already in use as a Travelling Showpeople site but currently understood to be at full capacity	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO





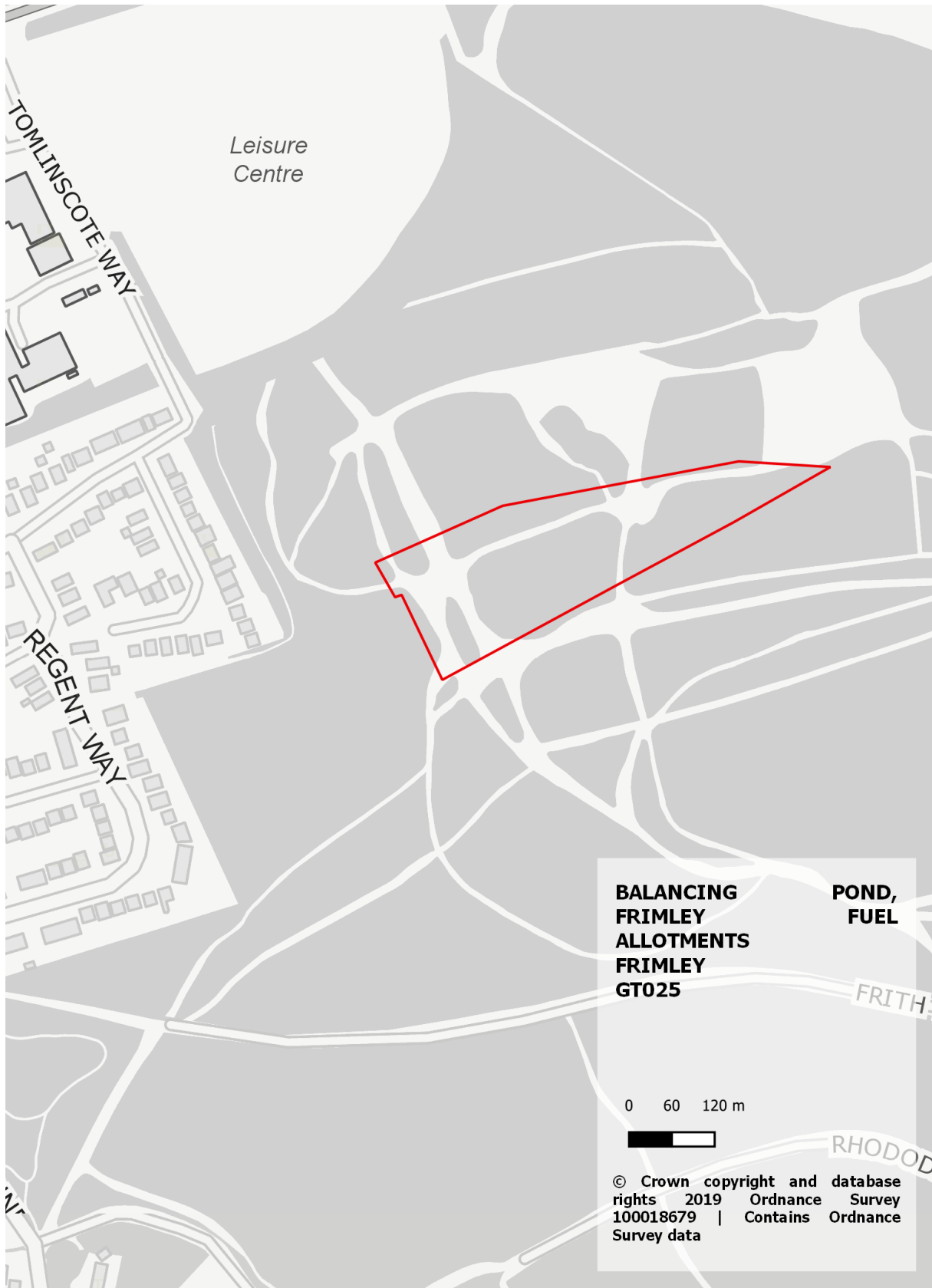


<b>Site Name</b>	<b>Balancing Pond at Frimley Fuel Allotments, Deepcut</b>	
<b>Ref</b>	<b>GT025</b>	
Ward	Mytchett and Deepcut	
Site Area (ha)	1.93	
Trees	Partly covered by woodland TPO - impact on the protected trees requires further investigation	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	No suitable access can be gained to the site	
Ground Conditions	Land levels within and surrounding the site not conducive to providing pitches. Balancing Pond.	
Contamination	Site is not known to be contaminated	



Site Boundaries	Site is open and would require new boundary treatments	
Neighbouring Uses	Site likely to be compatible with neighbouring uses	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		NO



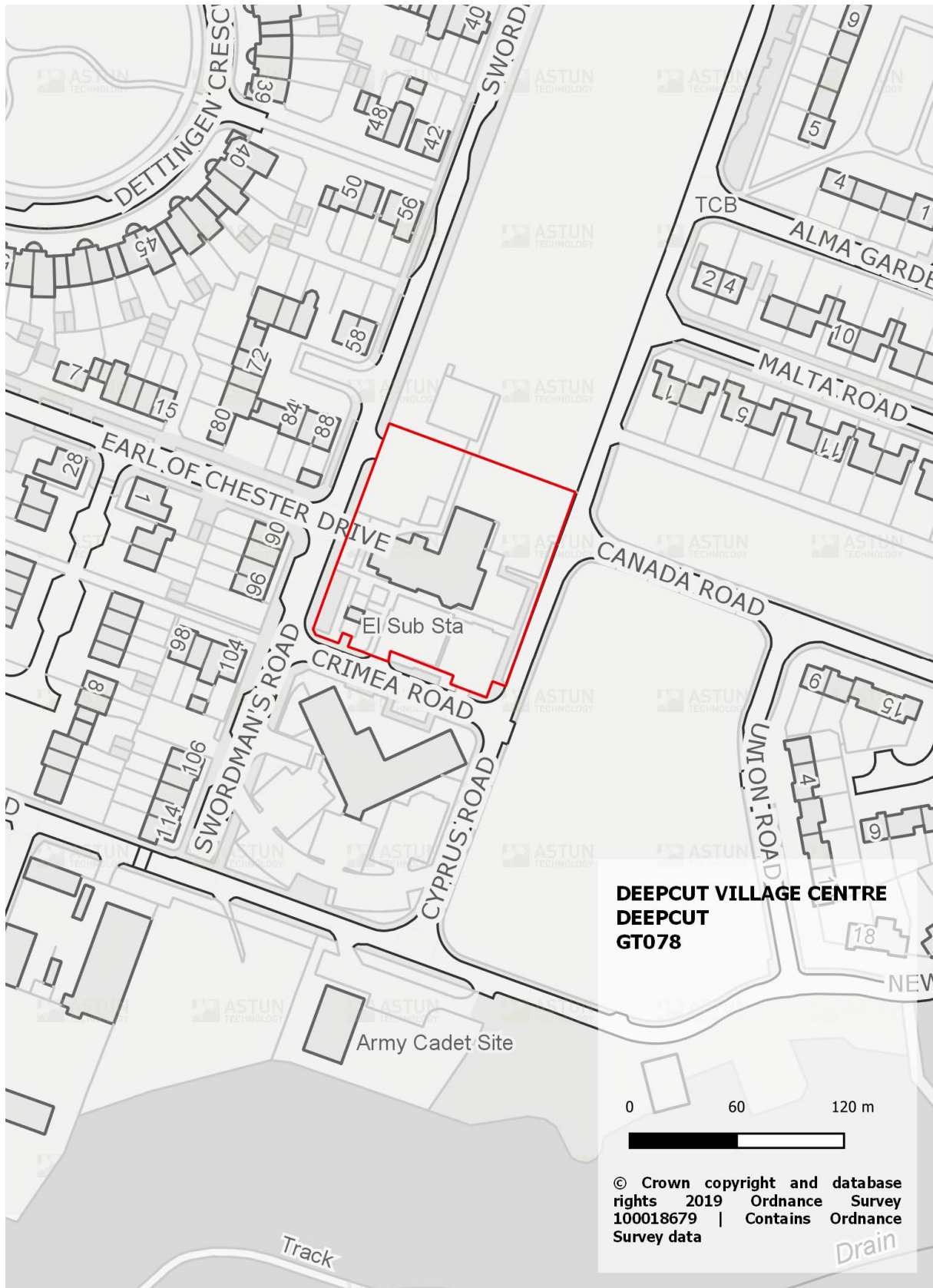


<b>Site Name</b>	<b>Deepcut Village Centre, Deepcut</b>	
<b>Ref</b>	<b>GT078</b>	
Ward	Mytchett and Deepcut	
Site Area (ha)	0.34	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would result in the development of the countryside	
Employment	Would affect an un-designated employment site. Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would result in the loss of a community facility which could not be relocated	
Access	There is potential for the site to be accessed but requires further investigation	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Some potential for contamination as a result of military use. Remediation would need to be explored	



Site Boundaries	Site is open and would require new boundary treatments	
Neighbouring Uses	Site may be incompatible with neighbouring uses, but requires further investigation	
Availability	Known to be unavailable	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO





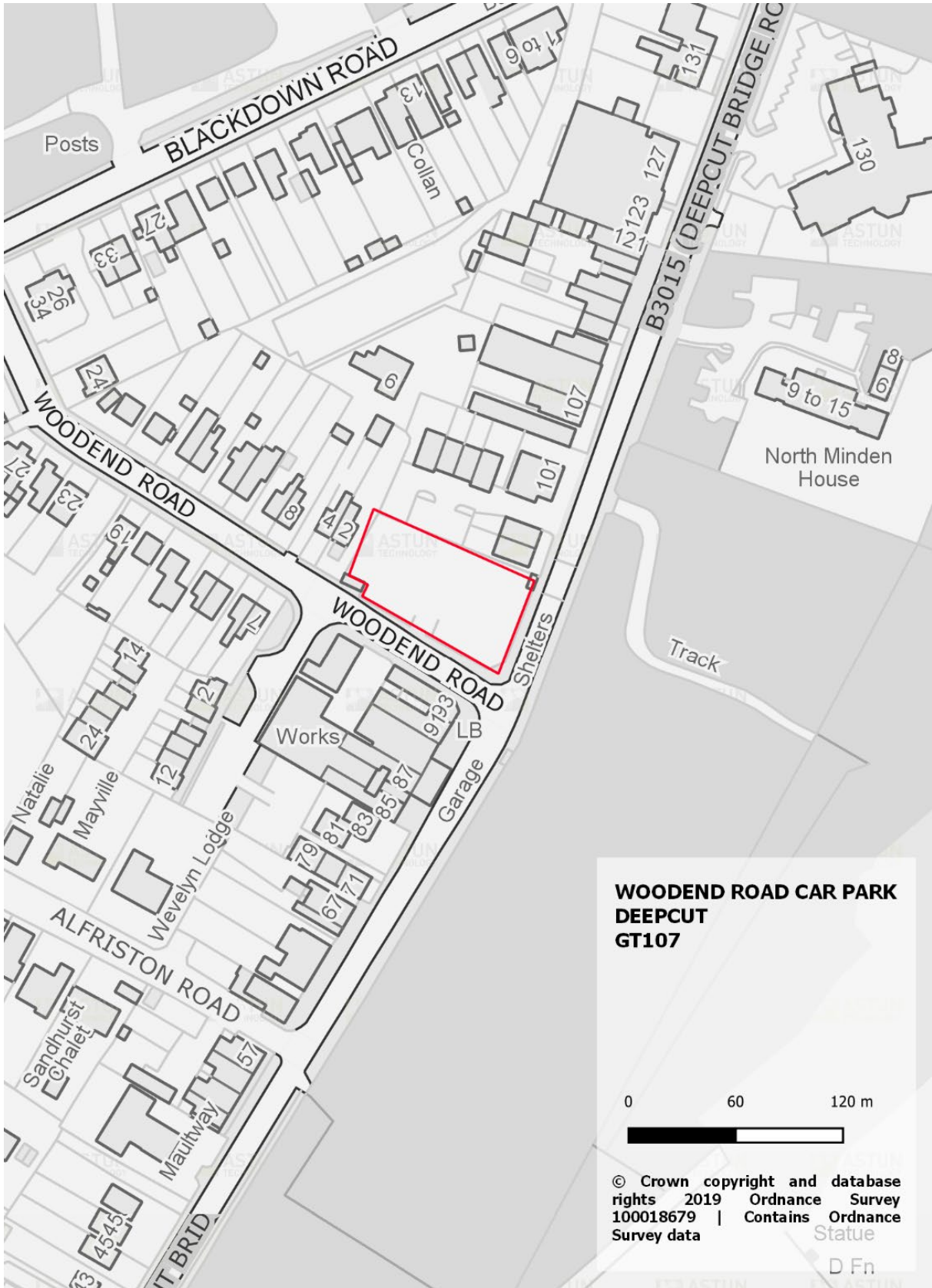
<b>Site Name</b>	<b>Car Park, Woodend Road, Deepcut</b>	
<b>Ref</b>	<b>GT107</b>	
Ward	Mytchett and Deepcut	
Site Area (ha)	0.13	
Trees	No TPOs are present on or close to the site	
Heritage	No Heritage Assets are present on or close to the site	
Green Belt	Would not result in development within the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	An SNCI would not be affected	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a built community facility	
Access	The site is very likely to benefit from suitable and safe access for the use proposed	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is not known to be contaminated	





Site Boundaries	Boundaries are generally clearly demarcated	
Neighbouring Uses	Site may be incompatible with neighbouring uses, but the impact requires further investigation	
Availability	Not considered to be available for the proposed use, The car park is a heavily used resource and considered essential to support local businesses	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		YES



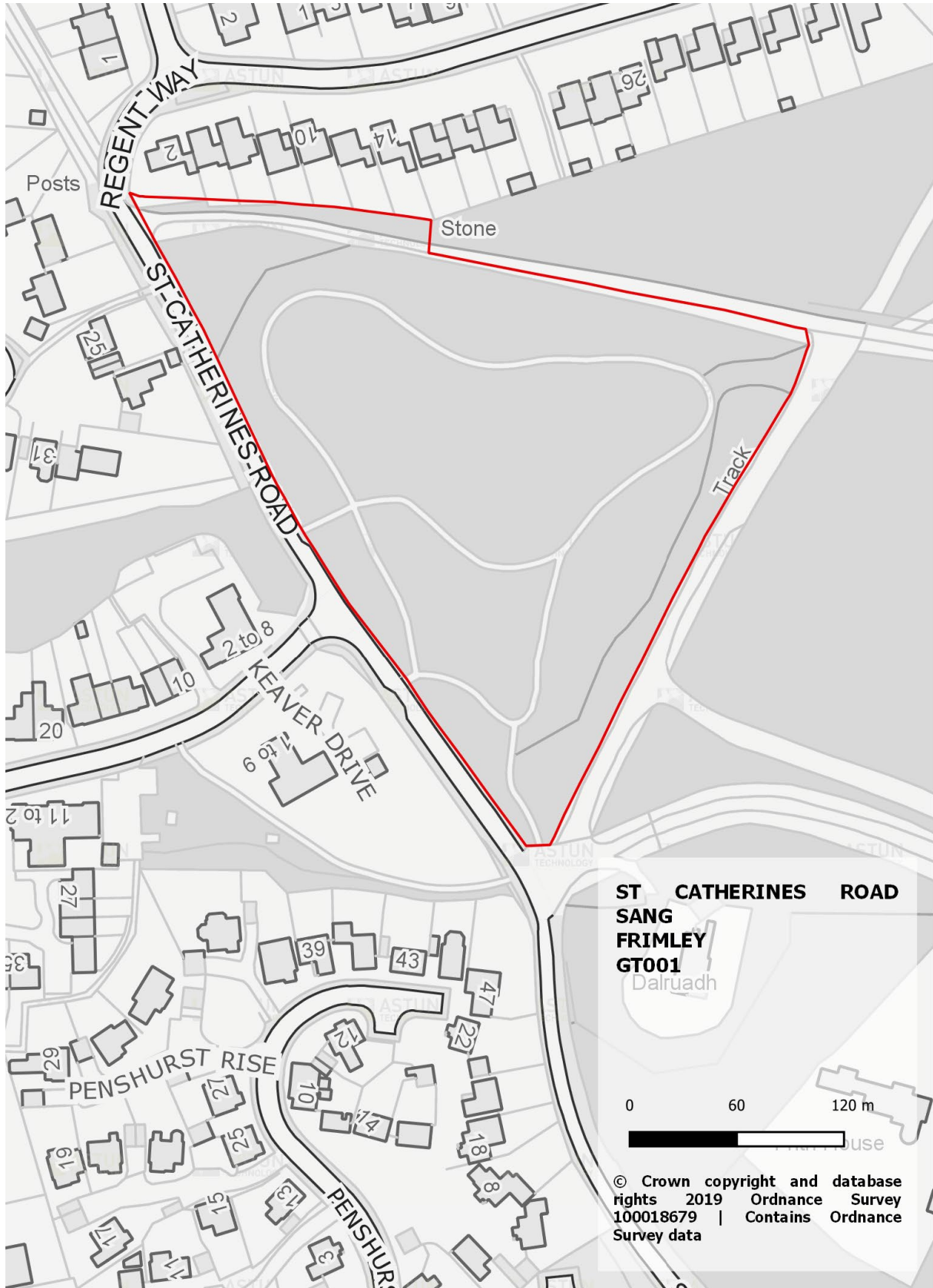


<b>Site Name</b>	<b>St Catherine's Road SANG</b>	
<b>Ref</b>	<b>GT001</b>	
Ward	Frimley	
Site Area (ha)	1.72	
Trees	TPO's are present adjacent to the site, to the south west and north of the site.	
Heritage	No Heritage Assets affected.	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would result in the development of the countryside between Frimley and Deepcut	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would have a material impact upon a SANG and no alternative SANG provision has currently been identified	
Community Uses	Would not result in the loss of a community facility	
Access	Suitable access capable of being provided	
Ground Conditions	Site relatively level	
Contamination	Site is not known to be contaminated	



Site Boundaries	Boundaries clearly demarcated on two sides as a result of mature tree screen	
Neighbouring Uses	Edge of settlement site bound on two sides by countryside	
Availability	Secured for use as a SANG in perpetuity	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		NO





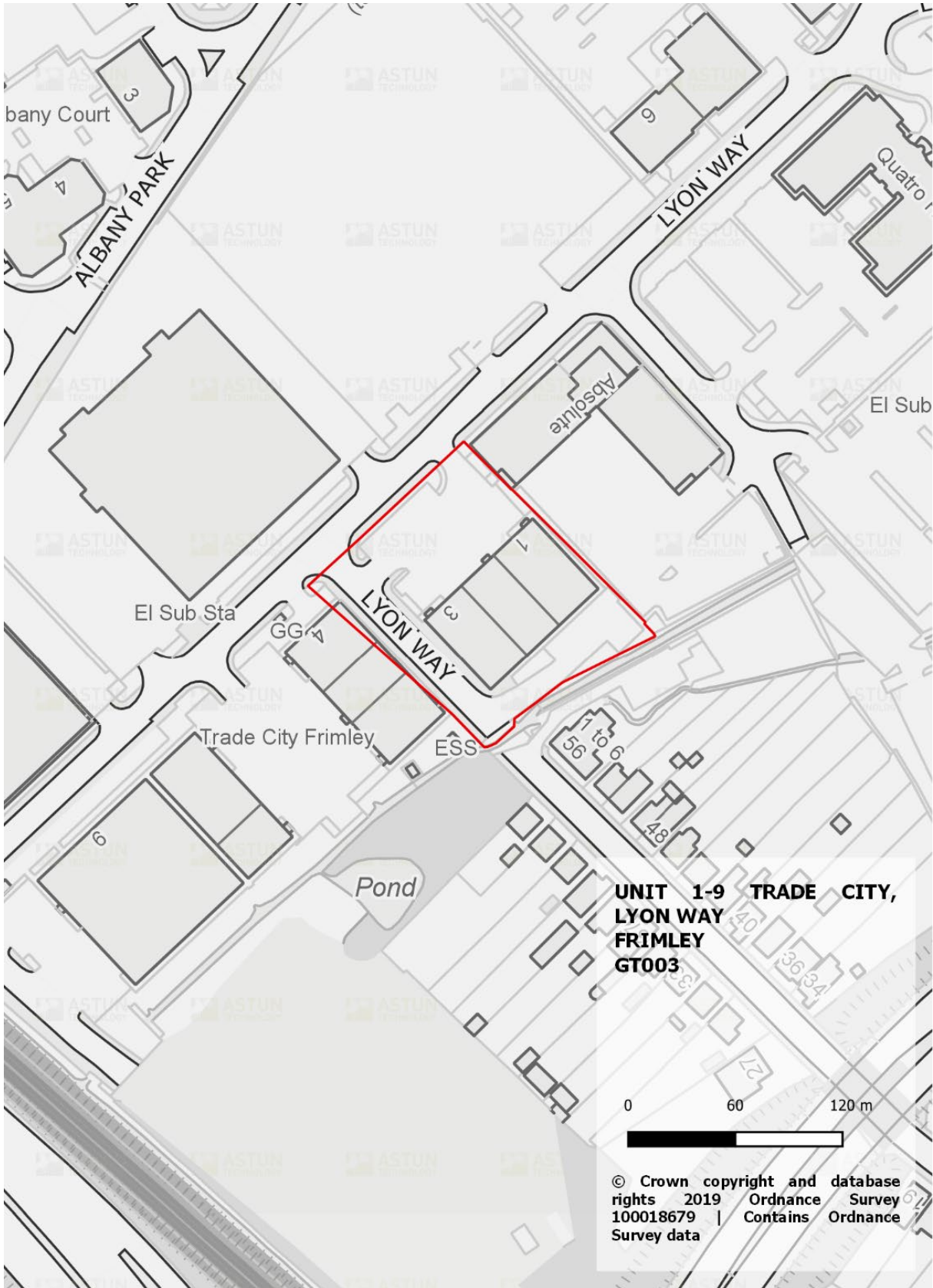
Site Name	Unit 1-9 Lyon Way, Trade City, Frimley	
Ref	GT003	
Ward	Frimley	
Site Area	1.08	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would result in the loss of an employment use on a strategic site that falls within the LEP's four key priority sectors and no alternative provision has been identified	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would be subject to sequential and exception tests	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	Suitable access capable of being provided	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Industrial use giving rise to potential contamination. Remediation may be possible	



Site Boundaries	Site is open and would require new boundary treatments	
Neighbouring Uses	Neighbouring industrial uses may give rise to noise impacts – would require further exploration	
Availability	Availability for identified use requires further exploration, but noted that the site is a Council investment	
Accessibility	Site lies within a desirable distance from all infrastructure	
Notes		
Take through to Stage 3:		NO







<b>Site Name</b>	<b>Allotments Parsonage Way</b>	
<b>Ref</b>	<b>GT019</b>	
Ward	Frimley	
Site Area (ha)	0.41	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a built community facility	
Access	There is potential for the site to be accessed but requires further investigation	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	



Contamination	Site is potentially contaminated as a result of existing allotment use. Also adjacent to burial ground. Remediation would need to be explored	
Site Boundaries	boundaries are clearly demarcated	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Known to be unavailable – currently used as allotments and understood to be safeguarded for future burials	
Accessibility	Site lies within a desirable distance from all infrastructure	
Notes		
Take through to Stage 3:		NO





**ALLOTMENTS, PARSONAGE WAY  
FRIMLEY  
GT019**

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<b>Site Name</b>	<b>Wendover Park</b>	
<b>Ref</b>	<b>GT027</b>	
Ward	Heatherside	
Site Area (ha)	0.87	
Trees	Covered by an Area TPO and the impact on the protected trees requires further investigation	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	No suitable and safe access can be gained to the site	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is not known to be contaminated	





Site Boundaries	Boundaries are relatively clearly demarcated	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		NO





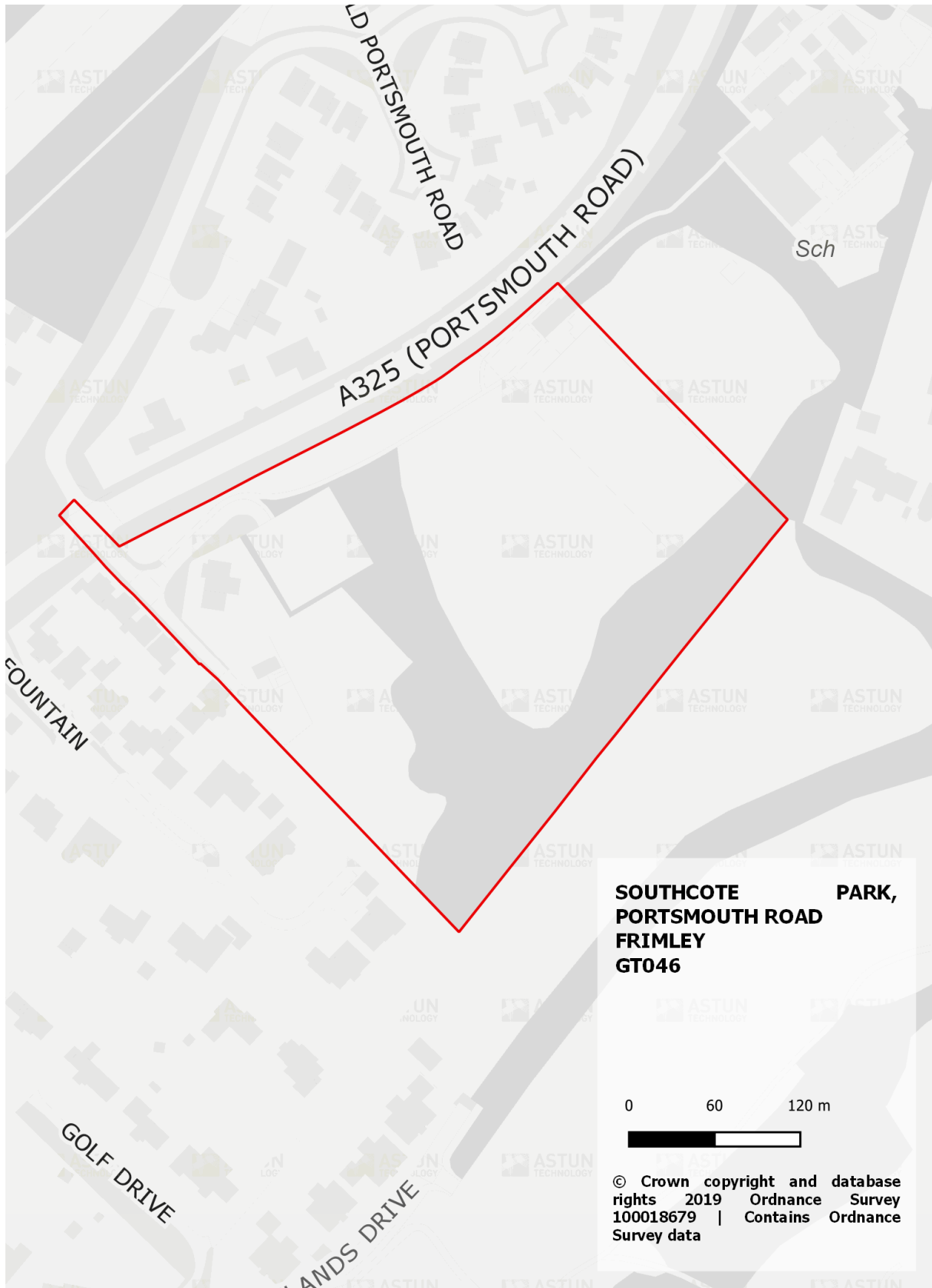


<b>Site Name</b>	<b>Southcote Park, Frimley</b>	
<b>Ref</b>	<b>GT046</b>	
Ward	Parkside	
Site Area (ha)	2.65	
Trees	Group TPO's bound the site to the south east, south west and north. The impact on the protected trees requires further investigation	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further, particularly in respect of the loss of playground and playing pitches	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	Suitable access capable of being provided	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	



Contamination	Site is not known to be contaminated	
Site Boundaries	Boundaries are mostly demarcated, however the site is extensive; any pitches provided are likely to require additional boundary treatments to contain the site	
Neighbouring Uses	Site closely contained by existing residential development and has potential to create disturbance from vehicular movements however, on balance size of site may enable mitigation	
Availability	Business services currently advise site to be unavailable	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO



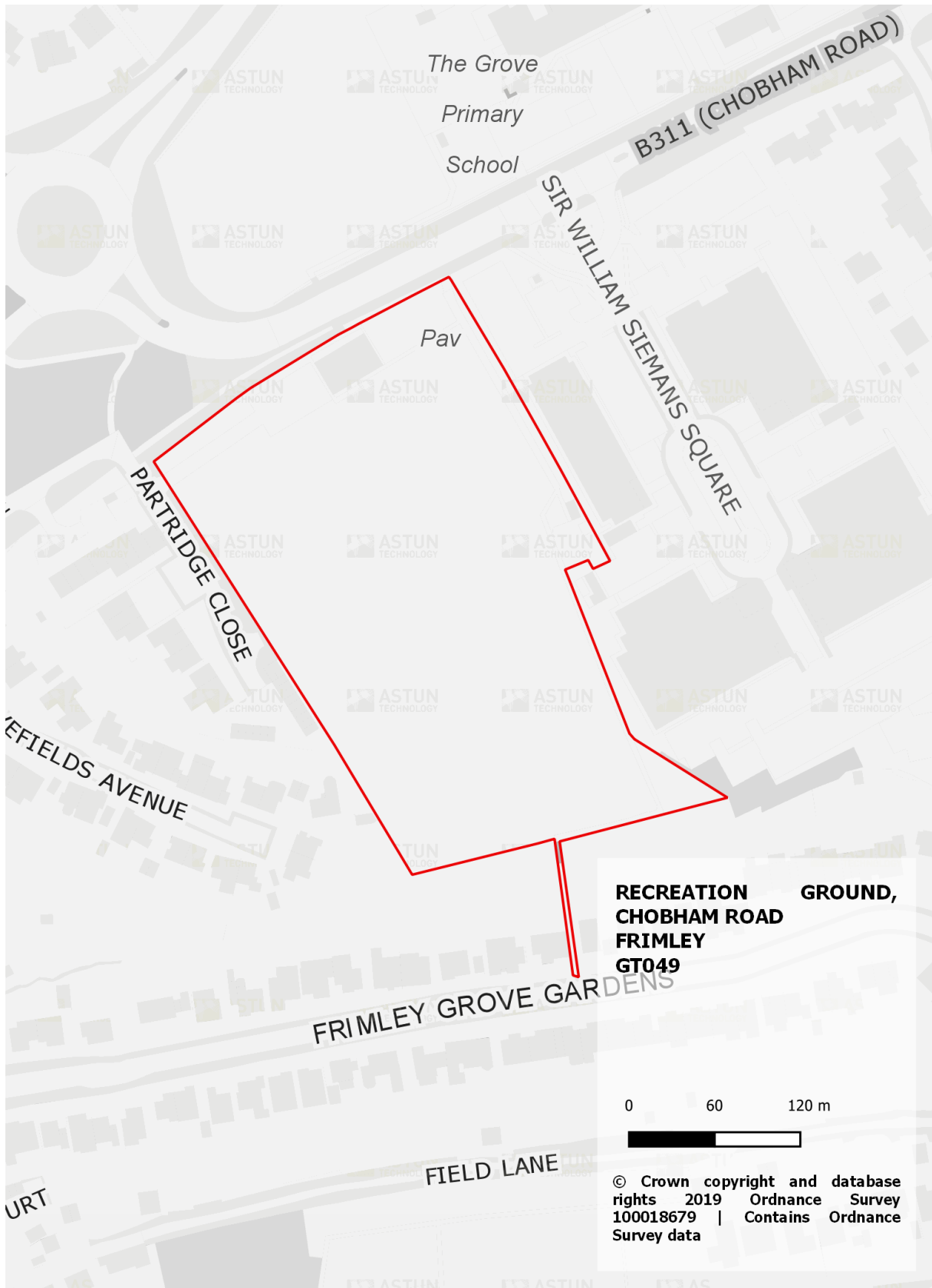


<b>Site Name</b>	<b>Recreation Ground, Chobham Road, Frimley</b>	
<b>Ref:</b>	<b>GT049</b>	
Ward	Frimley	
Site Area (ha)	2.10	
Trees	Group TPO 16/00 bounds the site to the south east. The specific impact of any Gypsy and Traveller, or Travelling Showpeople accommodation on the protected trees would need careful consideration, however it is very likely that a site could be implemented without having any detrimental impact upon protected trees given the significant size of the site	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area. The loss of the Green Space will likely have a significant impact – the site is identified as a 'Key' facility in the Surrey Heath Playing Pitch Strategy 2015, and accommodates two football pitches and a Cricket Square which was noted at the time of the study as being over-played	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a built community facility	



Access	There is potential for the site to be accessed but requires further investigation, with the current access likely to be unsuitable for large vehicles	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is not known to be contaminated	
Site Boundaries	Site is extensive and whilst well screened to the boundaries, the provision of pitches is likely to require additional boundary treatments to be provided	
Neighbouring Uses	The site is closely bound to the south west and south east by residential development. To the north east of the site lies a commercial complex. There is some limited potential for conflict with neighbouring uses but the site is a relatively large size, allowing flexibility in respect of siting	
Availability	Availability for identified use requires further exploration	
Accessibility	Site lies a desirable distance from all infrastructure	
Notes		
Take through to Stage 3:		YES





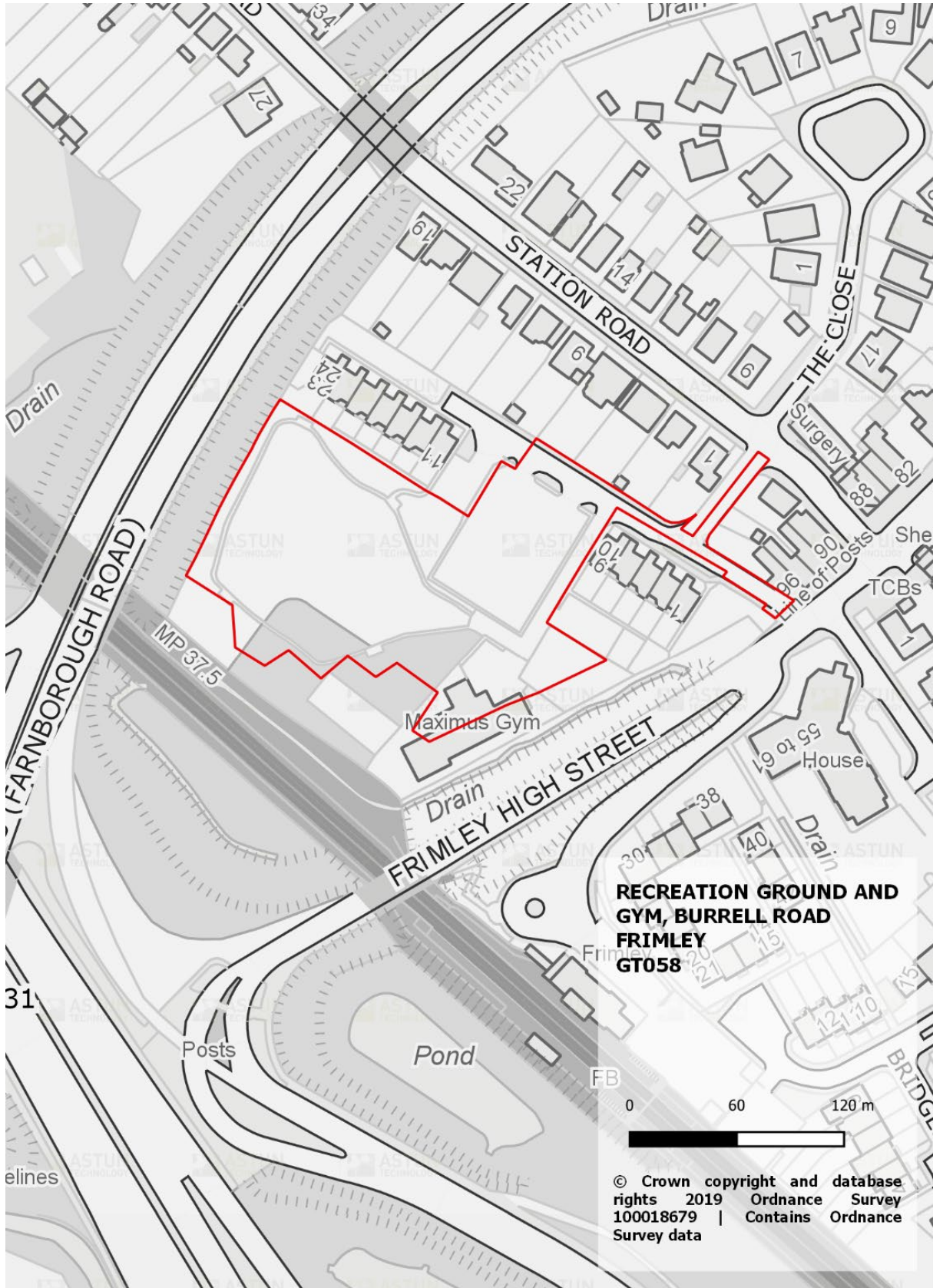
<b>Site Name</b>	<b>Recreation Ground and Gym, Burrell Road, Frimley</b>	
<b>Ref</b>	<b>GT058</b>	
Ward	Frimley	
Site Area (ha)	0.89	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated amenity green space within a settlement area. The green space performs as amenity green space and a local area of play	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would be subject to sequential and exception tests	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	There is potential for the site to be accessed but requires further investigation	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is not known to be contaminated	





Site Boundaries	boundaries are clearly demarcated	
Neighbouring Uses	The site is bound to the north west by an A road and to the south east by a trainline, giving rise to the potential for noise pollution. Also recognised site is contained to north east by existing residential development. If taken further, consideration will need to be given to noise levels arising from these uses	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		YES





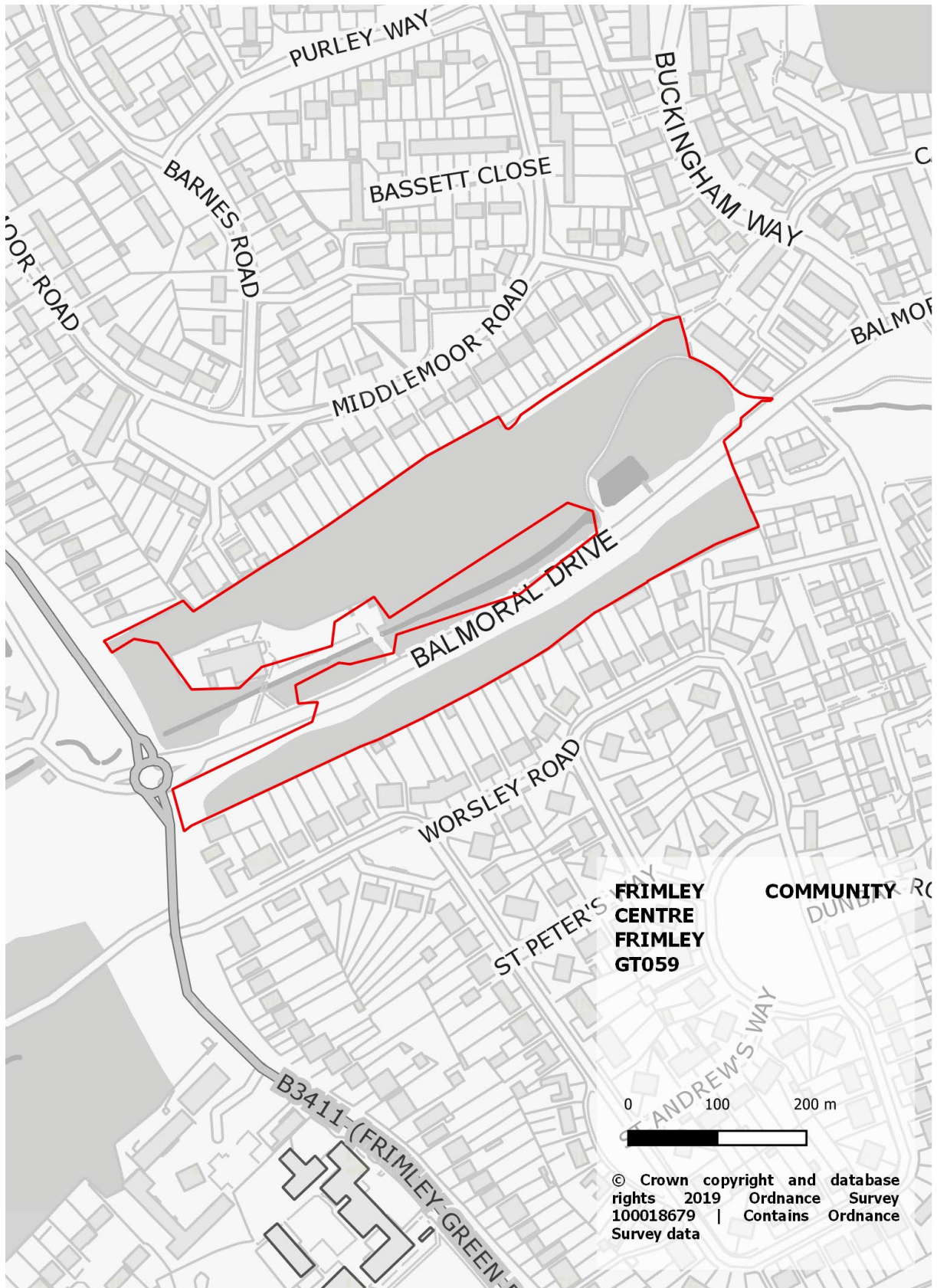
<b>Site Name</b>	<b>Frimley Community Centre, Balmoral Drive, Frimley</b>	
<b>Ref:</b>	<b>GT059</b>	
Ward	Frimley Green	
Site Area (ha)	4.41	
Trees	Area TPO present on the northernmost part of the site. The impact on the protected trees requires further investigation	Yellow
Heritage	No Heritage Assets affected	Green
Green Belt	Would not result in the development of the Green Belt	Green
C'Side	Would not result in the development of the countryside	Green
Employment	Would not affect an employment site	Green
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	Yellow
SNCI	Would not affect an SNCI	Green
Flood Zone 2	Would be subject to sequential and exception tests	Yellow
SANGS	The development would not have a material impact upon a SANG	Green
Community Uses	Would result in the loss of a community facility which could not be relocated	Red
Access	Suitable access capable of being provided	Green
Ground Conditions	Shape/ground conditions/levels generally conducive to providing pitches	Green
Contamination	Part of site has potential contamination issues, however this area could be avoided as relates to balancing pond	Yellow



Site Boundaries	boundaries are clearly demarcated	
Neighbouring Uses	Site may be incompatible with neighbouring uses, but requires further investigation	
Availability	Site known to be unavailable	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO







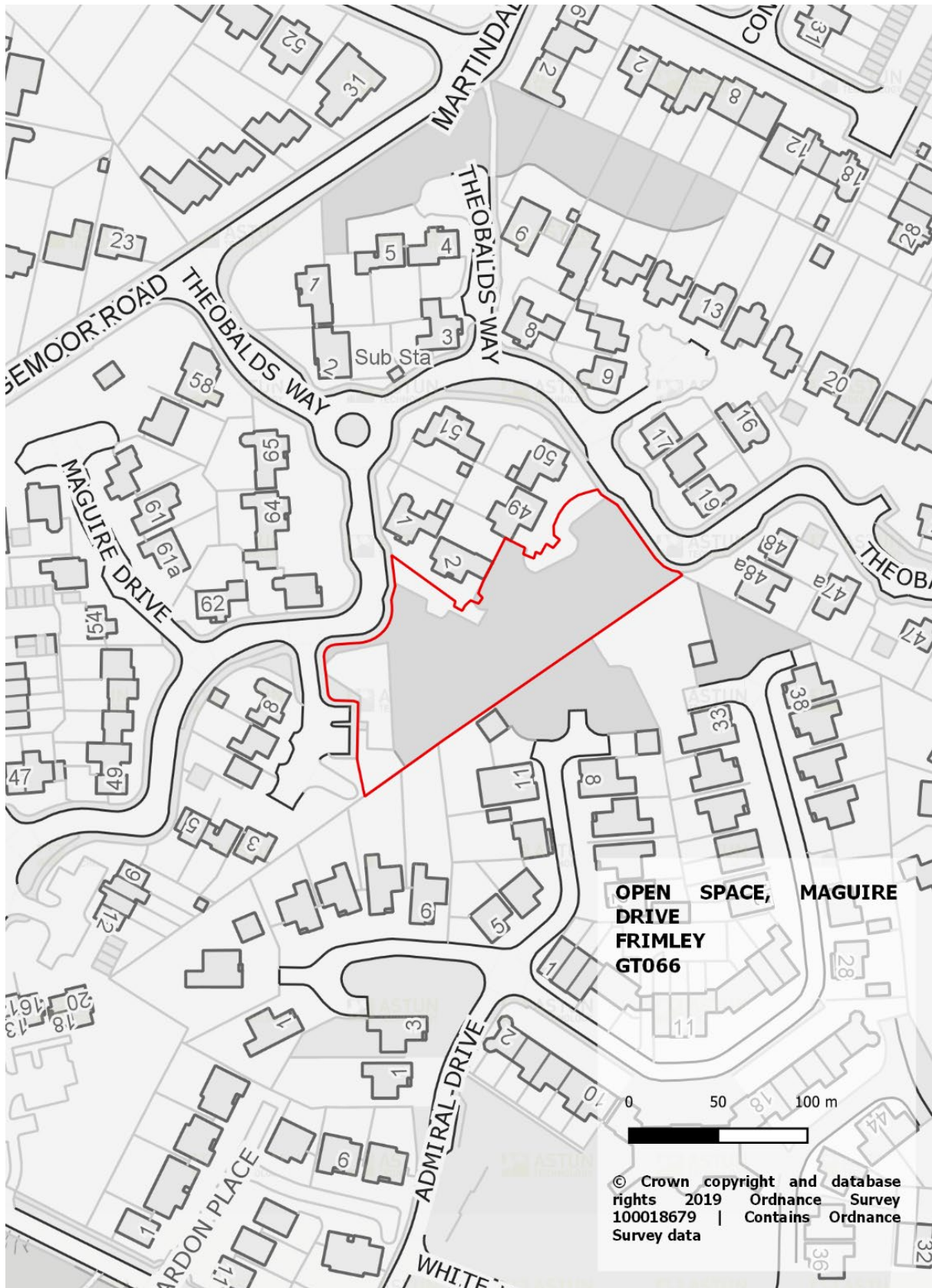
<b>Site Name</b>	<b>Open Space between Maguire Drive and Theobalds Way</b>	
<b>Ref</b>	<b>GT066</b>	
Ward	Heatherside	
Site Area (ha)	0.34	
Trees	A handful of protected trees are located close to, but outside of the site. The impact on the protected trees requires further investigation	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	No suitable and safe access can be gained to the site	
Ground Conditions	Ground conditions/shape/levels are not conducive to providing pitches, owing to shape of site	



Contamination	Site is not known to be contaminated	
Site Boundaries	Site is partly open and would require new boundary treatments	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		NO







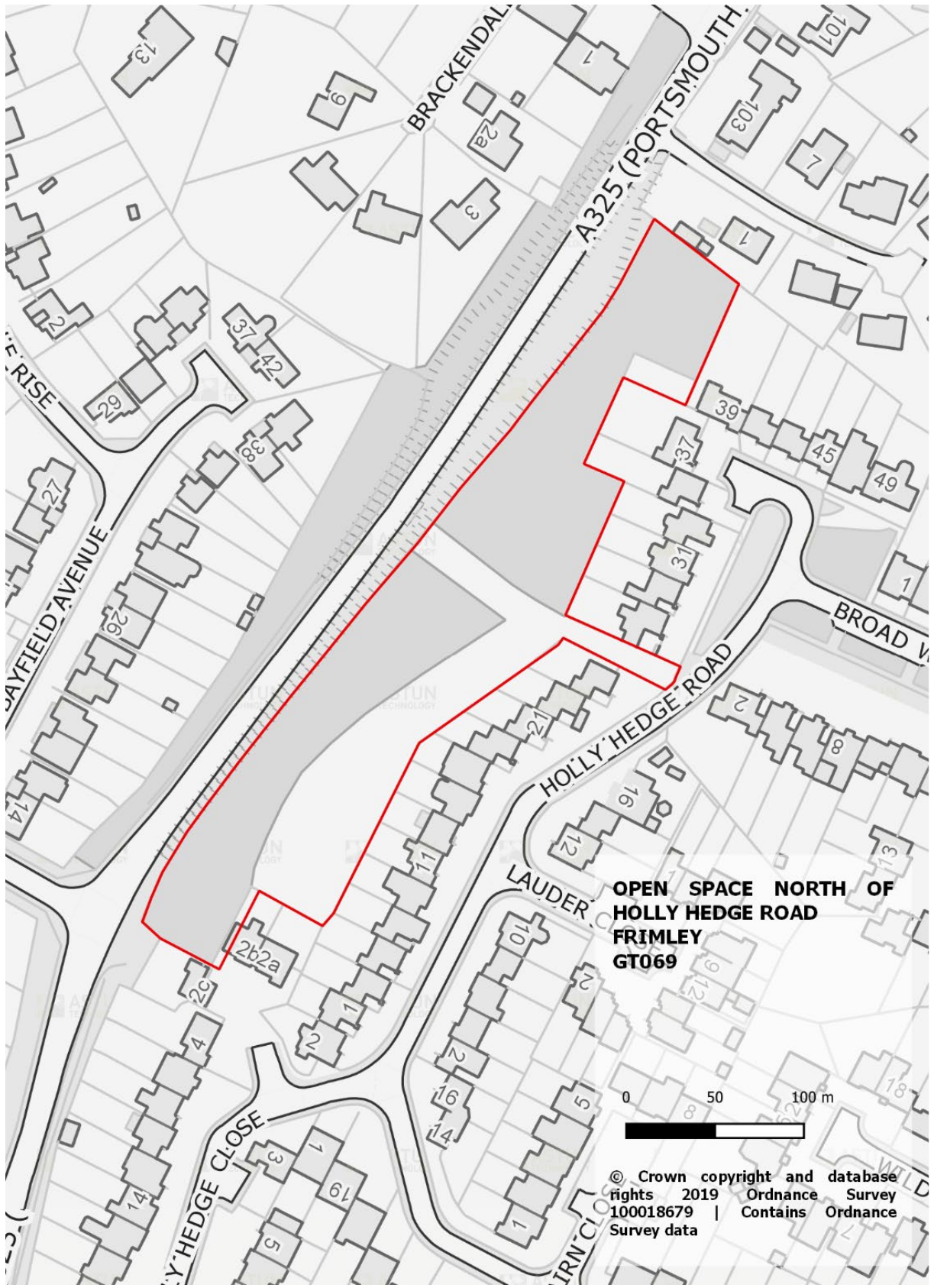
<b>Site Name</b>	<b>Open Space north of Holly Hedge Road, Frimley</b>	
<b>Ref</b>	<b>GT069</b>	
Ward	Parkside	
Site Area (ha)	0.91	
Trees	A group TPO is located outside of the site to the north east. The impact on the protected trees requires further investigation	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	Suitable access capable of being provided.	
Ground Conditions	Ground conditions/shape/levels are not conducive to providing pitches – given dimensions of site, unlikely to be capable of accommodating everything a site would require.	



Contamination	Site is not known to be contaminated	
Site Boundaries	Boundaries are clearly demarcated	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements, on balance	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO





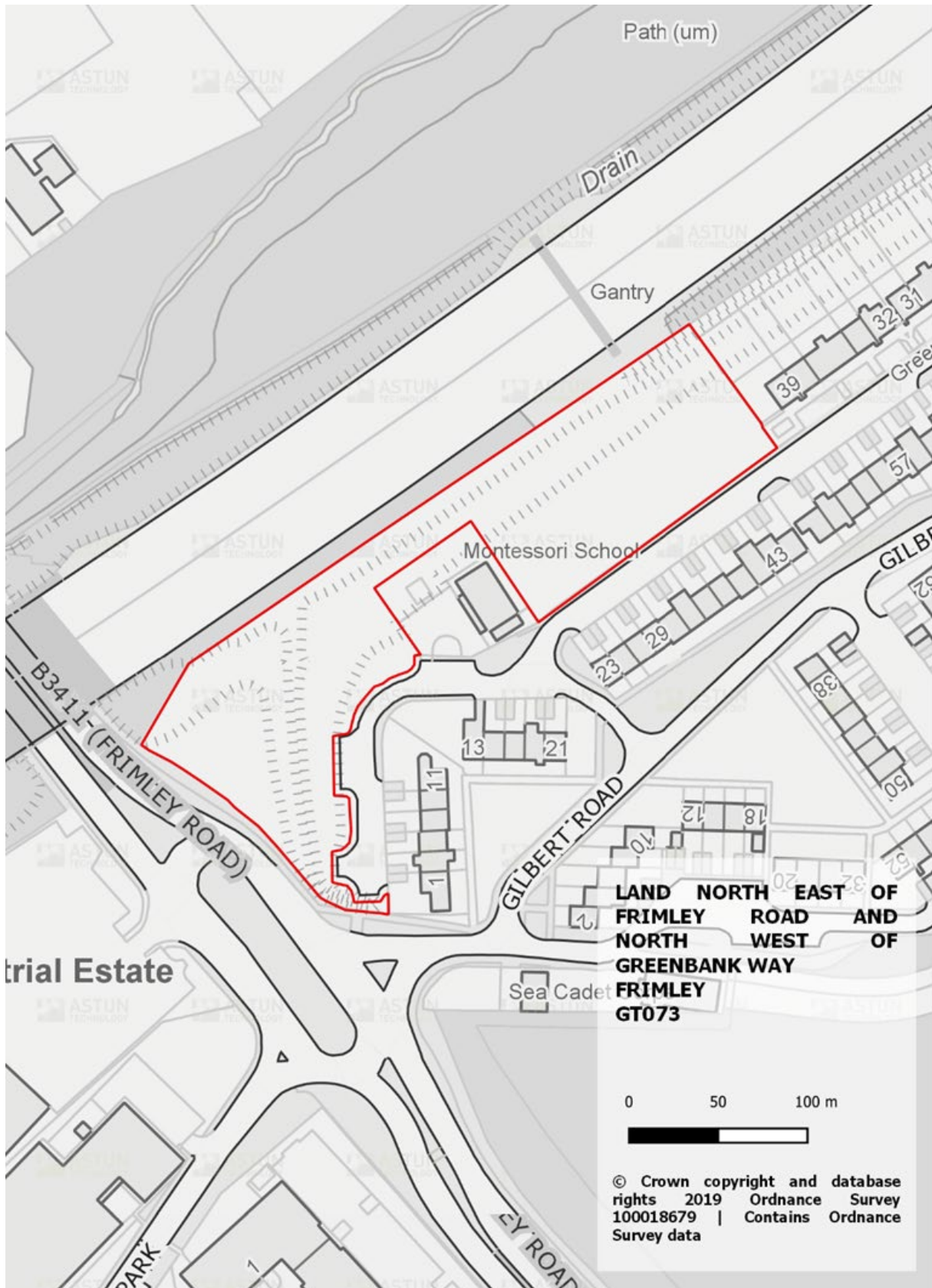


Site Name	<b>Land North East of Frimley Road and North West of Greenbank Way, Frimley</b>	
Ref	<b>GT073</b>	
Ward	Frimley	
Site Area	0.87	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area at Greenbank Way. The Surrey Heath Open Space Study 2016 indicates that despite quality issues in respect of litter and glass, the site scores relatively well in terms of quality and value. The site does not provide any formal play area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	There is potential for the site to be accessed but requires further investigation	



Ground Conditions	Shape/ground conditions/levels conducive to providing pitches, on balance; land levels rise towards the M3 which adjoins the site	
Contamination	Records indicate that there is a risk of contamination at the site, as a result of a historic landfill use. Remediation would need to be explored and implemented if considered necessary	
Site Boundaries	Site boundaries are mostly clearly demarcated by natural features and the presence of the M3 motorway. Notwithstanding this, additional boundary treatments would be required to ensure the containment of the site	
Neighbouring Uses	Site is situated adjacent to the M3 motorway and opposite a commercial estate. To the south east and rear, the site is bound by residential development. In addition, the site wraps around a community building housing a nursery. It is envisaged that the south westernmost part of the site is likely to be the most suitable in respect of neighbouring uses.	
Availability	Availability for identified use requires further exploration	
Accessibility	Site lies a desirable distance from all infrastructure	
Notes		
Take through to Stage 3:		YES







<b>Site Name</b>	<b>The Grove Common Land</b>	
<b>Ref</b>	<b>GT076</b>	
Ward	Frimley	
Site Area (ha)	1.11	
Trees	No TPOs are present	
Heritage	Site incorporates a locally listed milestone and the southernmost part of the site falls within an area of high archaeological potential. Consideration would need to be given to the potential impact upon these assets	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would affect an un-designated employment site. Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	There is potential for the site to be accessed but requires further investigation	



Ground Conditions	Ground conditions/shape/levels are not conducive to providing pitches. Owing to the site shape and open character, it is unlikely that the site would be capable of accommodating the necessary infrastructure	
Contamination	Site is not known to be contaminated	
Site Boundaries	Site is open and would require new boundary treatments	
Neighbouring Uses	Site may be incompatible with neighbouring uses, but requires further investigation	
Availability	Site designated as common land	
Accessibility	Site lies a desirable distance from infrastructure.	
Notes		
Take through to Stage 3:		NO



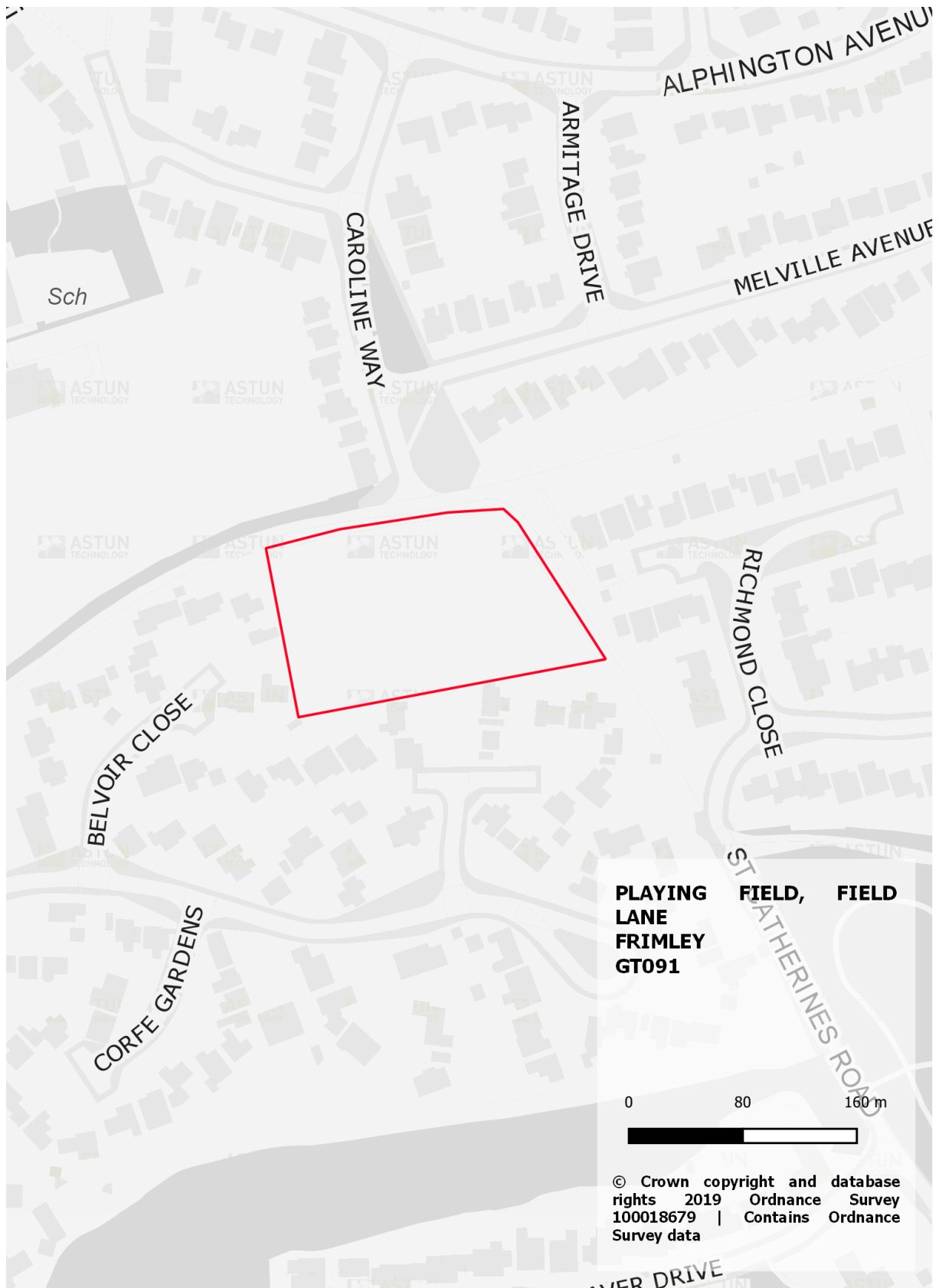


<b>Site Name</b>	<b>Playing Field, Field Lane</b>	
<b>Ref</b>	<b>GT091</b>	
Ward	Frimley	
Site Area (ha)	0.59	
Trees	Area TPO6/75 covers the site, although the site is only lightly tree'd to the field edges. The impact on the protected trees requires further investigation	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space and the wider impact of the green space would need to be investigated, although it is noted that Surrey County Council consider the site to be surplus to requirements	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	There is little opportunity for suitable and safe access can be gained to the site	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	



Contamination	No known contamination issues	
Site Boundaries	Site is partially open and new boundary treatments would be required	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		NO





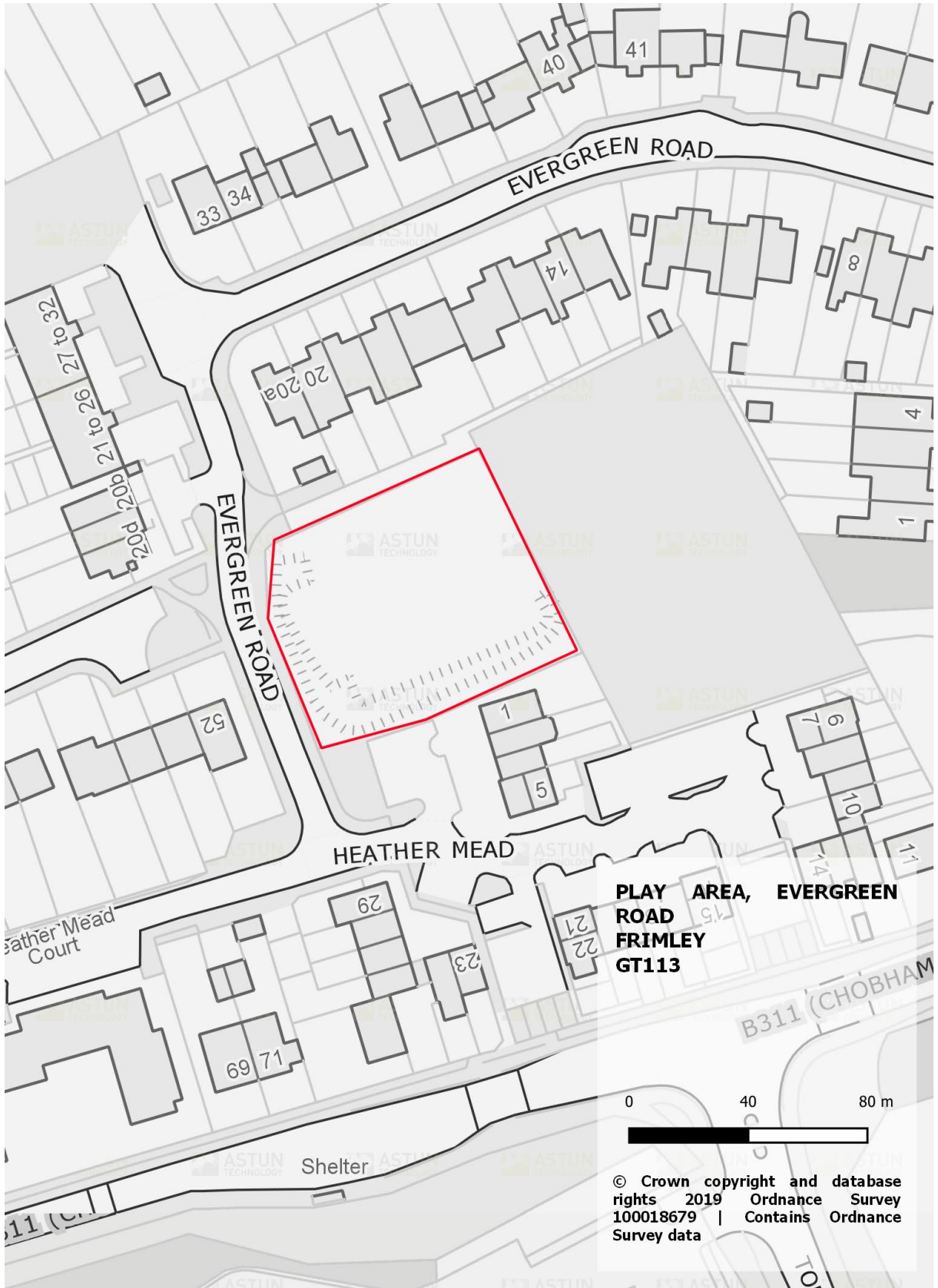
<b>Site Name</b>	<b>Play Area, Evergreen Road, Frimley</b>	
<b>Site Name</b>	<b>Play Area, Evergreen Road</b>	
Ref	GT113	
Ward	Parkside	
Site Area (ha)	0.17	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	There is little opportunity for suitable and safe access can be gained to the site	
Ground Conditions	Shape/ground conditions/levels relatively conducive to providing pitches	





Contamination	Site is not known to be contaminated	
Site Boundaries	Site is partially open and would require new boundary treatments	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO



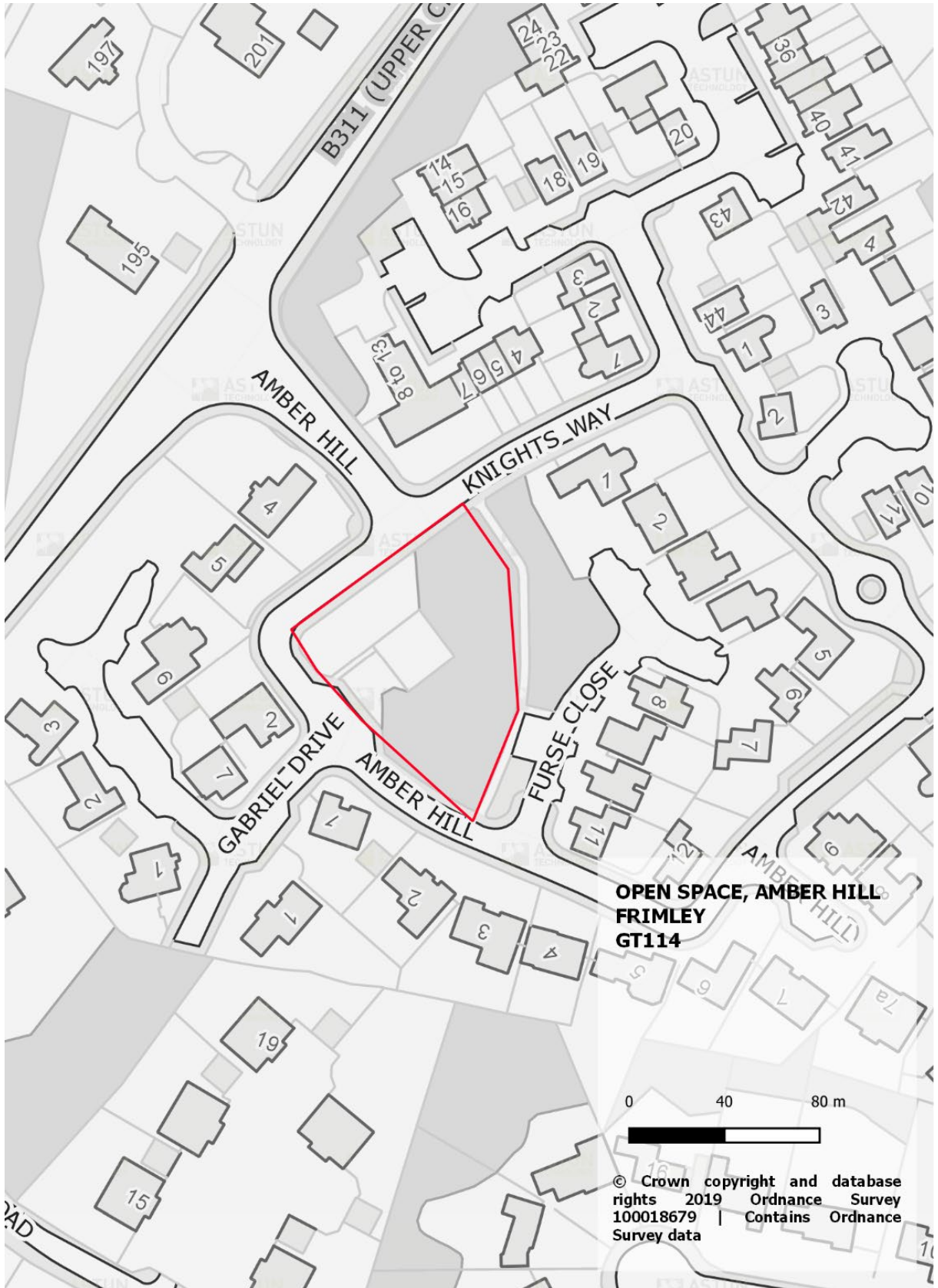


<b>Site Name</b>	<b>Open Space, Amber Hill, Frimley</b>	
<b>Ref</b>	<b>GT114</b>	
Ward	Heatherside	
Site Area (ha)	0.17	
Trees	Woodland Order TPO 4/87 covers the full extent of the site. In the event no other red flags are raised, the impact on the protected trees will require further investigation	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	There is potential for the site to be suitably and safely accessed but further investigation will be required	
Ground Conditions	Site is well tree'd; the need to retain trees, address the openness of the site may significantly reduce the developable area of the site. Site constraints not conducive to providing pitches	



Contamination	Site is not known to be contaminated	
Site Boundaries	Site is open and would require new boundary treatments	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes	Site accommodate valued play space	
Take through to Stage 3:		NO





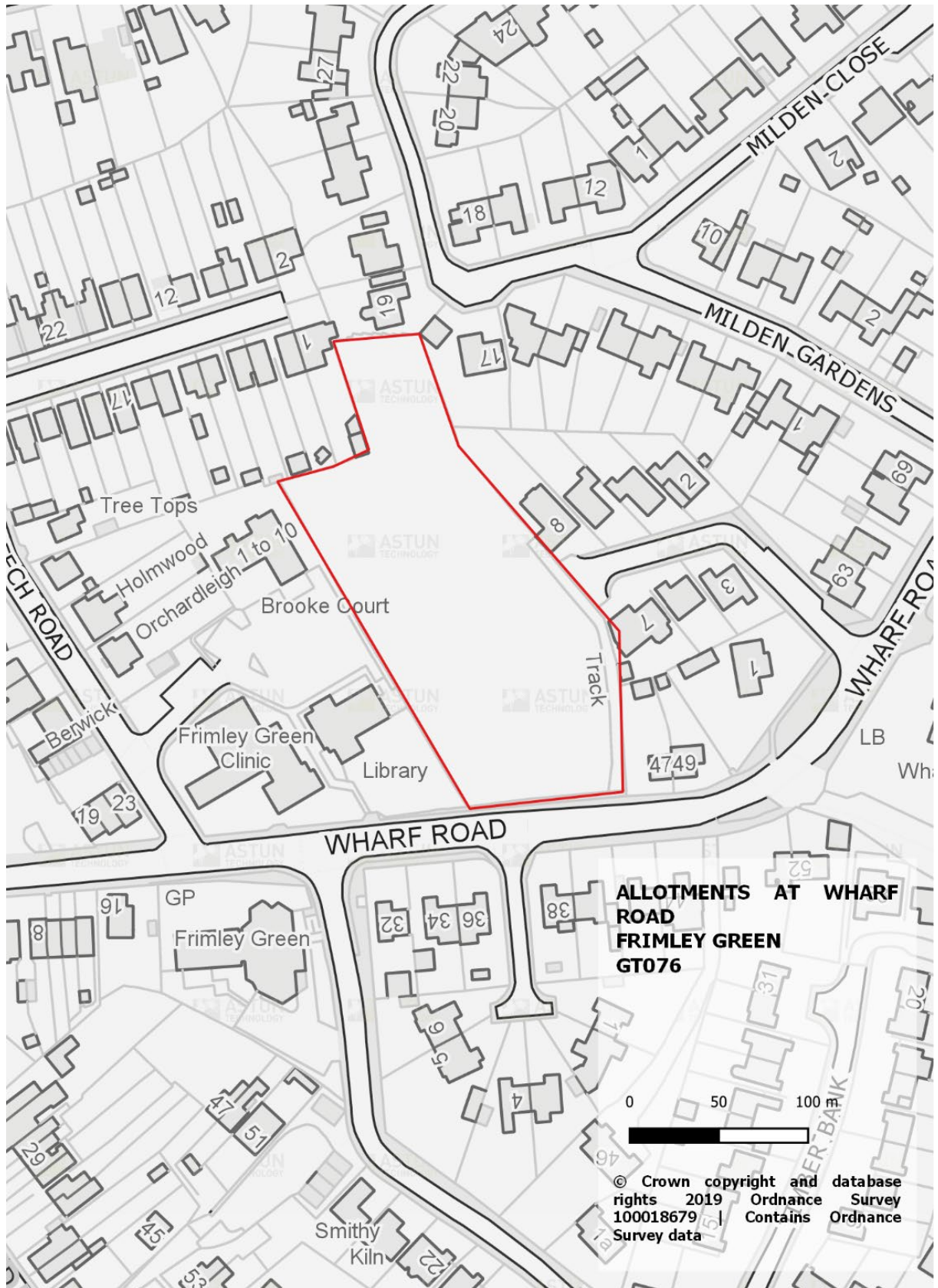
<b>Site Name</b>	<b>Allotments at Wharf Road</b>	
<b>Ref</b>	<b>GT015</b>	
Ward	Frimley Green	
Site Area (ha)	0.67	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a built community facility	
Access	The site could benefit from suitable access	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is potentially contaminated through historic uses as allotments. Remediation would need to be explored	



Site Boundaries	Site is partially open and would require new boundary treatments	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for identified use requires further exploration, but allotments are a valued resource	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO







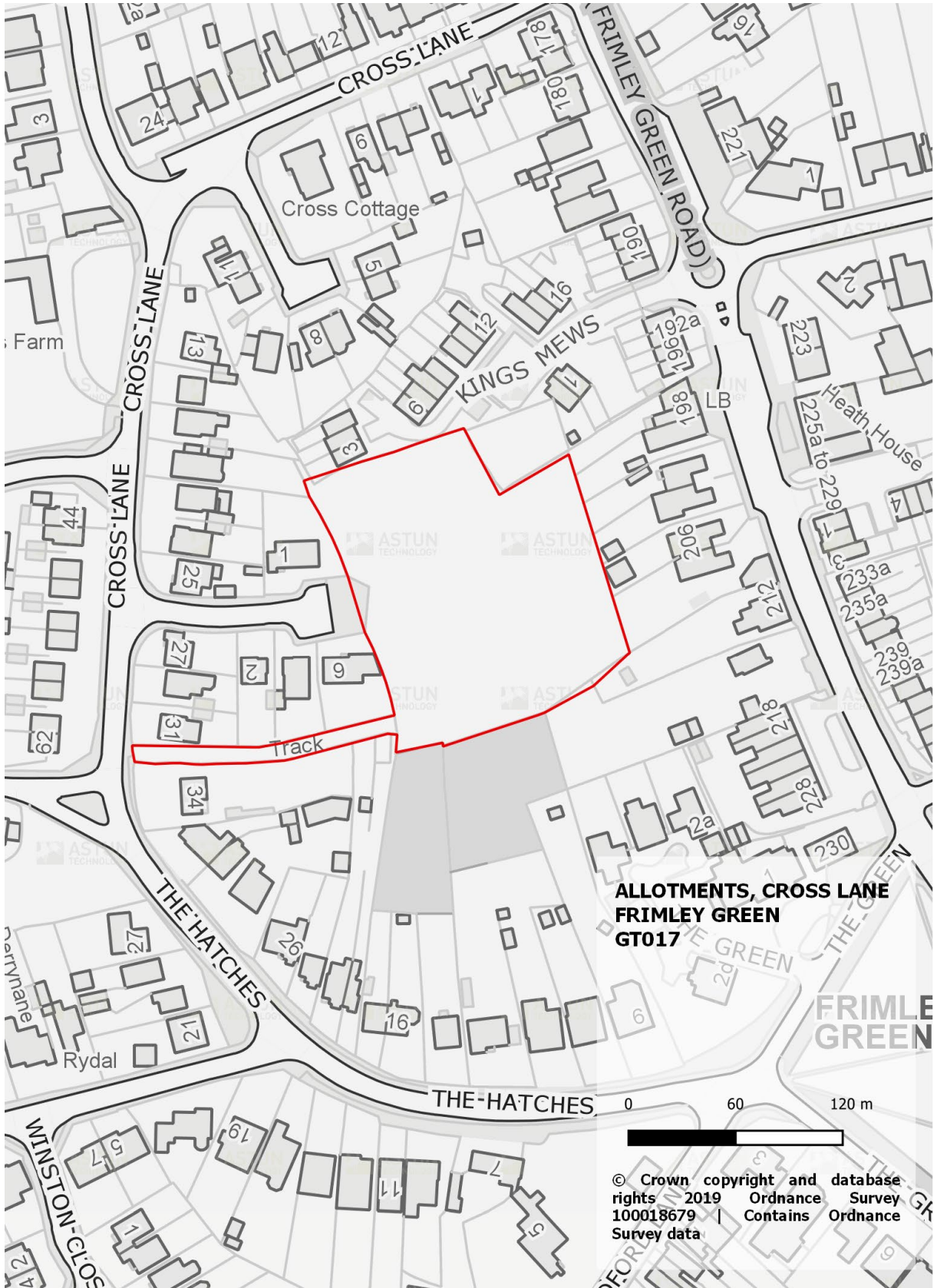
<b>Site Name</b>	<b>Allotments, Cross Lane</b>	
<b>Ref</b>	<b>GT017</b>	
Ward	Frimley Green	
Site Area (ha)	0.56	
Trees	Two protected Oak trees are present close to the site and the impact on the protected trees requires further investigation	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would affect an un-designated employment site. Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area, incorporating Allotments. The impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	No suitable and safe access can be gained to the site	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	



Contamination	Site is potentially contaminated as a result of allotment use. Remediation would need to be explored	
Site Boundaries	Boundaries are relatively clearly demarcated	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO







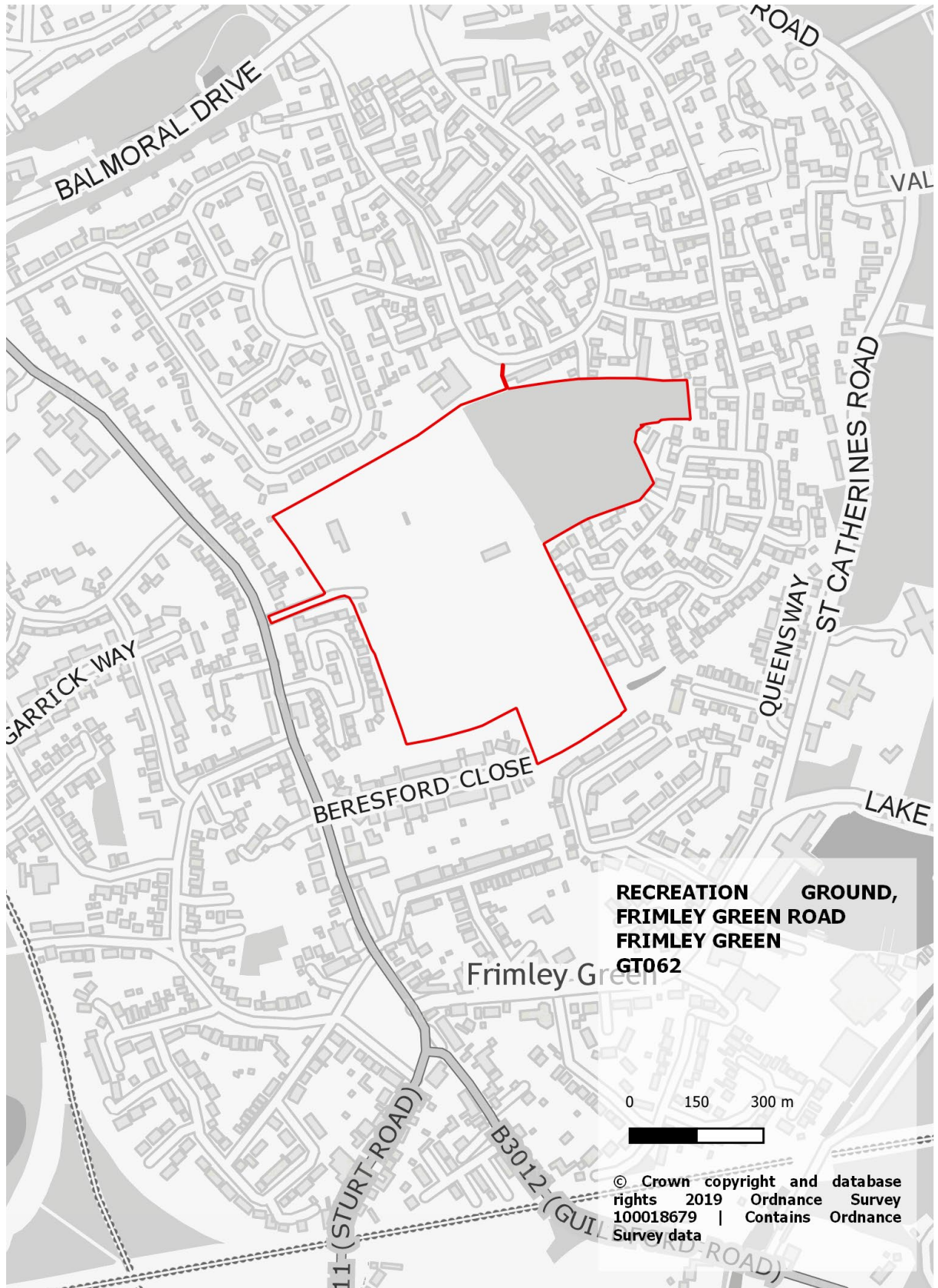
<b>Site Name</b>	<b>Recreation Ground, Frimley Green Road, Frimley</b>	
<b>Ref</b>	<b>GT062</b>	
Ward	Frimley Green	
Site Area (ha)	11.02	
Trees	TPO's are present on and close to the site and the impact on the protected trees requires further investigation	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space including tennis courts within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	No suitable and safe access is likely to be gained to the site	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is not known to be contaminated	



Site Boundaries	Site is extensive and whilst well screened to the boundaries, the provision of pitches is likely to require additional boundary treatments to be provided.	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		NO







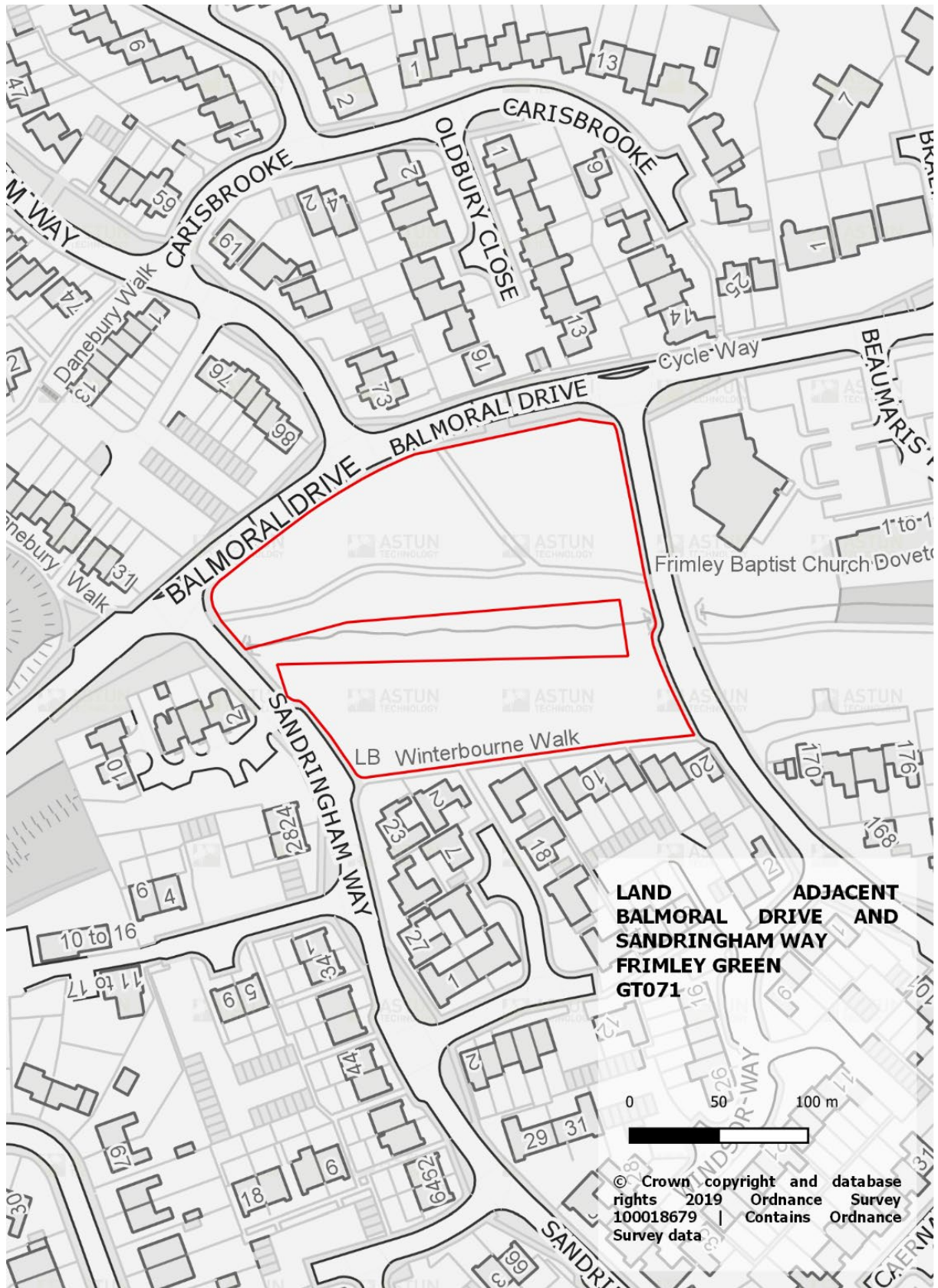


<b>Site Name</b>	<b>Land Adjacent Balmoral Drive and Sandringham Way, Frimley</b>	
<b>Ref</b>	<b>GT071</b>	
Ward	Frimley Green	
Site Area (ha)	0.91	
Trees	Area order covers the site. The impact on the protected trees requires further investigation	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would be subject to sequential and exception tests	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	Suitable access capable of being provided	
Ground Conditions	Ground conditions unlikely to be conducive to providing pitches – FZ3 bisects the site and the remaining part of the site is unlikely to be large enough to accommodate all components of a site	



Contamination	Site is not known to be contaminated	
Site Boundaries	Site is open and would require new boundary treatments	
Neighbouring Uses	Site may be incompatible with neighbouring uses, but requires further investigation	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO





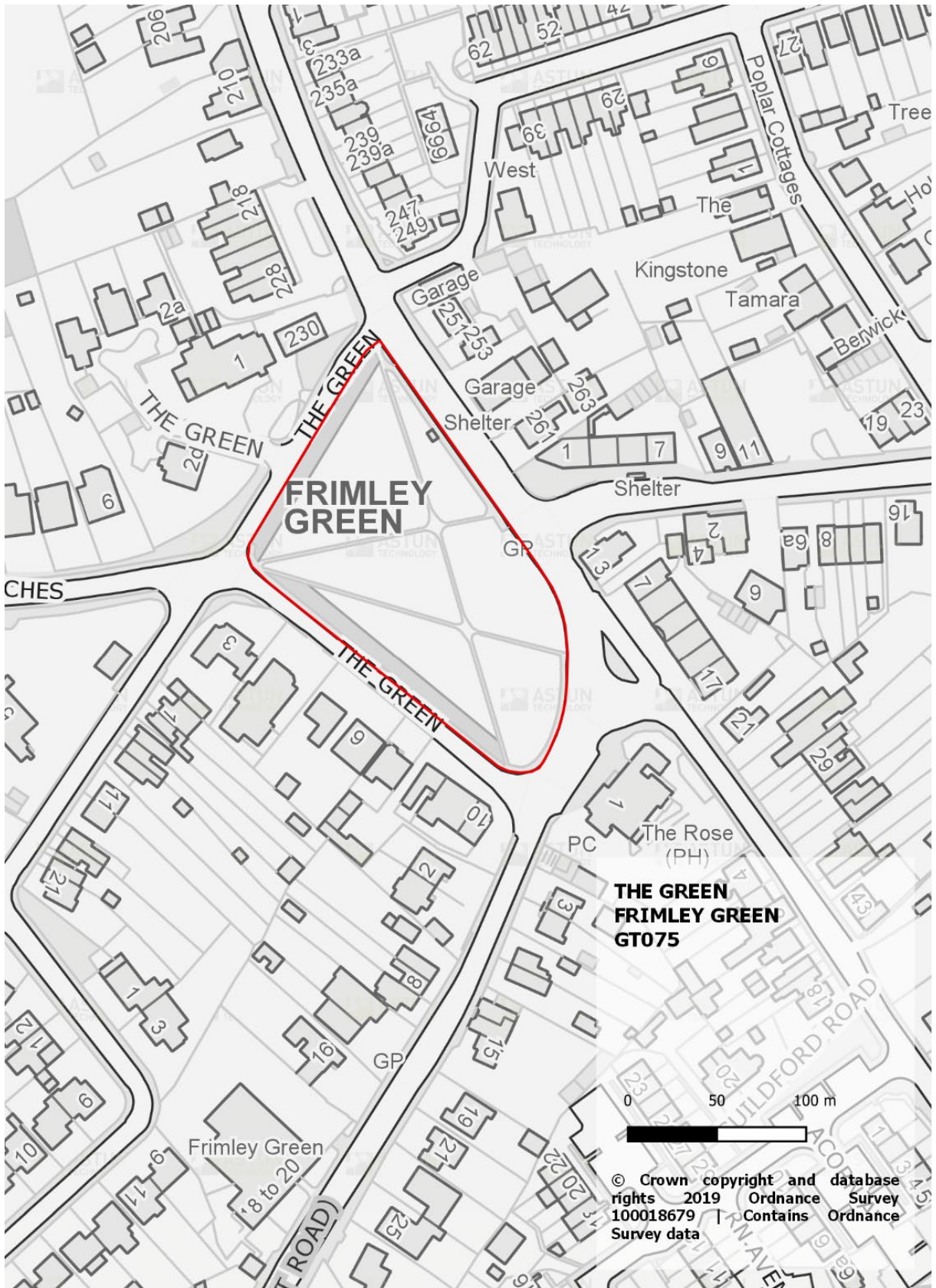
<b>Site Name</b>	<b>The Green, Frimley Green</b>	
<b>Ref</b>	<b>GT075</b>	
Ward	Frimley Green	
Site Area (ha)	0.57	
Trees	No TPOs are present.	
Heritage	No Heritage Assets affected.	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	There is potential for the site to be accessed but requires further investigation	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is not known to be contaminated	



Site Boundaries	Site is open and would require new boundary treatments	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Known to be unavailable – designated common land	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		NO







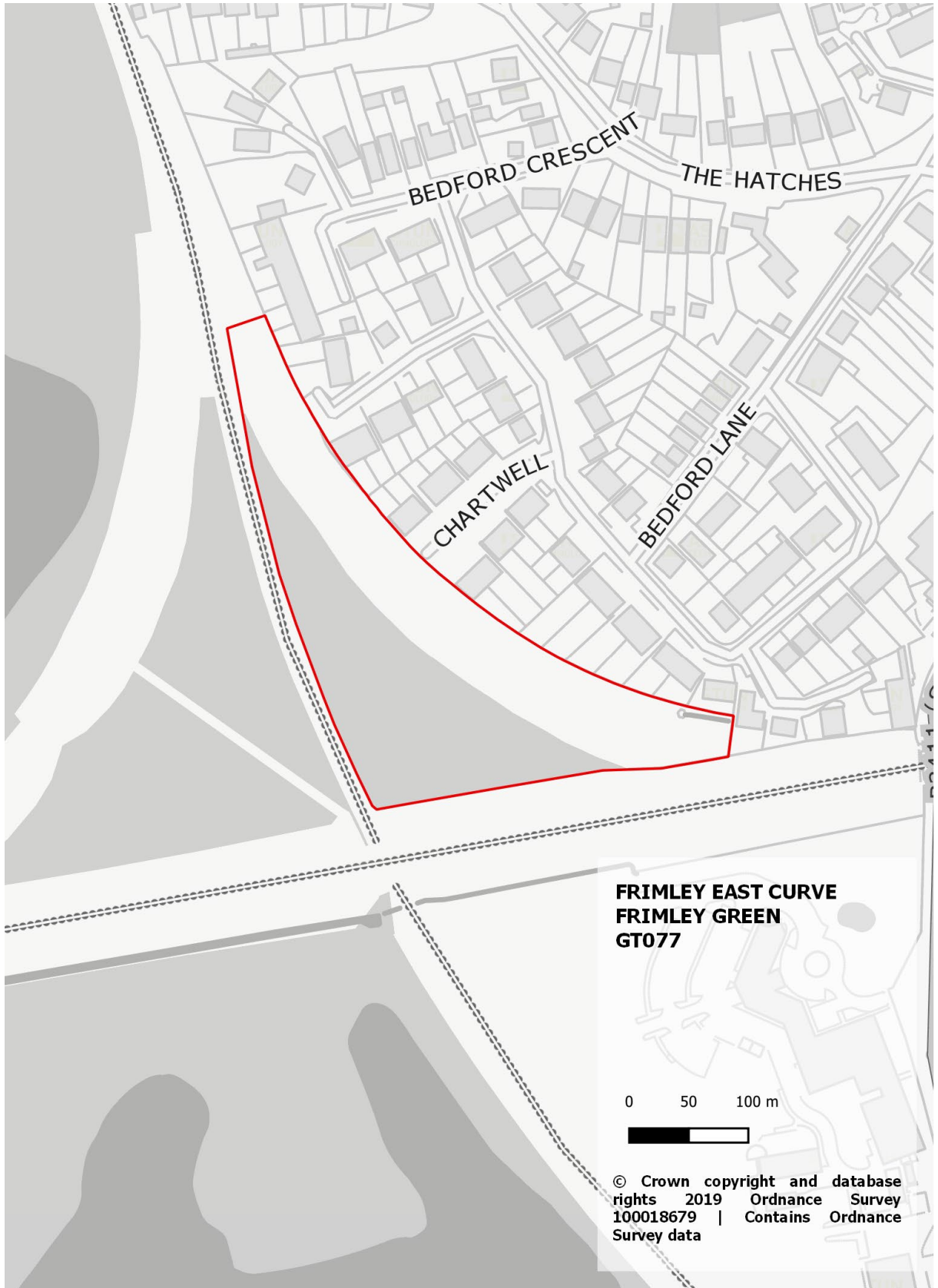
<b>Site Name</b>	<b>Frimley East Curve, Sturt Road</b>	
<b>Ref</b>	<b>GT077</b>	
Ward	Frimley Green	
Site Area (ha)	1.46	
Trees	No TPOs are present.	
Heritage	No Heritage Assets affected.	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would result in the development of the countryside	
Employment	Would affect an un-designated employment site. Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	No suitable and safe access can be gained to the site	
Ground Conditions	Ground conditions/shape/levels are not conducive to providing pitches – site not level	
Contamination	Site is contaminated owing to previous railway use. Remediation would need to be explored	





Site Boundaries	Site is partly open and would require new boundary treatments	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Known to be unavailable	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO



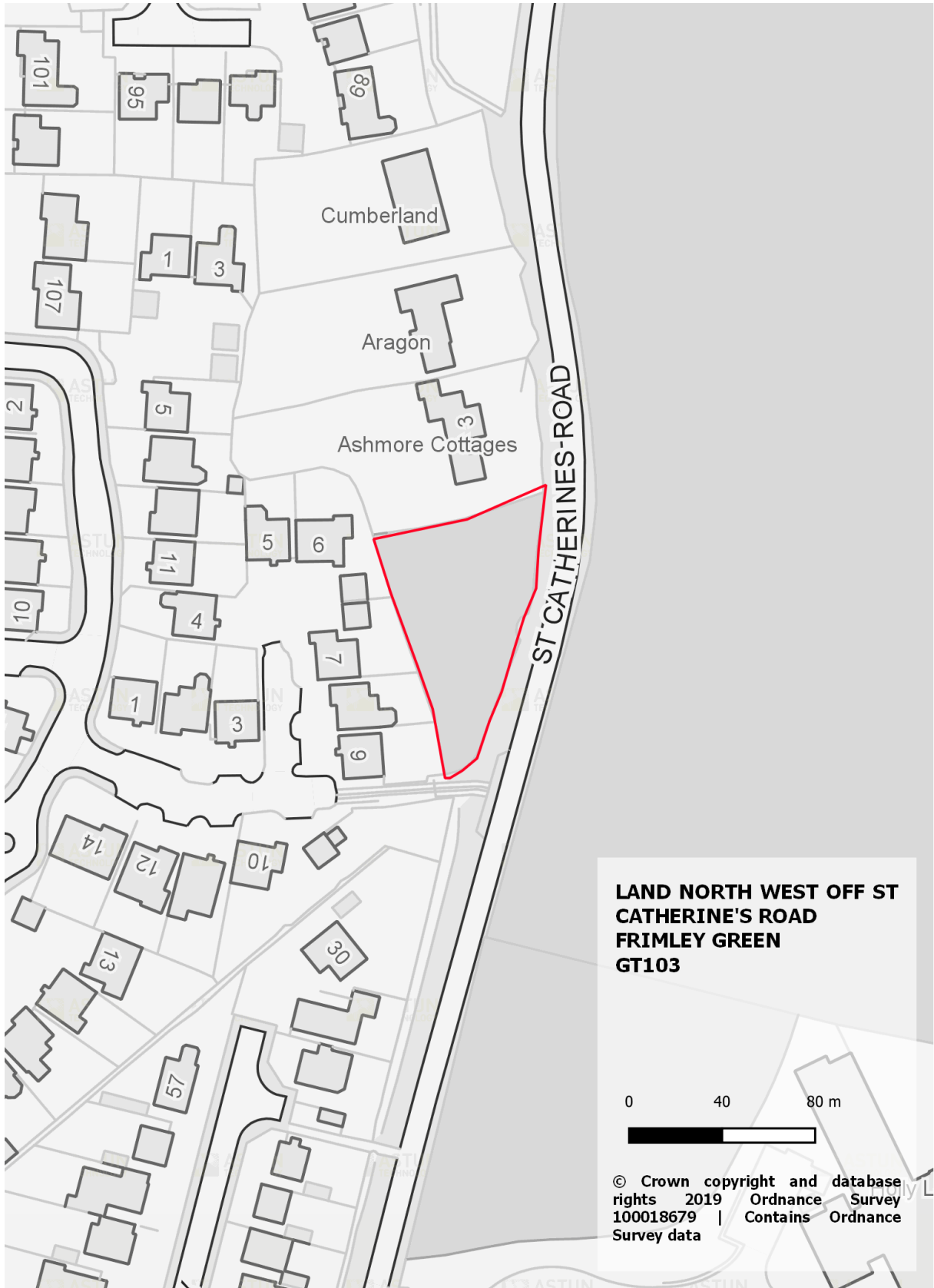


<b>Site Name</b>	<b>Land North West off St Catherines Road, Frimley Green</b>	
<b>Ref</b>	<b>GT103</b>	
Ward	Frimley Green	
Site Area (ha)	0.12	
Trees	No TPOs are present.	
Heritage	No Heritage Assets affected.	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area.	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	The site is very likely to benefit from suitable and safe access for the use proposed	
Ground Conditions	The shape of the site may limit the capacity to accommodate pitches and would need to be explored further	
Contamination	Site not known to be contaminated	



Site Boundaries	Site is well tree'd but may require additional boundary treatments	
Neighbouring Uses	Site may be incompatible with neighbouring uses, but the impact requires further investigation	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		YES





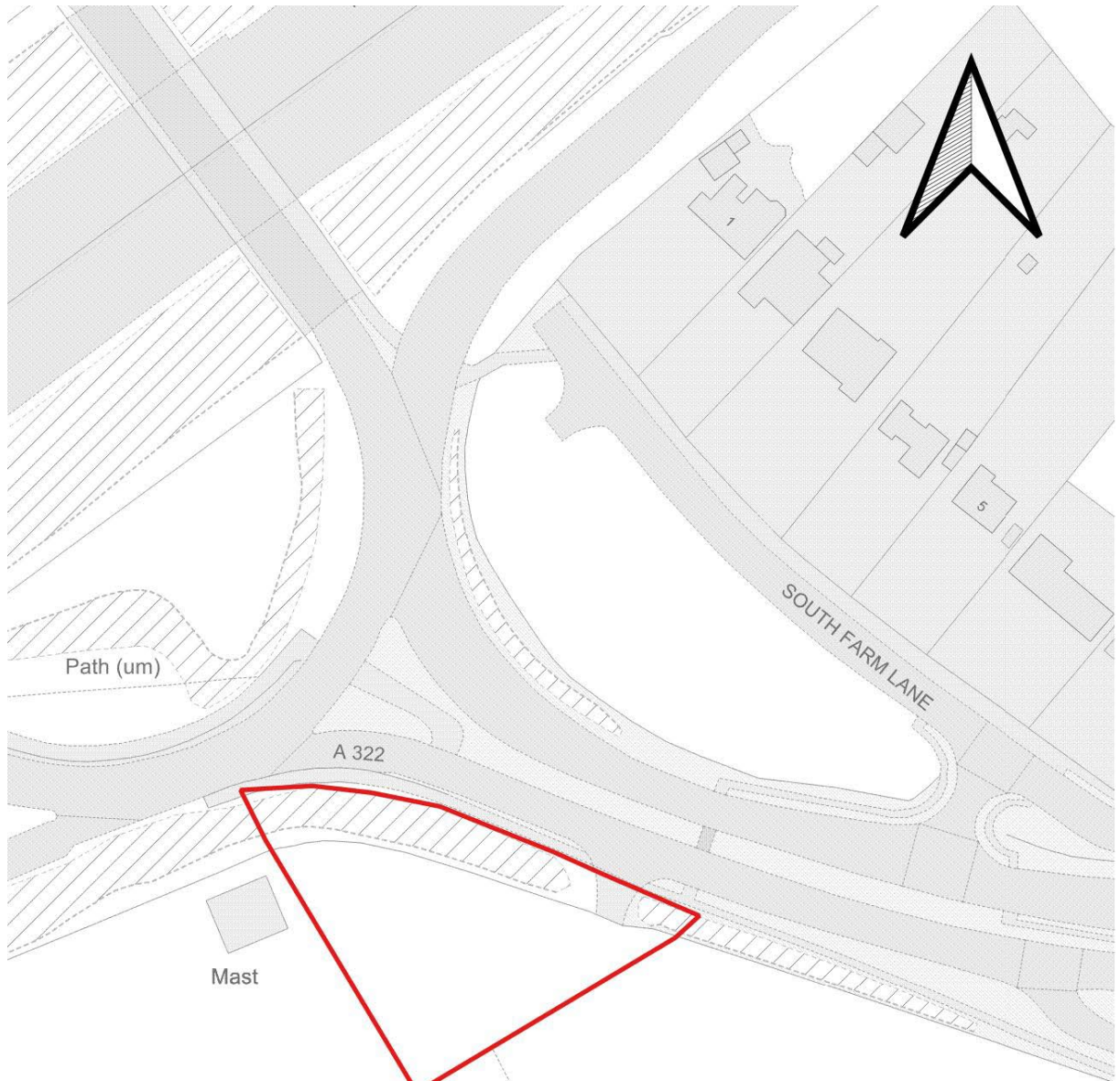
<b>Site Name</b>	<b>Land South of Junction 3 of the M3</b>	
<b>Ref</b>	<b>GT115</b>	
Ward	Lightwater	
Site Area (ha)	0.27ha	
Trees	TPO 5/87 adjoins the site to the south east	
Heritage	No Heritage assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	No community uses affected	
Access	Suitable access capable of being provided	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site may have contamination owing to a former nursery use	
Site Boundaries	No notable boundary issues	



Neighbouring Uses	Site generally considered compatible with neighbouring uses, although noise issues arising from adjoining highways should be explored	
Availability	Site already in use as an unauthorised Gypsy and Traveller site	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3		YES







**LAND SOUTH OF J3 OF  
THE M3  
LIGHTWATER  
GT115**

0 3 6 m

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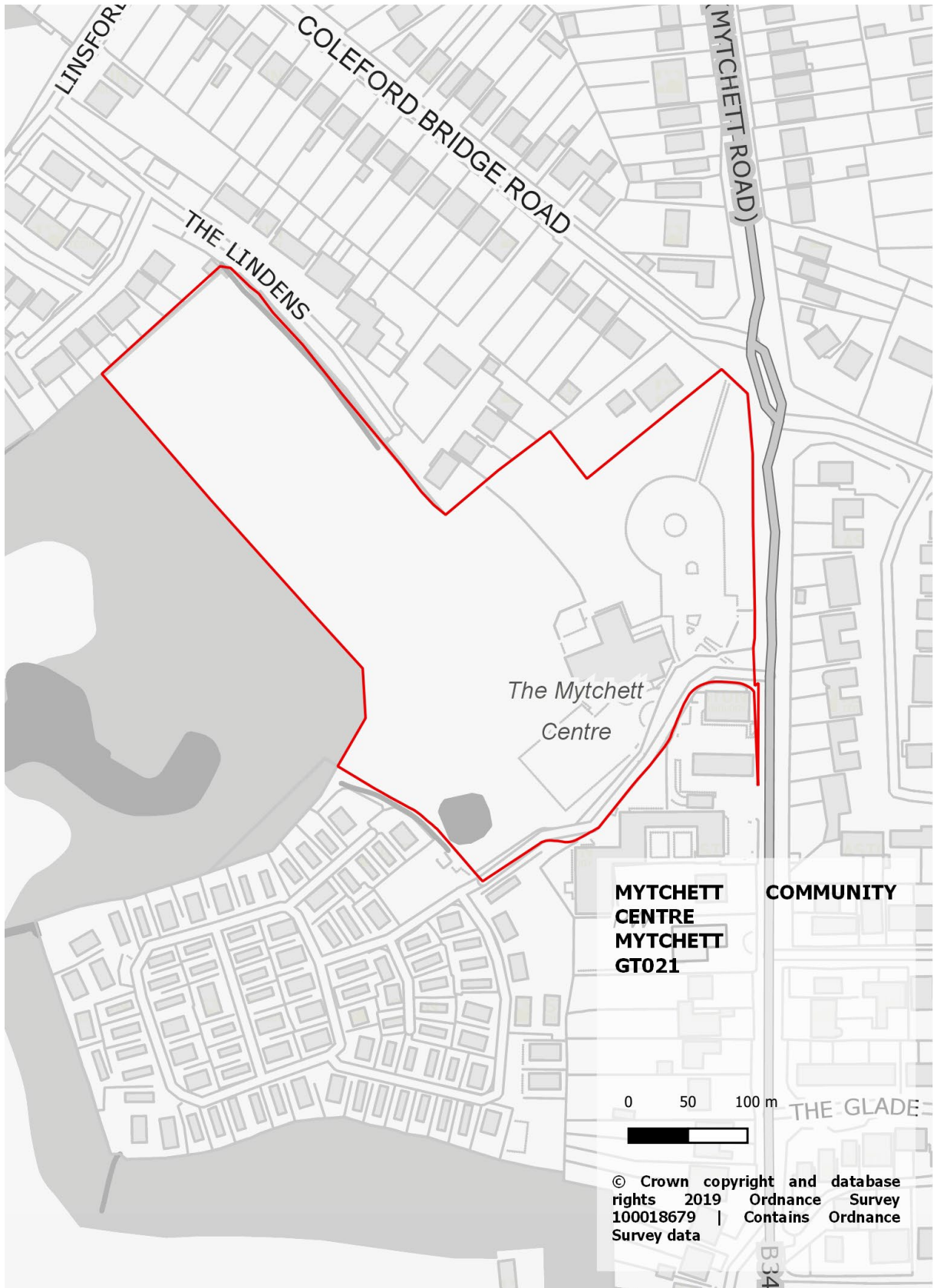


<b>Site Name</b>	<b>Mytchett Community Centre</b>	
<b>Ref</b>	<b>GT021</b>	
Ward	Mytchett and Deepcut	
Site Area (ha)	3.33	
Trees	Woodland Order TPO 7/92 bounds the site to the west, and a small Group Order TPO2/01 bounds part of the site to the north. Given the significant size of the site, Some TPO's are present on the boundaries of the site, including a woodland order to the south east and a Group Order with two stand-alone protected oaks to the north of the site. The specific impact of any Gypsy and Traveller, or Travelling Showpeople accommodation on the protected trees would need careful consideration, however it is very likely that a site could be implemented without having any detrimental impact upon protected trees	
Heritage	No Heritage assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	



Community Uses	The Mytchett Centre is accommodated on part of the site, however Gypsy and Traveller Pitches or Travelling Showpeople Plots could co-exist alongside the Centre, or the Centre could be re-provided as part of a comprehensive re-development	
Access	Suitable access capable of being provided	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is not known to be contaminated	
Site Boundaries	Not all of the site would be required to meet needs as such whilst some boundaries are clearly demarcated, new boundary treatments would be required in some locations	
Neighbouring Uses	Residential development bounds the northernmost part of the site, with a petrol station and care home located to the east and a park home to the south. Land to the south west benefits from consent for residential development. There is some potential for conflict with neighbouring uses owing particularly to the proximity of the Petrol Station. Notwithstanding this, the site is a relatively large size, allowing flexibility in respect of siting	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes	Although not designated as a green space within a settlement area, the site accommodates three over-market football pitches. The loss of these could have a significant impact – the site is identified as a ‘Key’ facility in the Surrey Heath Playing Pitch Strategy 2015. However, there is scope for the existing football pitches to co-exist alongside any Gypsy and Traveller or Travelling Showpeople provision.	
Take through to Stage 3		YES





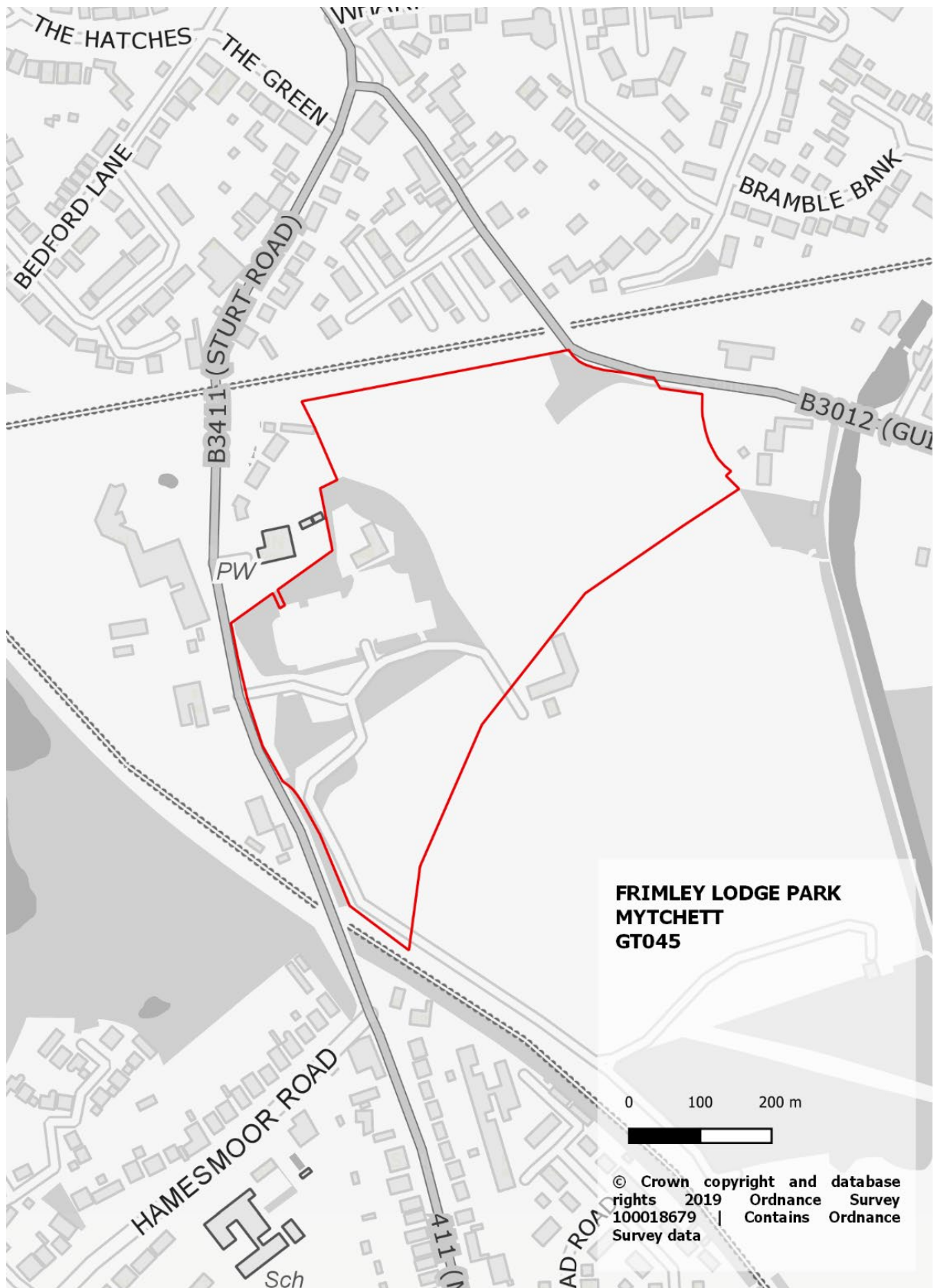


<b>Site Name</b>	<b>Frimley Lodge Park, Mytchett</b>	
<b>Ref</b>	<b>GT045</b>	
Ward	Mytchett and Deepcut	
Site Area (ha)	230.45	
Trees	No TPOs are present	
Heritage	Site adjacent to Grade II listed Church of St Andrew. Consideration would need to be given to impact upon heritage asset, however it is noted that there is relatively extensive screening between the sites and GT045 is extensive, enabling any pitches to be set away from the designated asset	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	Suitable access capable of being provided	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	



Contamination	Site is not known to be contaminated	
Site Boundaries	Boundaries are mostly demarcated, however the site is extensive; any pitches provided are likely to require additional boundary treatments to contain the site	
Neighbouring Uses	Site likely to be compatible with neighbouring uses	
Availability	Known to be unavailable as a result of existing use of site	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO





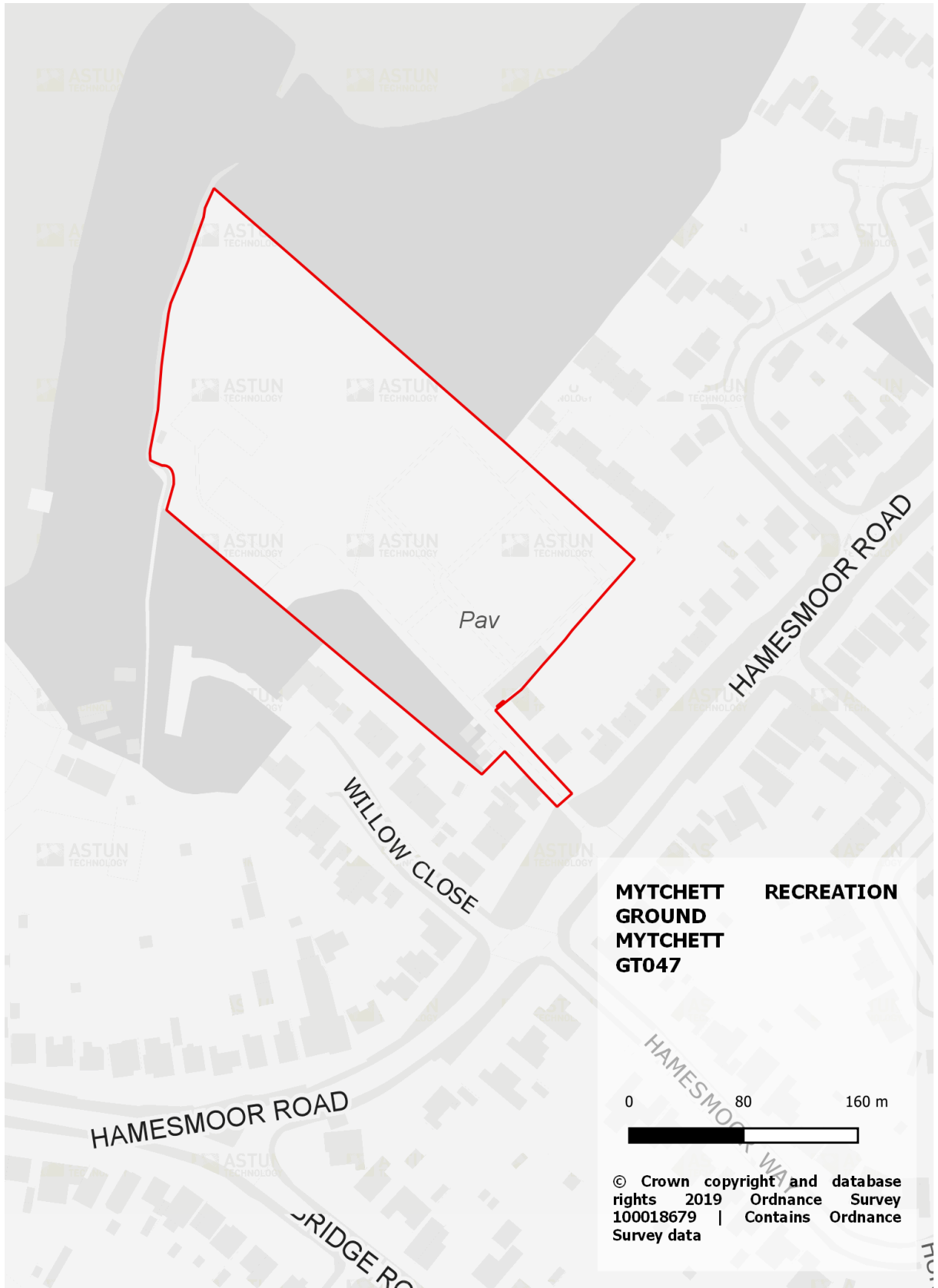


<b>Site Name</b>	<b>Mytchett Recreation Ground, Mytchett</b>	
<b>Ref</b>	<b>GT047</b>	
Ward	Mytchett and Deepcut	
Site Area (ha)	16.68	
Trees	2 protected willow trees and one protected Alder located to the east of the site. The specific impact of any Gypsy and Traveller, or Travelling Showpeople accommodation on the protected trees would need careful consideration, however it is very likely that a site could be implemented without having any detrimental impact upon protected trees given the significant size of the site	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	There is potential for the site to be accessed but requires further investigation	



Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site has potential for contamination owing to former hospital use. Remediation would need to be explored	
Site Boundaries	Site is extensive and whilst well screened to the boundaries, the provision of pitches is likely to require additional boundary treatments to be provided	
Neighbouring Uses	Some concerns exist in respect of the only access to the site, which lies close to residential properties and may lead to disturbance as a result of vehicle movements.	
Availability	Although not designated as a green space within a settlement area, the site accommodates two five aside football pitches. The site is identified as a 'local' facility in the Surrey Heath Playing Pitch Strategy 2015. Furthermore the site incorporates a popular Bowls Club and Skate Park. Taking this into account, it has been confirmed that the site is unavailable for the proposed use.	
Accessibility	Site is close to some types of infrastructure and distant from others.	
Notes		
Take through to Stage 3:		NO



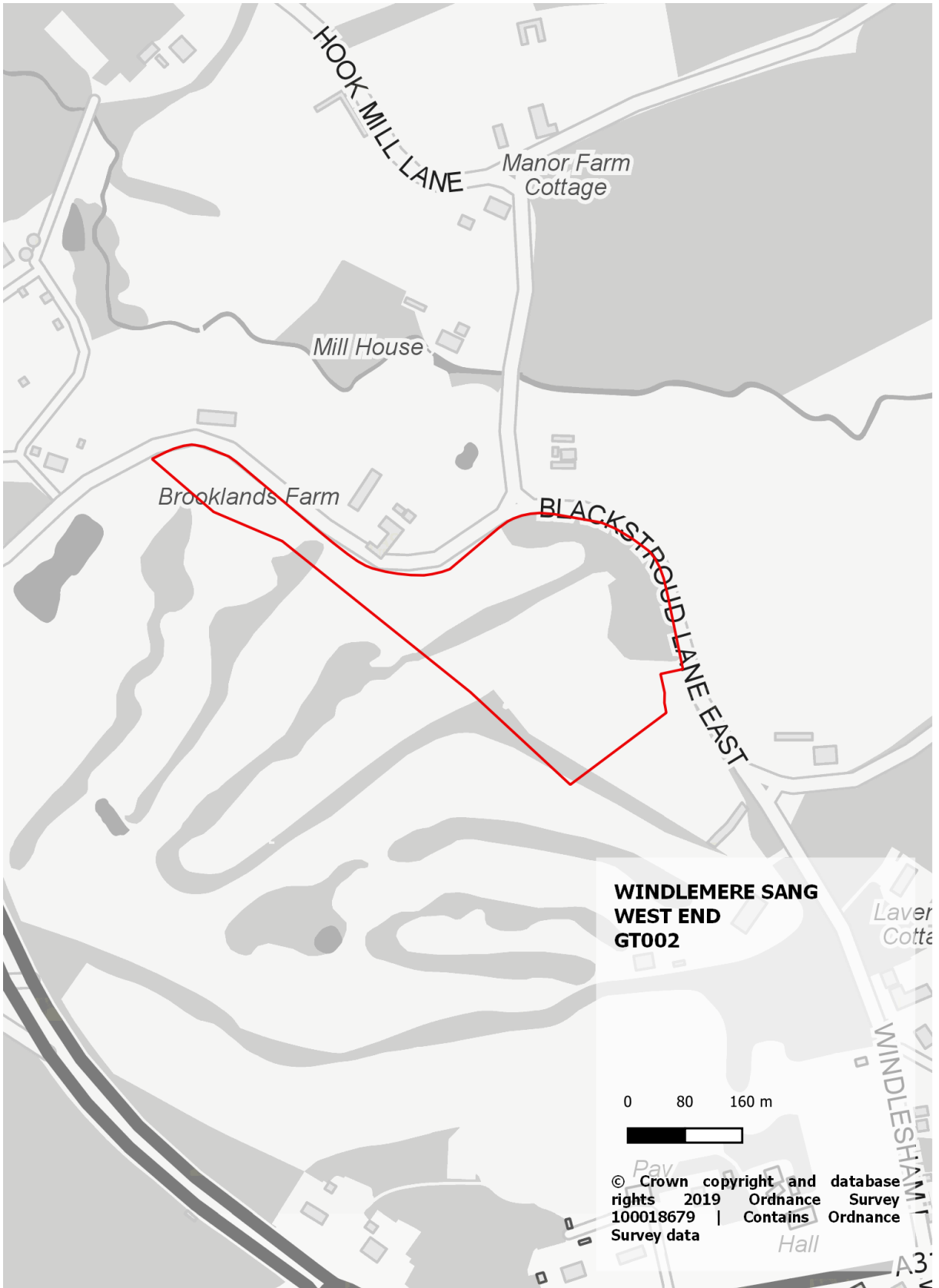


<b>Site Name</b>	<b>Windlemere SANG, West End</b>	
<b>Ref</b>	<b>GT002</b>	
Ward	Bisley and West End	
Site Area (ha)	15.24	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would result in the development of a green field site within the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would have a material impact upon a SANG, however the SANG has not yet been fully implemented	
Community Uses	Would not result in the loss of a community facility	
Access	Suitable access capable of being provided	
Ground Conditions	Shape/ground conditions/levels relatively conducive to providing pitches	
Contamination	Site is not known to be contaminated	



Site Boundaries	Boundaries are clearly demarcated on some sides, but owing to size of site, it is likely that additional boundaries will need to be demarcated	
Neighbouring Uses	Site relatively rural with no notable industrial uses nearby. Likely to be compatible with neighbouring uses	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes	Impact on trees not covered by TPO's will require consideration.	
Take through to Stage 3		NO





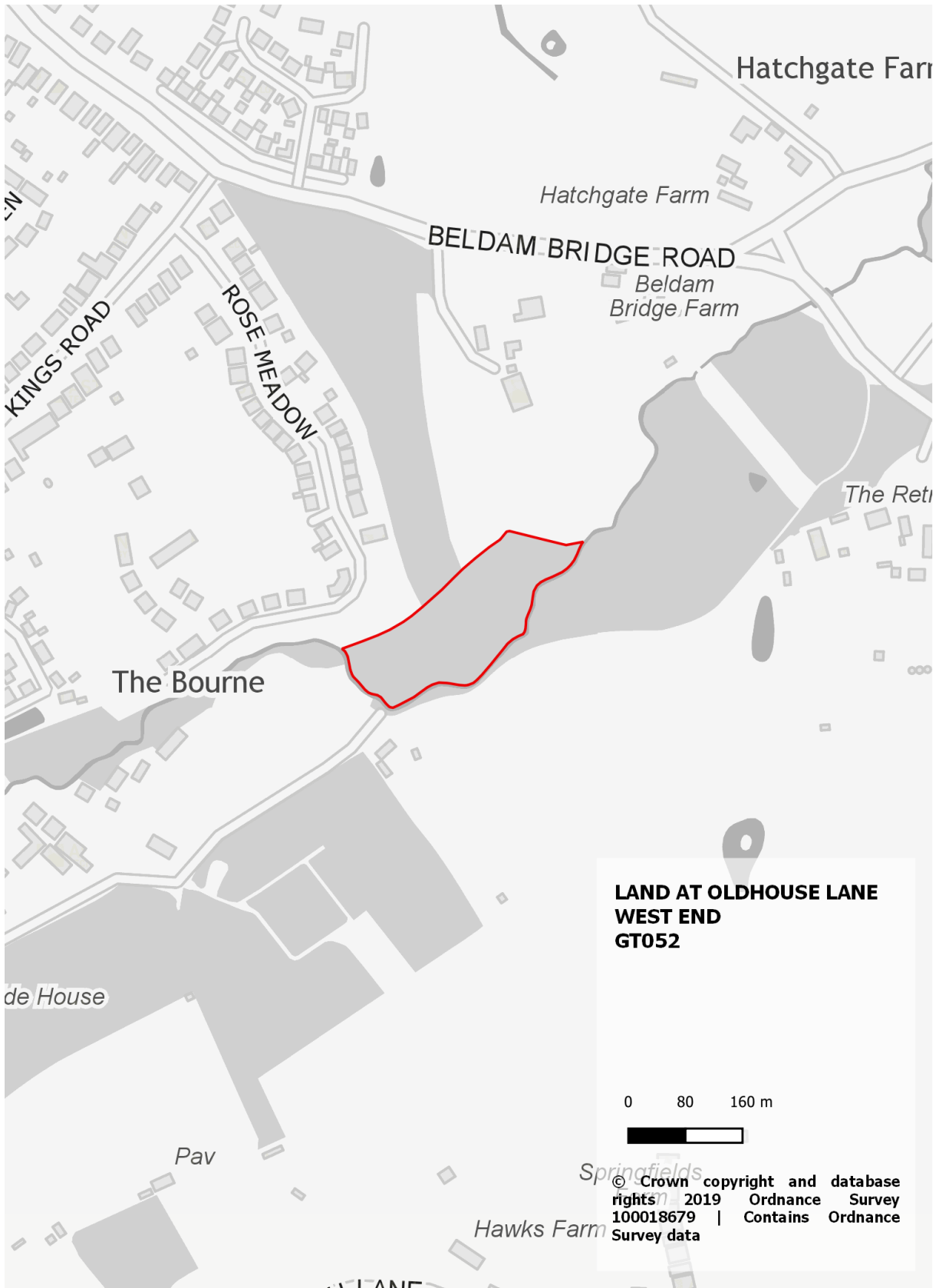
<b>Site Name</b>	<b>Land at Oldhouse Lane, West End</b>	
<b>Ref</b>	<b>GT052</b>	
Ward	Bisley and West End	
Site Area (ha)	0.88	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would affect an un-designated employment site. Would not affect an employment site	
Green Spaces	Would not affect a designated green space within a settlement area	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would be subject to sequential and exception tests	
SANGS	The development would not have a material impact upon a SANG.	
Community Uses	Would not result in the loss of a community facility.	
Access	No suitable and safe access can be gained to the site	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is potentially contaminated as a result of landfill. Remediation would need to be explored	





Site Boundaries	boundaries are generally clearly demarcated as a result of wooded areas	
Neighbouring Uses	Edge of settlement site, likely to be compatible with neighbouring uses	
Availability	Availability for identified use requires further exploration	
Accessibility	Site exceeds maximum distances from infrastructure	
Notes		
Take through to Stage 3:		NO



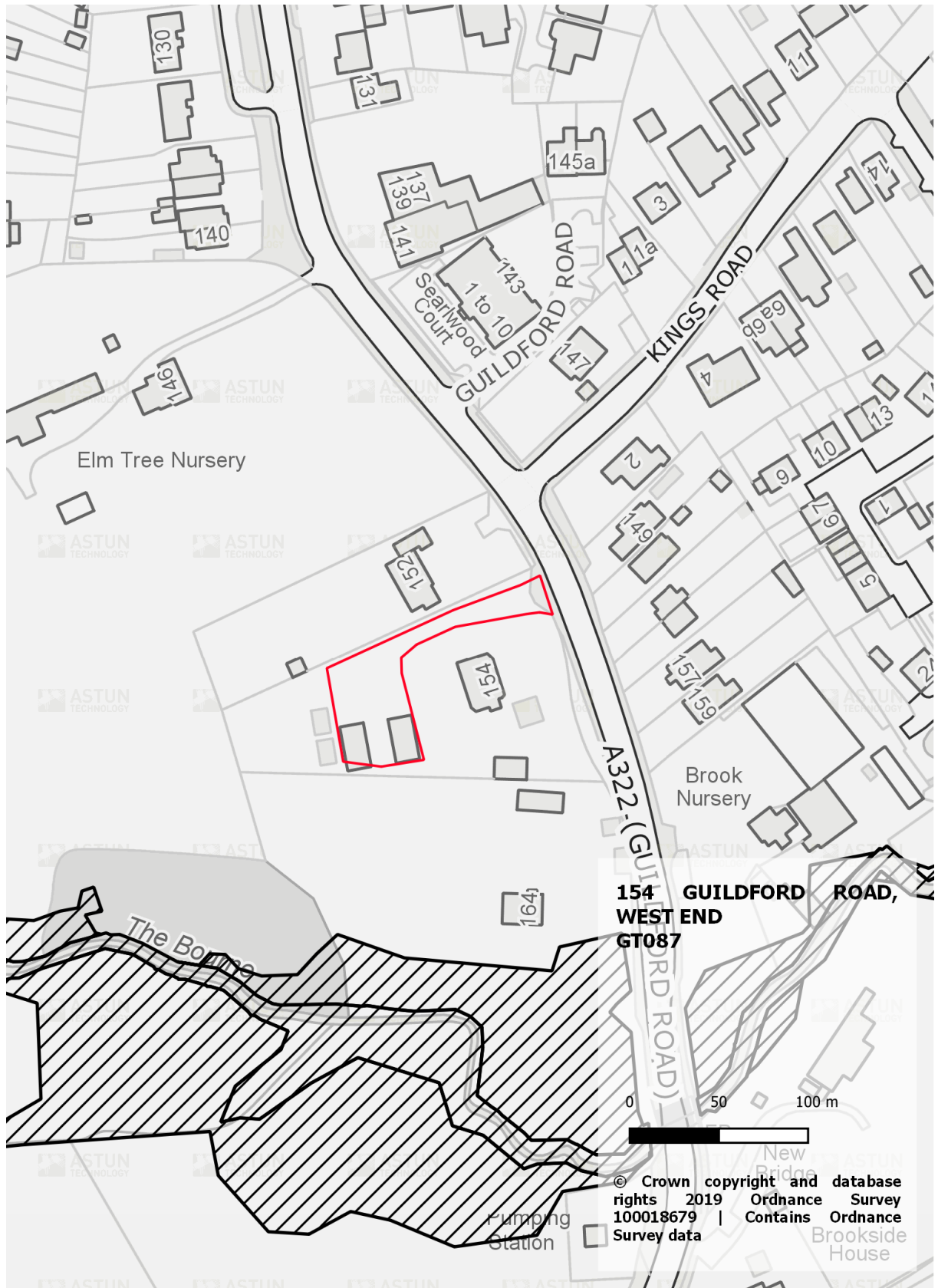


<b>Site Name</b>	<b>154 Guildford Road, West End</b>	
<b>Ref</b>	<b>GT087</b>	
Ward	Bisley and West End	
Site Area (ha)	0.1	
Trees	No TPOs are present	
Heritage	No Heritage Assets affected	
Green Belt	Would result in the development of a previously developed site within the Green Belt, however it is understood that the existing caravans have been provided in addition to, rather than in replacement of existing structures	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would not affect a designated green space	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	Likely that suitable and safe access can be gained to the site	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	
Contamination	Site is not known to be contaminated	



Site Boundaries	Site is relatively well contained	
Neighbouring Uses	Site situated in edge of settlement location. Site is on balance likely to be compatible with neighbouring uses	
Availability	Site understood to be available, with current application seeking consent for two traveller pitches	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		NO





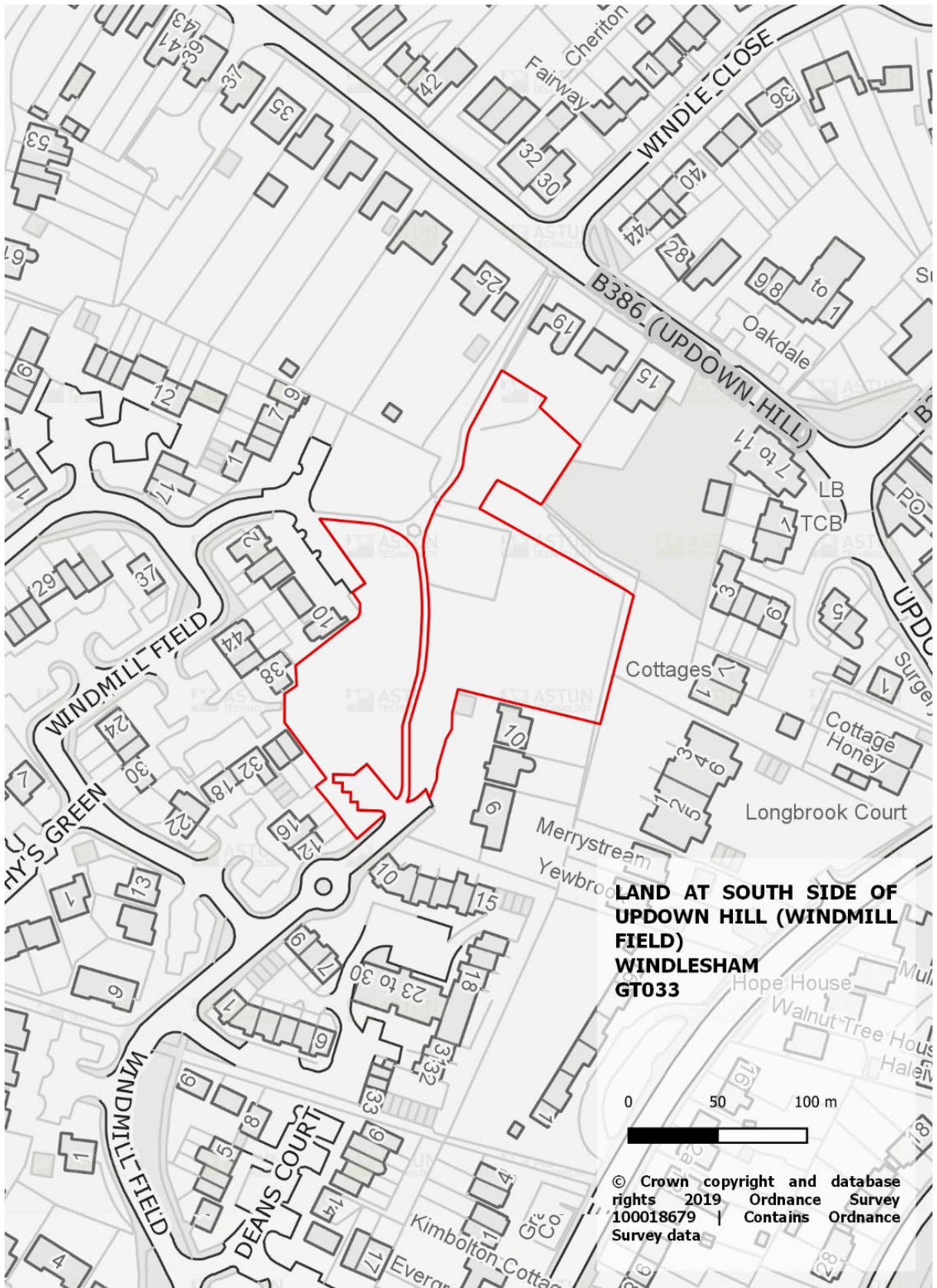
<b>Site Name</b>	<b>Land at South Side of Updown Hill, Windlesham</b>	
<b>Ref</b>	<b>GT032</b>	
Ward	Windlesham and Chobham	
Site Area (ha)	0.19	
Trees	No TPOs are present.	
Heritage	Site is adjacent to the Windlesham Updown Hill Conservation Area and impact upon the designated Heritage Asset would need to be carefully considered	
Green Belt	Would not result in the development of the Green Belt	
C'Side	Would not result in the development of the countryside	
Employment	Would not affect an employment site	
Green Spaces	Would affect a designated green space within a settlement area and the impact of the loss of the green space would need to be investigated further	
SNCI	Would not affect an SNCI	
Flood Zone 2	Would not fall within Flood Zone 2	
SANGS	The development would not have a material impact upon a SANG	
Community Uses	Would not result in the loss of a community facility	
Access	Unlikely that any suitable and safe access can be gained to the site	
Ground Conditions	Shape/ground conditions/levels conducive to providing pitches	



Contamination	Site is not known to be contaminated.	
Site Boundaries	Site is partially open and would require new boundary treatments	
Neighbouring Uses	Site closely contained by existing residential development and likely to create disturbance from vehicular movements	
Availability	Availability for identified use requires further exploration	
Accessibility	Site is close to some types of infrastructure and distant from others	
Notes		
Take through to Stage 3:		NO







7.4.



## Annex 4: Stage 3 Detailed Qualitative Assessments

### **Krooner Park, St George's Industrial Estate, Helix Business Park & Recycling Centre, Camberley**

**14.58ha**

**GT013**

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Krooner Park, St George's Industrial Estate, Helix Business Park and the adjoining Recycling Centre was not identified as having any notable impact upon protected trees, designated or undesignated heritage assets, Green Belt, countryside beyond the Green Belt, Sites of Nature Conservation Importance, SANG or any built community facilities. The site is not affected by Flood Zone 2.

The site incorporates a locally important employment site, comprising St George's Industrial Estate and Helix Business Park. These estates generate income for the Council, against a background of reduced funding for the public sector and as such, it is considered that these areas are unavailable for any alternative use.

It has likewise been concluded that Crabtree Road Allotments, land at Krooner Park and Camberley and District Indoor Bowling Club should be considered unavailable for the proposed use. Crabtree Road Allotments form the Borough's largest allotment site comprising over 100 plots. All allotments within the Borough are at capacity and as such the allotments are a highly valued resource. Krooner Park and the Camberley and District Indoor Bowling Club are key local sports facilities with capacity to contribute to the health and wellbeing of the local community and their loss would be resisted.

The recycling centre is managed by Surrey County Council and there are no current plans to close the site.

Surrey County Council has confirmed that the only feasible access point to the site would be via Wilton Road, which is achievable without compromising the continued use of any parts of the site deemed unavailable.

The remaining part of the site forms Crabtree Park. The Park is a well-used and highly valued local space, however it is recognised that the Park is of sufficient site to accommodate pitches or plots without compromising its recreational function. Similarly given the size of this area, it would be feasible to accommodate pitches or plots in a manner that would be compatible with neighbouring uses. Taking into account access points between Krooner Park and Wilton Road, the areas likely to be best placed to accommodate pitches or plots are those lying to the north of the site (to the south west of Krooner Park), or land to the south of the Bowling Club. Both would require the removal of non-protected trees, however the loss of any trees could be mitigated through replacement planting



elsewhere in the vicinity.

Given the size of the site, some work would be required to identify clearly demarcated boundaries, however this in itself would not render the site unsuitable or unviable.

Notwithstanding the above however, the Borough's Environmental Health and Business Teams have advised that recent investigation has confirmed that the site may have contamination arising from a former landfill use. It is noted that the site may need some degree of remediation in the near future and that this could enable the provision of a Gypsy and Traveller site on part of the site, but ultimately the delivery of a site would be dependent on the extent of the remediation required.

**Recommendation: Site extending to 4355m<sup>2</sup> recommended for allocation to accommodate 7 pitches subject to further feasibility work in respect of contamination (see Figure 1).**



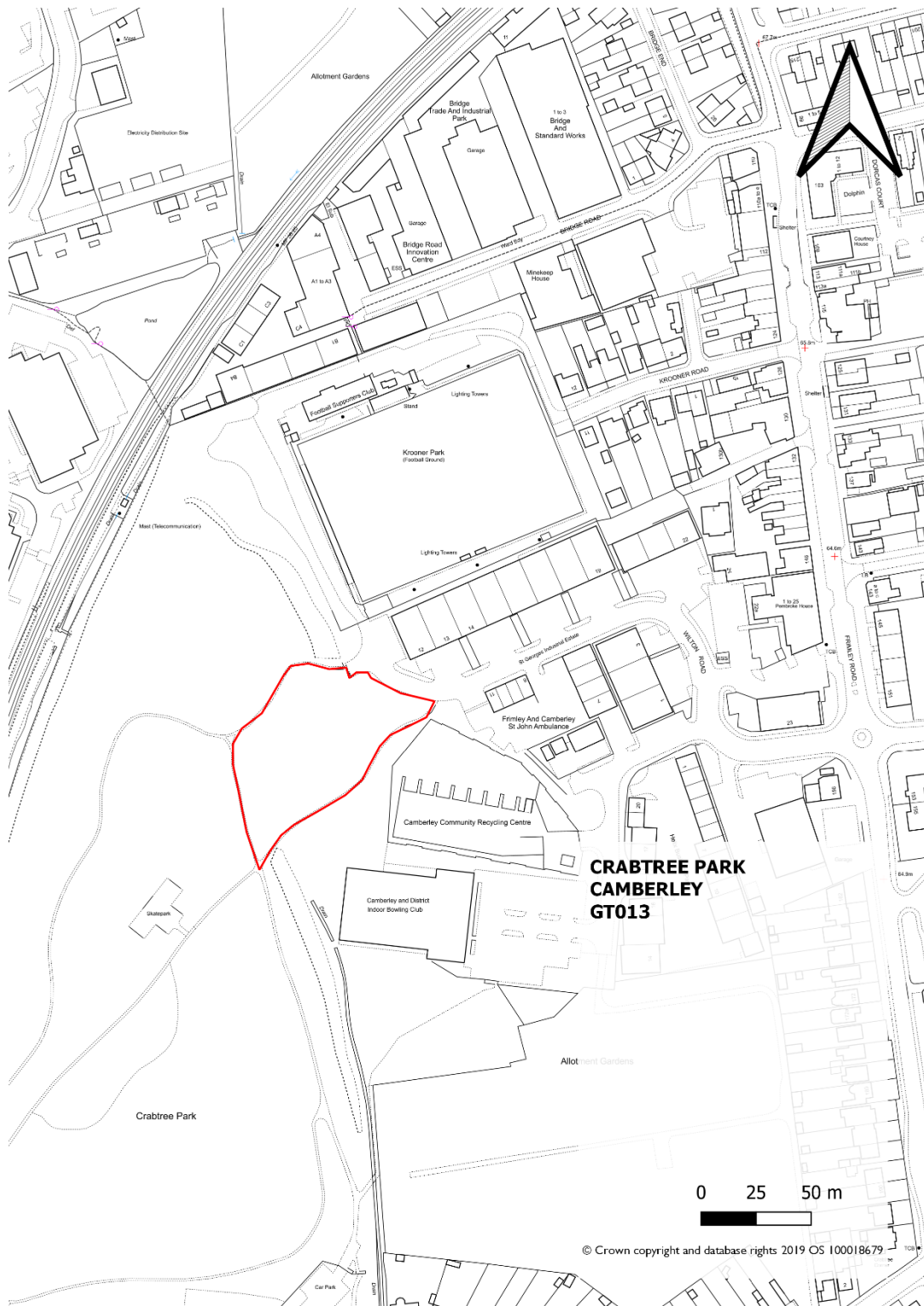


Figure I: Land for potential allocation within the wider Krooner Park, St George’s Industrial Estate, Helix Business Park & Recycling Centre site





## **Diamond Ridge Woods, Camberley**

**27.25ha**

**GT034**

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The majority of the site comprises SANG and is therefore considered to be unavailable for provision of pitches or plots. The only area for further consideration relates to the Judo and Boxing Club site, which extends to 5133m<sup>2</sup> and would have capacity to accommodate 8-9 pitches, or 4-5 plots.

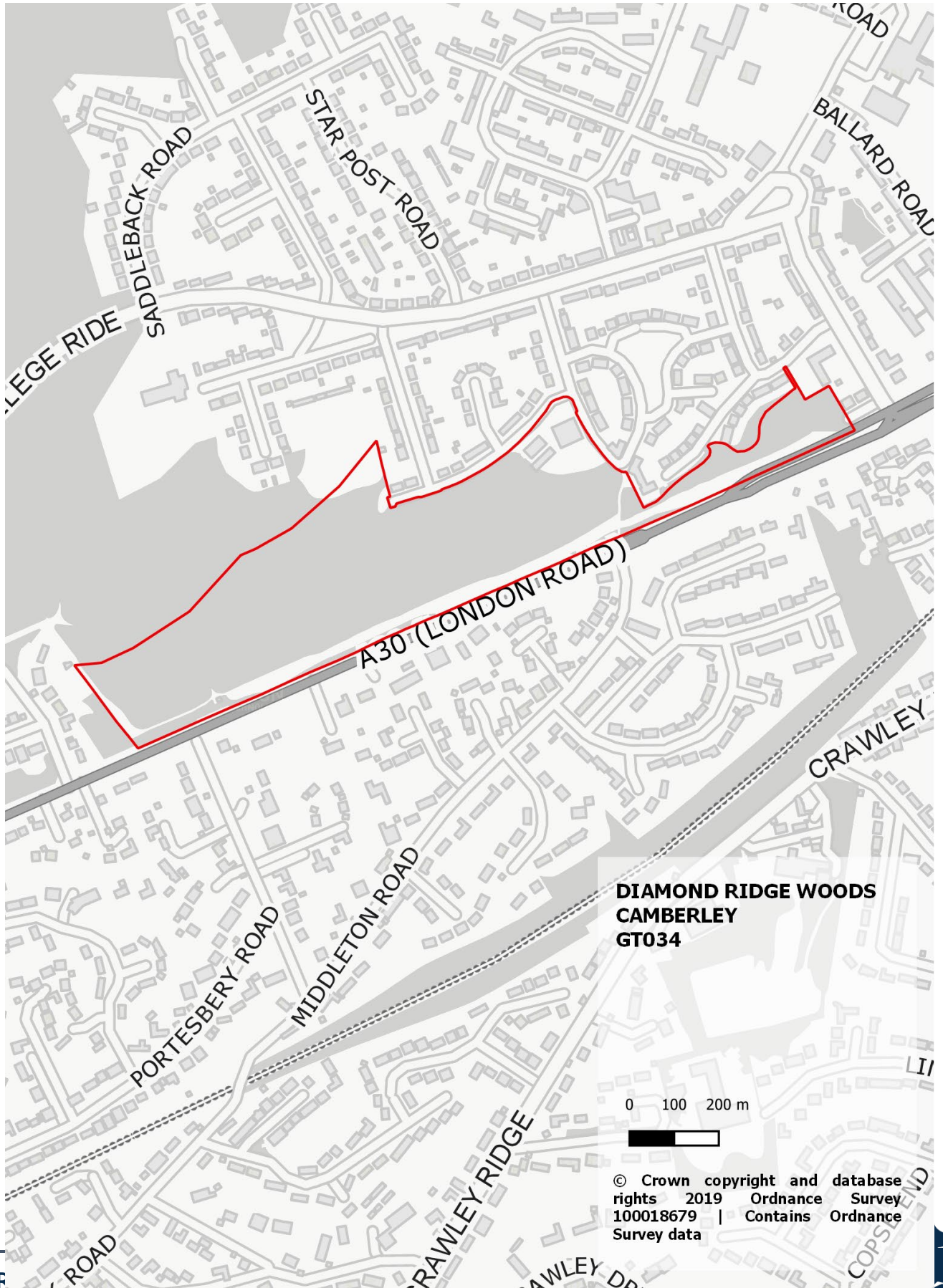
The remaining part of the site is relatively unconstrained, and is free from employment land, Tree Preservation Orders, Heritage Assets, designated green spaces, Sites of Nature Conservation Importance and Flood Zone 2. The site is designated as countryside, but is considered to relate more closely to the built up area, rather than the open countryside.

The site is not known to be contaminated and the general ground conditions are conducive to providing pitches. The site also benefits from good existing vehicular access and, taking into account its edge of settlement location, is likely to offer a reasonable degree of privacy without segregating travelling and settled communities. Despite the edge of settlement location, the site is relatively accessible, with the site situated within 200m of the nearest bus stops, 400m of a primary school, 1km of a secondary school and 800m of the nearest doctors surgery.

Notwithstanding the above, it is recognised that the provision of Gypsy and Traveller or Travelling Showpeople accommodation would result in the loss of well used and respected community facilities, comprising Judo and Boxing Clubs. There may be potential to relocate these elsewhere within the Old Dean estate and it is understood that both Judo and Boxing Clubs are amenable to being relocated if an alternative site can be identified, although no such site has been identified to date, with the need to provide sufficient land for vehicle parking proving problematic. As such, until such time as an alternative site has been identified, there is not considered to be any certainty that the site can be delivered for Gypsy and Traveller or Travelling Showpeople provision.

**Recommendation: Site not recommended for allocation at this time.**





**DIAMOND RIDGE WOODS  
CAMBERLEY  
GT034**

0 100 200 m

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## **Yorktown Car Park, Camberley**

**0.5ha**

**GT039**

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The site performed relatively strongly in the Stage 2 assessment, with no concerns raised in respect of protected trees, heritage assets, employment land, green spaces, Sites of Nature Conservation Importance, SANGS and community uses. The site does not fall within Flood Zone 2 and benefits from both good vehicular access and reasonable ground conditions.

The Council's Geographic Information System (GIS) identifies that land lying to the north east, west and south all has potential for contamination owing to a former engineering use, however the site itself is unaffected and the Council's Environmental Health Officer has advised that these will not affect the site itself.

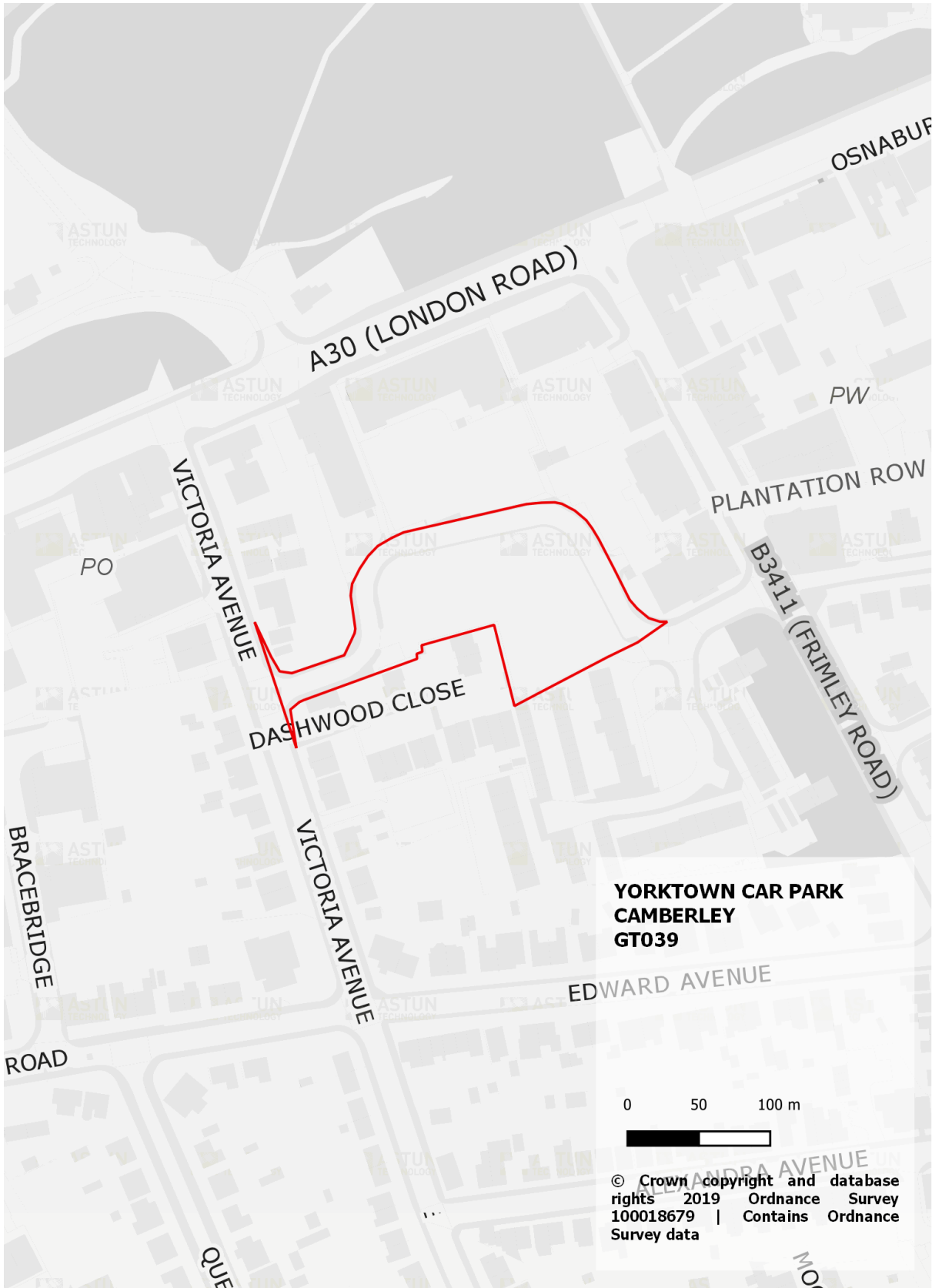
The site extends to 0.5ha and would have capacity to accommodate around 8-9 pitches; the use would be contained by surrounding land uses. It is not envisaged that the provision of a Gypsy and Traveller, or Travelling Showpeople site would be incompatible with neighbouring uses, particularly given the mixed business and residential character of surrounding development, however, there remains a concern that the nature of the built form of surrounding development is unlikely to offer residents of a site in this location a reasonable degree of privacy.

The existing car park is generally considered to be a valuable resource in supporting businesses located at Frimley and London Roads, however the Car Park is rarely at capacity. Notwithstanding this, at this time the Council is considering the use of the site for potential residential development and as a result the site is not currently considered available for Gypsy and Traveller accommodation.

**Recommendation: Site not recommended for allocation at this time**







## **Watchmoor Reserve, Camberley**

**5.41ha**

**GT060**

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The Watchmoor Reserve was not identified as having any notable issues in respect of designated or undesignated heritage assets, Green Belt, employment sites, Sites of Nature Conservation Importance, SANG or any built community facilities. The site is not affected by Flood Zone 2.

Although the site is relatively well tree'd, the trees are of a relatively poor quality and are not protected. Any tree loss at the site required to implement pitches or plots could be replaced elsewhere within the site and its vicinity. Trees could be retained to the site boundaries to ensure that any development would not impact upon the wider character of the countryside beyond the Green Belt. In respect of ground conditions, some work would be required to level ground in some places, however it is unlikely that the work required would be significant. The site is relatively well contained with a railway and the A331 forming three of the four boundaries of the site. The final boundary is wooded and adjoins the adjacent supermarket site; taking this into account, the site would not give rise to a significant risk of encroachment and any persons residing at the site are likely to benefit from a reasonable degree of privacy.

The site is already served by an access road from the Blackwater Valley Road (A331), which would be suitable for use by trailers and caravans. It is understood that the access is owned by the adjoining supermarket however this would not in itself prohibit the use of the access.

The site falls within Flood Zone 2 and as such would require Sequential and Exception Tests to be undertaken in the event that the site is brought forward for Gypsy and Travellers or Travelling Showpeople use.

In terms of neighbouring uses and the location of the site within its wider context, the site is in an edge of settlement location within maximum walking distances of bus stops, primary schools, secondary schools and a doctor's surgery, all of which are accessible via a pedestrian bridge over the adjoining railway. The principal concern in respect of neighbouring uses is the proximity of the site to noise generating uses, including the Ascot to Guildford Railway line and the A331. Notwithstanding this, the Council's Environmental Health Officer has visited the site and has confirmed that initial tests indicate the noise levels at the site to be within reasonable limits for the type of development under consideration. The northernmost part of the site is identified as having a risk of contamination as a former landfill use however the greater part of the site appears to be unaffected. Investigation will need to be undertaken in respect of potential for contamination at the site in order to establish ultimate deliverability.

Although not designated as a green space within a settlement area, the site comprises an area of semi-natural Green Space which was recognised as performing well in respect of

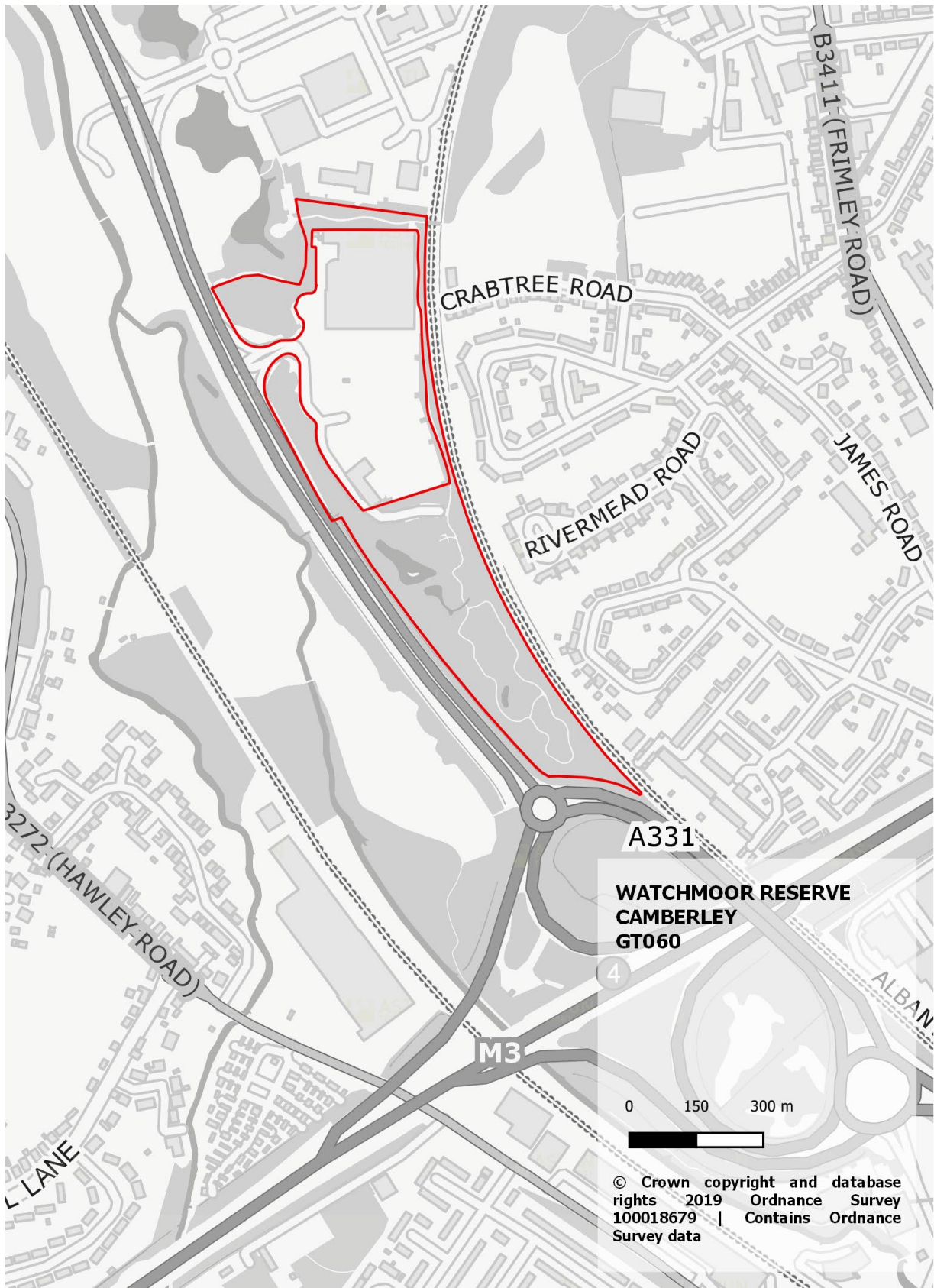


quality and value in the Open Space Assessment 2016. Notwithstanding this, the Council's Business Team have noted that a significant degree of anti-social behaviour is associated with the site which has had a significant impact upon the desirability and use of the site as a recreational facility.

Officers have confirmed that the site could be made available for the proposed use.

**Recommendation: Allocate site subject to Exception and Sequential Testing and further investigation in respect of potential for contamination, with capacity to accommodate 15 pitches and 8 plots**





## Land South of Seymour Drive, Camberley

0.92ha

GT082

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Land South of Seymour Drive was not identified as having any notable issues in respect of designated or undesignated heritage assets, Green Belt, countryside, employment sites, Sites of Nature Conservation Importance, SANG or any built community facilities. The site is not affected by Flood Zone 2.

Although the site is affected by Woodland Tree Preservation Order 11/86, the protected trees are situated to the south east of the site in a location between properties which as a result of its size and shape, would not be conducive to accommodating pitches. There are trees in other parts of the site, principally to the south west and north east boundaries. These are not protected but could be retained as screening. A further row of unprotected trees could be retained, or removed and replaced accordingly.

The site is designated as a green space within a settlement area. The area, together with adjacent land, comprises a large area of amenity green space at the entrance to the adjoining estate that is noted within the Surrey Heath Open Space Assessment 2016 as performing well in terms of both quality and value. Notwithstanding this, it is noted that the site does not contain any formal recreation facilities.

In respect of ground conditions, some work would be required to level ground in some places, however it is unlikely that the work required would be significant. The site is relatively well contained and with some, additional work to provide secure boundaries, the site would not give rise to a significant risk of encroachment and any residing at the site are likely to benefit from a reasonable degree of privacy.

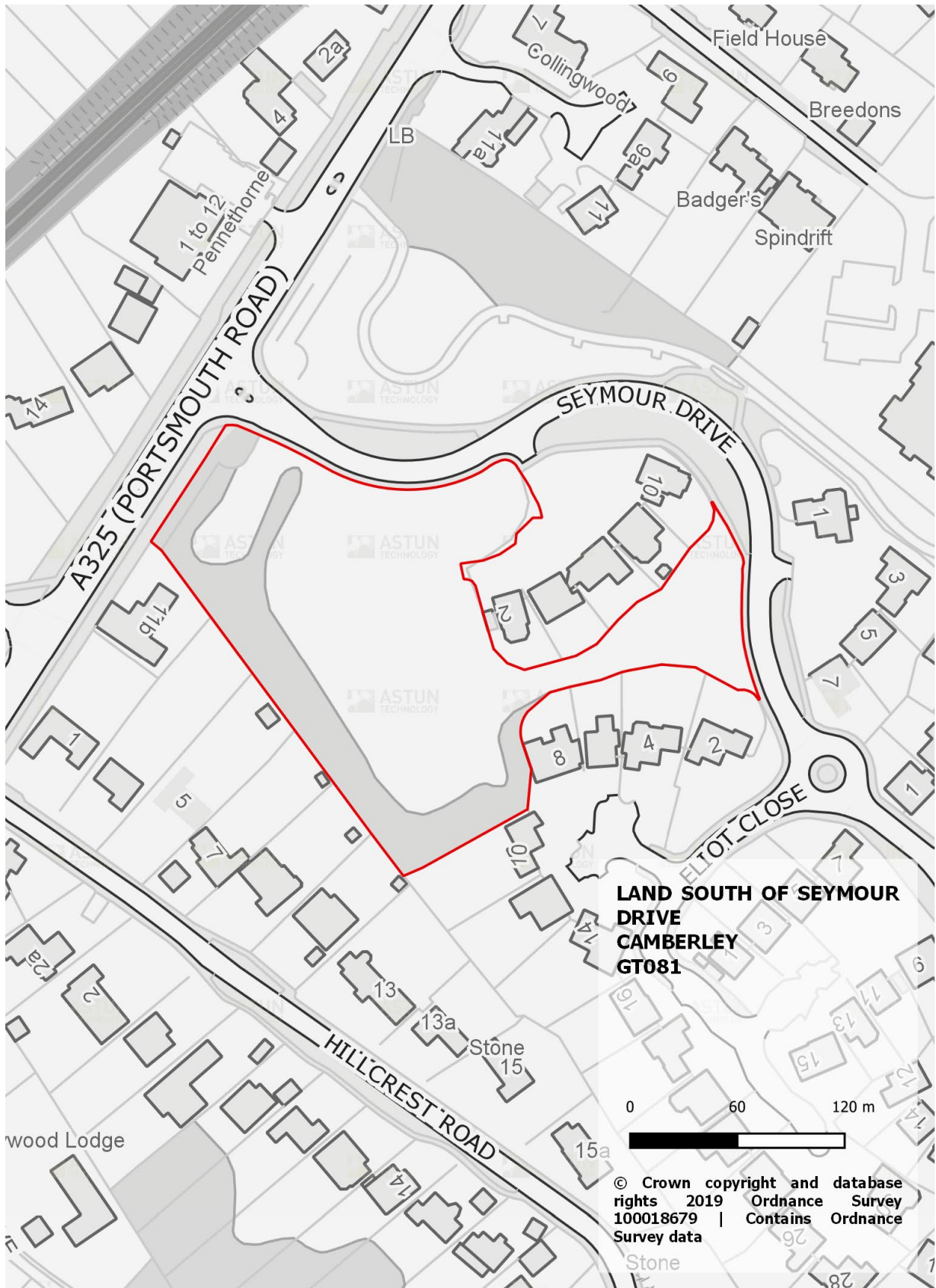
Surrey County Council have confirmed that there are no identified issues in respect of access to the site.

In terms of neighbouring uses and the location of the site within its wider context, the site is set on the edge of a large housing estate, central to the wider settlement area of Frimley and Camberley in a location that is accessible to some forms of infrastructure, but not all. On balance, it is considered that the provision of a Gypsy and Traveller or Travelling Showpeople site in a location set so centrally to a residential area is unlikely to promote peaceful and integrated co-existence between the settled and traveller communities, with potential for vehicle movements associated with the use of land for Gypsy and Traveller provision holding potential to give rise to disturbance. As such the use of the site for Gypsy and Traveller provision is unlikely meet the objectives of Government Policy.

**Recommendation: Site not recommended for allocation at this time**







## Recreation Ground, Chobham Road, Frimley

2.10ha

GT049

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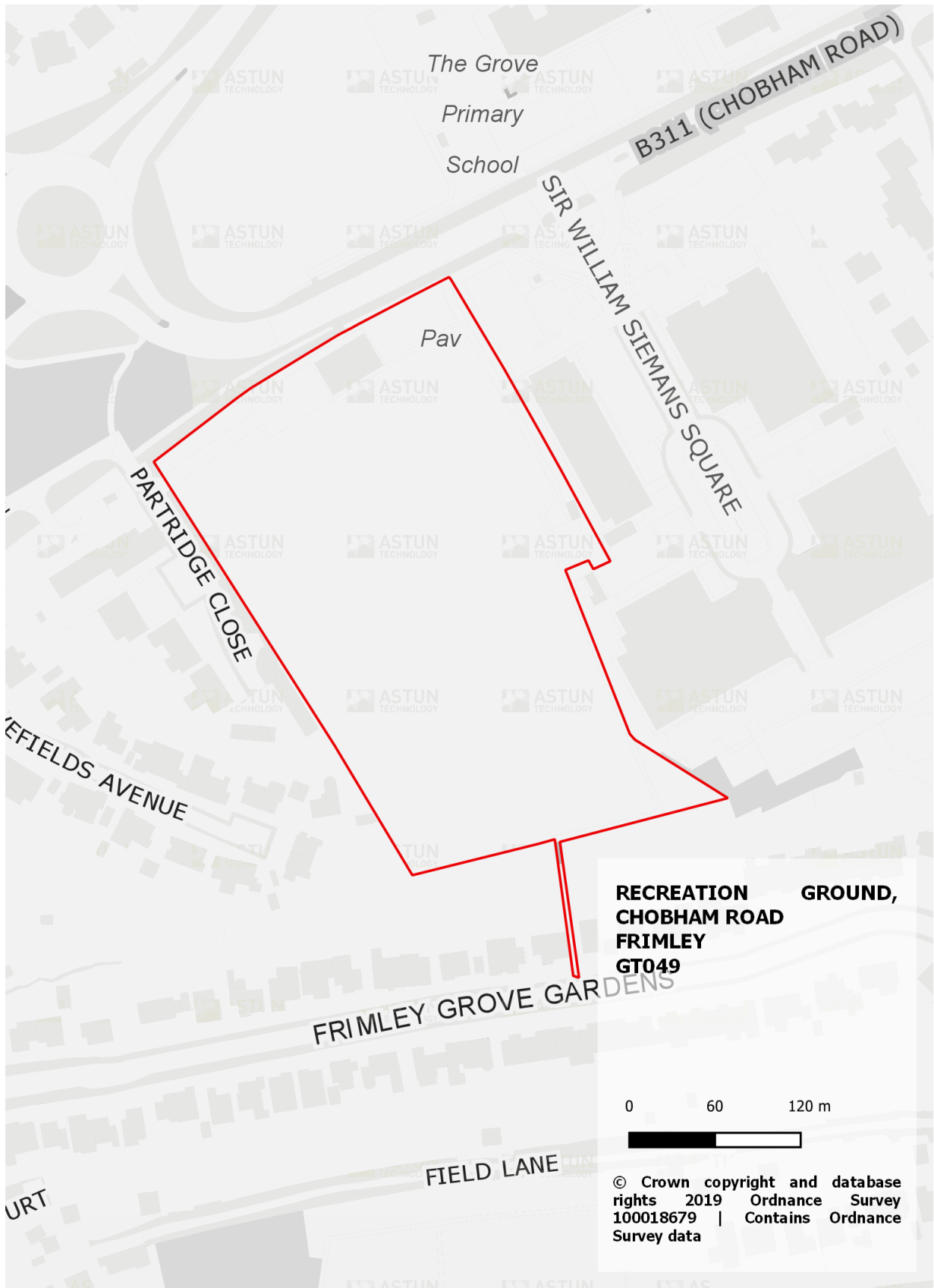
The site is largely unaffected by constraints, containing no employment land, SNCI's, SANG, flood zone, or built community facilities; the site is relatively flat and has no known contamination. Likewise, the site is not considered to form part of the setting of any designated heritage assets. The site is bound to the south east by TPO 16/00, however it is noted that the site is large and impact upon any protected trees could be easily avoided. The site is relatively accessible.

Notwithstanding the above, it is noted that the site is currently designated as a green space within a settlement area and currently provides a valuable function in the Borough, with the most recent Playing Pitch Strategy identifying the site as a 'key' facility. More widely the Playing Pitch Strategy indicates that unless facilities can be relocated, existing provision should be retained. Furthermore, access issues have been identified in respect of the site. The existing access serving the site is unlikely to be suitable for larger vehicles. The only other feasible access point would be from Chobham Road, which bounds the site to the north west, however the proximity of the site to the Frimley Park roundabout and the presence of areas of common land between the site and the highway are likely to prohibit an access in this location. As such it is not envisaged that the site would be suitable for allocation.

**Recommendation: Site not recommended for allocation at this time**







## **Recreation Ground and Gym, Burrell Road, Chobham Road, Frimley**

**0.89ha**

**GT058**

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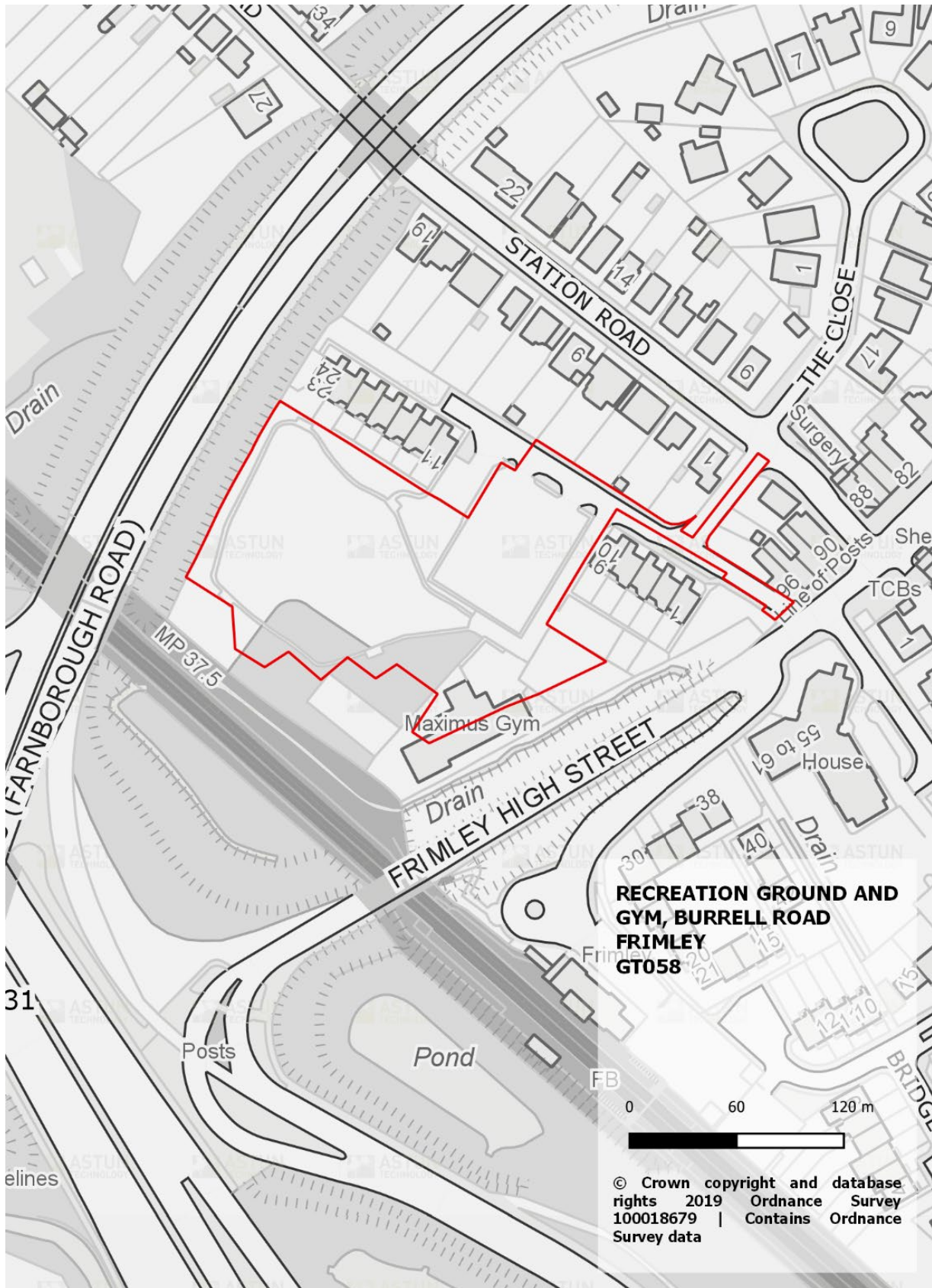
The site is largely unaffected by constraints, containing no protected trees, employment land, SNCI's, SANG or built community facilities; the site is relatively flat and has no known contamination. Likewise, the site is not considered to form part of the setting of any designated heritage assets. The site is relatively accessible, although is set some distance from primary education opportunities. The site is currently designated as a green space within a settlement area, but it is noted that the site does not provide any formalised recreational facilities.

It is noted that areas of the site are affected by Flood Zone 2, however subject to the relevant tests, it is not envisaged that this would have any notable impact upon deliverability. Similarly, whist noise was identified as a potential issue with respect to the site, the Council's Environmental Heath Officers have confirmed that this is unlikely to be problematic for the site.

Notwithstanding the above, Surrey County Council has confirmed that access is likely to be problematic for the site. The existing arrangements are unlikely to be suitable for the movements of larger vehicles and the provision of an alternative access off of Frimley High Street is unlikely to be capable of safe provision. As such it is not considered that the site is unlikely to be suitable for the proposed use.

**Recommendation: Site not recommended for allocation at this time**





## Land North East of Frimley Road and North West of Greenbank Way, Frimley

0.87ha

**GT073**

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The site is free from protected trees, areas of flood zone, land designated as Green Belt or countryside and does not contain any employment land. Neither would the use of the site to provide for Gypsy and Traveller pitches or Travelling Showpeople plots affect an SNCI, built community facilities, or SANGS.

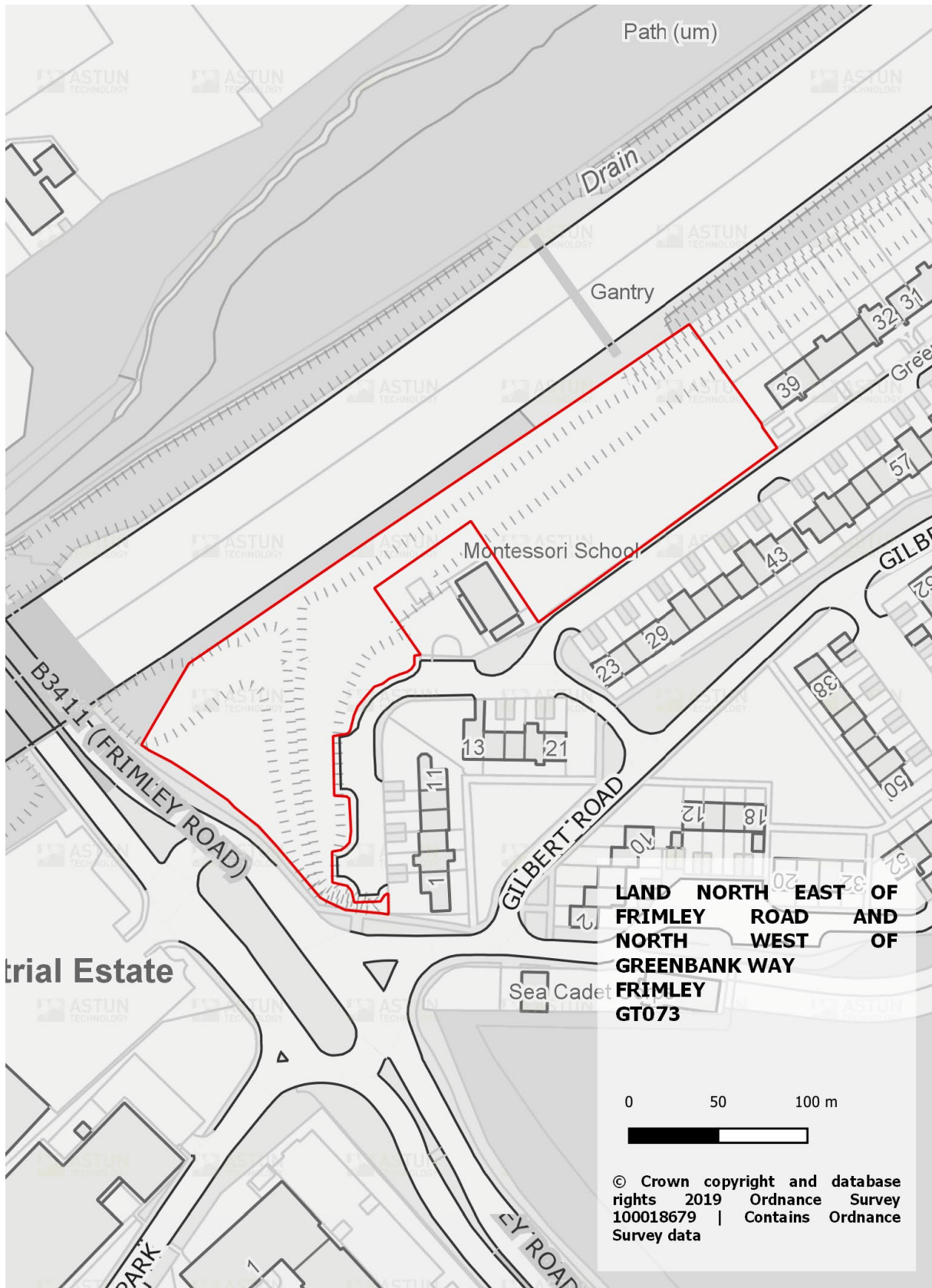
The Council's Environmental Health Officer has advised that former contamination issues associated with the site would not inhibit the provision of pitches or plots and Surrey County Council have confirmed that access could safely be gained to the site.

Notwithstanding this, the site is of somewhat irregular shape, and has to a degree, an awkward relationship with neighbouring uses. The M3 motorway adjoins the site to the north west and land levels rise across the site in this direction. More significantly, a nursery bisects the site. As a result, the north easternmost part of the site is unlikely to be accessible from the Frimley Road, and Greenbank Way is unlikely to provide a suitable access for the movements of larger vehicles. Taking this into account, only the south westernmost part of the site is considered to hold potential for allocation for Gypsy and Traveller pitches. Notwithstanding this, the irregular shape of this part of the site, in addition to the variable land levels within the site and the need to mitigate any impact of noise arising from the adjoining motorway are likely to be prohibitive.

**Recommendation: Site not recommended for allocation at this time**







## Land North West off St Catherines Road, Frimley Green

0.12ha

**GT103**

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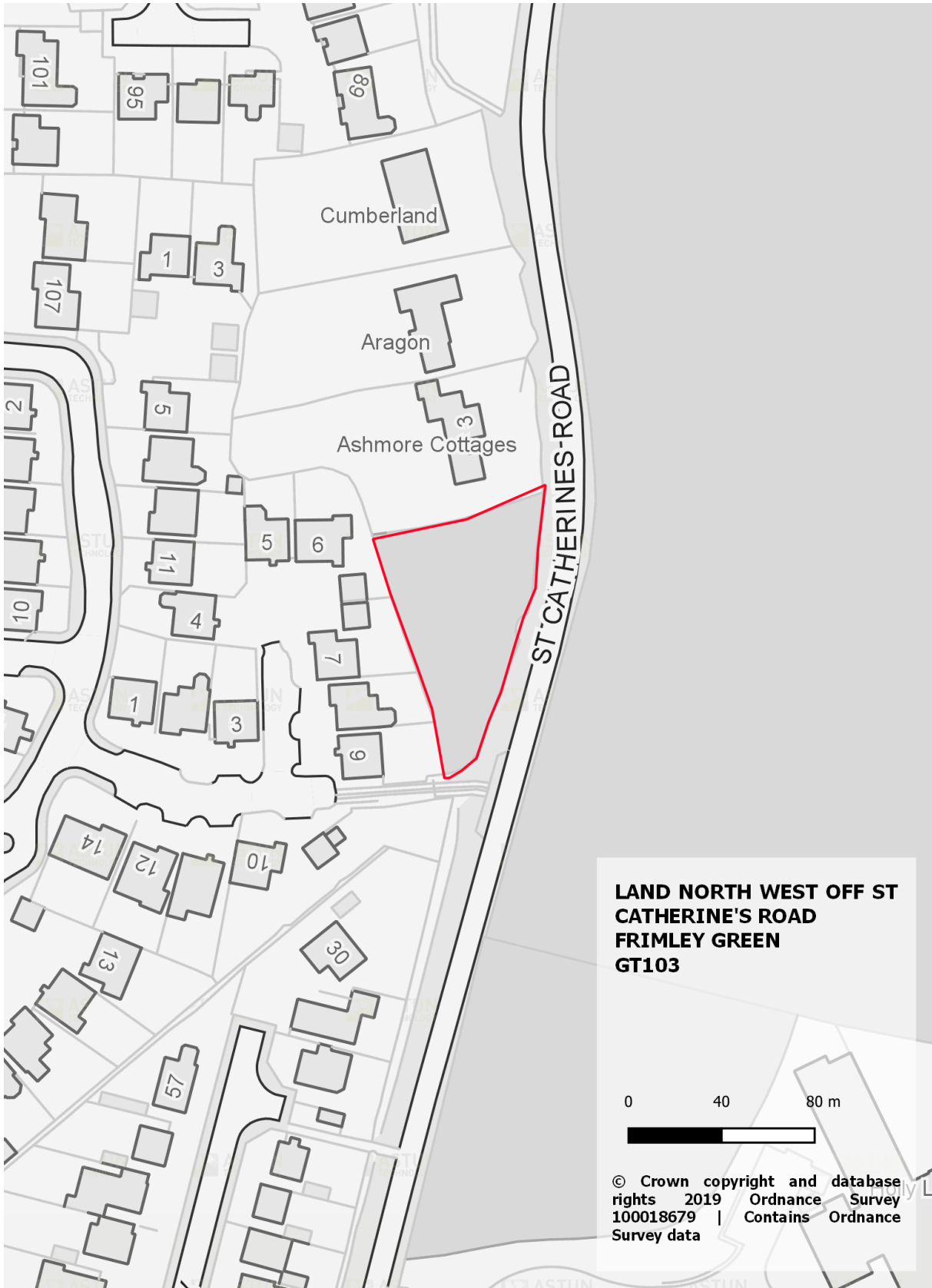
The site is free from protected trees, areas of flood zone, land designated as Green Belt or countryside and does not contain any employment land. Neither would the use of the site to provide for Gypsy and Traveller pitches or Travelling Showpeople plots affect an SNCI, built community facilities, heritage assets or SANGS. Access could be gained to the site.

Notwithstanding this, the site is small and from the perspective of providing pitches together with appropriate infrastructure, is challenging in terms of its relatively narrow, triangular shape. It is also noted that the site is located in very close proximity to neighbouring properties and that, owing to the physical constraints of the site, there is likely to be very limited potential to offer either the settled or traveller communities a sense of privacy, nor to enable the provision of a secure site.

**Recommendation: Site not recommended for allocation at this time**







## Mytchett Community Centre

3.33ha

GT021

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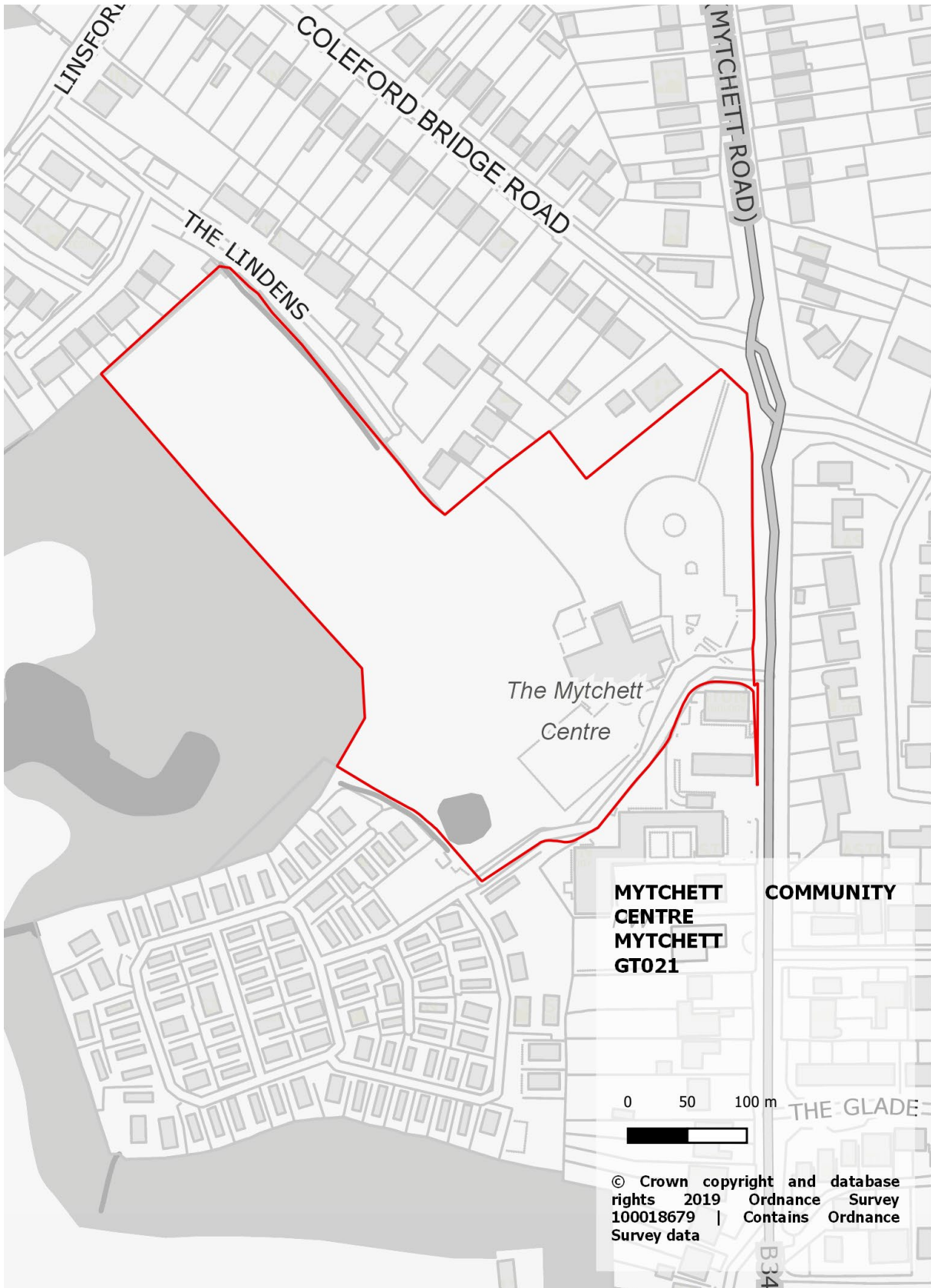
The site is not affected by flood zone or designated as Green Belt and neither would the use of the site to provide for Gypsy and Traveller pitches or Travelling Showpeople plots affect a heritage asset, SNCI, land designated as Green Belt, employment land or land identified as SANG. The site benefits from a suitable existing access. The site would result in development within the countryside, however taking into account the location of the site and its relationship with the settlement of Mytchett, it is noted that the site is largely surrounded by built form and is somewhat divorced from the wider countryside. Tree Preservation Orders do affect the site, however it is noted that the site is of sufficient size to ensure that protected trees remain unaffected.

Being within the countryside, the site would not affect a designated green space within a settlement area and whilst the site currently provides football pitches which are currently required to meet current and future needs, the site is of sufficient size to be capable of accommodating these alongside an existing built community facility and a number of pitches/plots. Notwithstanding this however, the layout and access opportunities associated with the site would make the retention/provision of all three uses simultaneously somewhat difficult, particularly when factoring the need to site any pitches sensitively to ensure privacy for both the existing and traveller communities.

Notwithstanding the above, the availability of the site for pitches/plots has been explored and at this time, it has been concluded that the site is unavailable for alternative uses.

**Recommendation: Site not recommended for allocation at this time**





## Land South of Junction 3 of the M3, Lightwater

0.27ha

**GT115**

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The site is relatively unconstrained; the site is not affected by flood zone or designated as Green Belt and neither would the use of the site to provide for Gypsy and Traveller pitches or Travelling Showpeople plots affect a heritage asset, SNCI, land designated as Green Belt, employment land, built community facilities, designated green space or land identified as SANG. The site benefits from a suitable existing access. The site would result in development within the countryside, however it is not considered that the site as it stands makes a significant contribution to the intrinsic character of the Surrey Heath countryside.

Tree Preservation Orders do adjoin the site, however it is not considered that the provision of pitches in this location would have a significant impact upon the trees in question. The site is also generally well screened and would offer occupants a reasonable degree of privacy. No notable issues in respect of neighbouring uses have been identified, with the site screened from the adjoining motorway sufficiently to ensure that this would be unlikely to have a detrimental impact upon the quality of life of the residents of the site. The site benefits from a good existing access and Surrey County Council has not raised any concerns with respect to the access arrangements associated with the site. Although the site is identified as having potential contamination across a small area in the south east of the site, Officers have not raised any concerns on these grounds. As such the site is considered to be suitable for use for Gypsy and Traveller pitches.

**Recommendation: Site recommended for allocation for two pitches**





