



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

## Summary of responses to proposed Gypsy and Traveller Site Allocations



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## I. Introduction

- I.1. During 2022, Surrey Heath Borough Council consulted on three potential site allocations for Gypsy and Travellers and one potential site allocation for Travelling Showpeople as part of the development of the emerging Surrey Heath Local Plan. The sites that the Council consulted on were:
- Diamond Ridge Woods, Camberley - included within the Regulation 18 Draft Local Plan: Preferred Options (2019-2038) March – May Consultation;
  - Land South of Broadford Lane, Chobham – included within the Regulation 18 Draft Surrey Heath Local Plan Additional Site Allocations for Gypsy and Travellers and Travelling Showpeople (2019-2038) August – September Consultation;
  - Bonds Drive Extension, Pennypot Lane, Chobham – included within the Regulation 18 Draft Surrey Heath Local Plan Additional Site Allocations for Gypsy and Travellers and Travelling Showpeople (2019-2038) August – September Consultation;
  - Swift Lane Extension, Bagshot (Windlesham Ward) – included within the Regulation 18 Draft Surrey Heath Local Plan Additional Site Allocations for Gypsy and Travellers and Travelling Showpeople (2019-2038) August – September Consultation; .
- I.2. The Council will take the responses received into account in the development of the Regulation 19 submission version of the Local Plan.
- I.3. A detailed review and response to the comments raised will be provided alongside the Regulation 19 submission version of the Local Plan, however in the interim, this document sets out below a brief summary of the comments received.



## 2. Diamond Ridge Woods, Camberley

- 2.1. Land at Diamond Ridge Woods, Camberley was identified as having potential for four Gypsy and Traveller pitches and was included within the Draft Local Plan: Preferred Options iteration of the Local Plan, which was consulted on between March – May 2022.
- 2.2. 177 consultation responses were received in respect of the site. The material considerations raised through the consultation responses are set out in Table 1 below.

**Table 1: Summary of comments received in respect of Land at Diamond Ridge Woods, Camberley**

Theme	Comments received
Principle of development and location	<ul style="list-style-type: none"> <li>■ Land levels are unsuitable for providing pitches.</li> <li>■ Located too close to homes and schools.</li> <li>■ The site is larger than would be required for 4 pitches.</li> <li>■ Would result in the loss of the Judo Club.</li> <li>■ Infrastructure cannot support future occupants.</li> </ul>
Character and Design	<ul style="list-style-type: none"> <li>■ The development would be urbanising and harm the tree'd character of the area.</li> </ul>
Biodiversity	<ul style="list-style-type: none"> <li>■ Would result in the loss of SANG, trees and valuable natural wildlife habitat.</li> </ul>
Residential Amenity	<ul style="list-style-type: none"> <li>■ Would not provide an acceptable level of amenity for future occupants.</li> <li>■ Would impact upon the amenities enjoyed by neighbouring occupants, including increased noise and air pollution through removal of trees adjacent to the A30.</li> </ul>
Highways, Accessibility & Sustainability	<ul style="list-style-type: none"> <li>■ The access road is not sufficient for the proposed use.</li> <li>■ Development would result in increased pressure on the highways network.</li> <li>■ Would impact upon a public bridleway and popular recreational routes.</li> </ul>



### 3. Land south of Broadford Lane, Chobham

- 3.1. Land South of Broadford Lane, Chobham was identified as having potential for between 13 – 16 Gypsy and Traveller pitches and was included within the Draft Local Plan: Preferred Options (2019 – 2038) Additional Site Allocations for Gypsy and Traveller and Travelling Showpeople Regulation 18 Consultation, undertaken between August – September 2022.
- 3.2. 113 consultation responses were received in respect of the site. The material considerations raised through the consultation responses are set out in Table 2 below.

**Table 2: Summary of comments received in respect of Land South of Broadford Lane, Chobham**

Theme	Comments received
Principle of development and location	<ul style="list-style-type: none"> <li>■ Development would dominate the nearest settled community.</li> <li>■ Development may affect future upgrades at Chobham Wastewater Treatment Works.</li> <li>■ The site is unsustainably located;</li> <li>■ The Gypsy and Traveller community should have more choice on where to live.</li> <li>■ Support for the site from the Gypsy and Traveller community.</li> <li>■ Infrastructure cannot support future occupants.</li> </ul>
Character and Design	<ul style="list-style-type: none"> <li>■ The development would impact upon heritage assets, including a Grade II listed building.</li> <li>■ Development would harm the character of the area.</li> </ul>
Green Belt	<ul style="list-style-type: none"> <li>■ Green Belt land should not be released, with brownfield sites on the edge of settlements considered first.</li> <li>■ The development will lead to further development within the Green Belt.</li> </ul>
Biodiversity	<ul style="list-style-type: none"> <li>■ There is no information given on biodiversity and net gain.</li> <li>■ Mature trees and wildlife will be detrimentally affected.</li> </ul>
Residential Amenity	<ul style="list-style-type: none"> <li>■ A Contamination Study should be undertaken.</li> <li>■ The site is located next to Chobham Wastewater Treatment Works and an odour assessment should be undertaken.</li> </ul>



	<ul style="list-style-type: none"> <li>■ Would not foster good relationships between settled and travelling communities.</li> <li>■ Would impact upon the amenities enjoyed by neighbouring occupants.</li> </ul>
Highways, Accessibility & Sustainability	<ul style="list-style-type: none"> <li>■ The access road is not sufficient for the proposed use and should be upgraded.</li> <li>■ Development may exacerbate existing highways issues, including congestion within Chobham.</li> <li>■ Conflicts associated with bridleway.</li> <li>■ A Transport Assessment will be required.</li> </ul>
Flood Risk	<ul style="list-style-type: none"> <li>■ Flood risk has been underestimated.</li> <li>■ No records of flooding along Broadford Lane.</li> </ul>
Other comments	<ul style="list-style-type: none"> <li>■ Unclear if site will support a mixed use;</li> <li>■ May be costly to deliver or undeliverable.</li> <li>■ The ownership of the site should be clarified.</li> <li>■ Unclear who would occupy the site.</li> <li>■ Existing SLAA sites should be used to deliver pitches.</li> <li>■ Would result in an increase in unauthorised encampments;</li> <li>■ Would not comply with Government Guidance.</li> </ul>



## 4. Bonds Drive Extension, Chobham

- 4.1. Bonds Drive Extension, Chobham was identified as having potential for up to 9 plots for Travelling Showpeople and was included within the Draft Local Plan: Preferred Options (2019 – 2038) Additional Site Allocations for Gypsy and Traveller and Travelling Showpeople Regulation 18 Consultation, undertaken between August – September 2022.
- 4.2. 67 consultation responses were received in respect of the site. The material considerations raised through the consultation responses are set out in Table 3 below.

**Table 3: Summary of comments received in respect of the Bonds Drive Extension, Chobham**

Theme	Summary of comments received
Principle of development and location	<ul style="list-style-type: none"> <li>■ Development would dominate the nearest settled community and the Travelling Showpeople community would exceed the settled community.</li> <li>■ Preferred option of the Showmen would be to consider another location in Surrey Heath owing to ongoing disputes regarding the ownership of the land The site is unsustainably located.</li> <li>■ The resultant site would be too large.</li> <li>■ Adjacent common land should be protected.</li> <li>■ Infrastructure cannot support future occupants.</li> </ul>
Character and Design	<ul style="list-style-type: none"> <li>■ A burial mound falls within the site boundary.</li> <li>■ Development would harm the character of the area.</li> </ul>
Green Belt	<ul style="list-style-type: none"> <li>■ Green Belt land should not be released.</li> <li>■ Green Belt release in this location would close the gap between West End and Chobham.</li> </ul>
Biodiversity	<ul style="list-style-type: none"> <li>■ Would affect a Site of Nature Conservation Importance (SNCI).</li> </ul>





Highways	<ul style="list-style-type: none"> <li>■ The access road is not sufficient for the proposed use and has no public footpaths or footways.</li> </ul>
Flood Risk	<ul style="list-style-type: none"> <li>■ Site falls within flood zones 2/3.</li> </ul>
Other comments	<ul style="list-style-type: none"> <li>■ Unclear why other sites cannot be compulsory purchased.</li> <li>■ Landowner is not willing to sell.</li> <li>■ Should only be brought forward if both settled and travelling communities support the development.</li> <li>■ Site has been subject to enforcement action in the past.</li> <li>■ Travelling Showpeople sites are not normally in public ownership.</li> <li>■ Subject to current high court hearing.</li> <li>■ Site could be expensive to purchase.</li> <li>■ Provision of site in this location could result in further unauthorised occupation.</li> </ul>



## 5. Swift Lane Extension, Bagshot (Windlesham Ward)

- 5.1. Swift Lane Extension, Bagshot (Windlesham Ward) was identified as having potential for 5 Gypsy and Traveller pitches and was included within the Draft Local Plan: Preferred Options (2019 – 2038) Additional Site Allocations for Gypsy and Traveller and Travelling Showpeople Regulation 18 Consultation, undertaken between August – September 2022.
- 5.2. 16 consultation responses were received in respect of the site. The material considerations raised through the consultation responses are set out in Table 4 below.

**Table 4: Summary of comments received in respect of the Swift Lane Extension, Bagshot (Windlesham Ward)**

Theme	Summary of comments received
Principle of development and location	<ul style="list-style-type: none"> <li>■ Existing pitches are too small and do not meet fire regulations.</li> <li>■ Unclear how pitches can be accommodated.</li> <li>■ The site is already close to the maximum specified size set out in Government guidance.</li> <li>■ The existing site is situated adjacent a recycling centre, which is detrimental.</li> <li>■ There is scope to relocate the existing recycling centre (if an alternative location can be found) and use the vacated area for additional pitches.</li> </ul>
Biodiversity	<ul style="list-style-type: none"> <li>■ Hedgerows to the south of the site should be retained.</li> <li>■ Ecological Assessments should be undertaken.</li> </ul>
Residential Amenity	<ul style="list-style-type: none"> <li>■ Play space should be provided for children.</li> </ul>
Highways, Accessibility & Sustainability	<ul style="list-style-type: none"> <li>■ The access road is not sufficient for the proposed use and should be upgraded.</li> <li>■ No concerns in respect of site access and passing places could be upgraded or new passing places implemented.</li> </ul>
Flood Risk	<ul style="list-style-type: none"> <li>■ The site is at risk of flooding and there are records of flooding on Swift Lane in recent years.</li> </ul>
Other comments	<ul style="list-style-type: none"> <li>■ There should be no further expansion of the site after the proposed development.</li> </ul>





	<ul style="list-style-type: none"><li>■ The Council has already enforced against development on the site.</li><li>■ The site may be expensive to deliver, or undeliverable.</li></ul>
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