



Surrey Heath Borough Council
Local Plan 2011-2028

AUTHORITY MONITORING REPORT



June 2022

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Foreword

The Surrey Heath Authority Monitoring Report (AMR) monitors the period 1st April 2021 to 31st March 2022. It sets out the progress achieved in implementing the Local Development Plan and performance against the policies of the Surrey Heath Core Strategy and Development Management Policies Development Plan Document 2011-2028.

In line with the Localism Act 2011 the AMR has to be made publicly available at least yearly.

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Executive Summary

The Surrey Heath Authority Monitoring Report (AMR) has been produced in line with the requirements set out in the Localism Act 2011 which states a report must still be produced, and planning authority must publish this information direct to the public at least yearly.

The purpose of this Report is to provide details of what actions have been taken to implement a Local Development Plan and the Local Development Scheme, to indicate the extent to which policies in the current Surrey Heath Local Plan have been achieved, and to identify any solutions and changes where targets are not being met.

This AMR monitors the period from 1st April 2021 to 31st March 2022.

In February 2012, the Surrey Heath Core Strategy and Development Management Policies Development Plan Document (CSDMP) was adopted to replace the majority of the policies in the Surrey Heath Local Plan 2000. Progress against the policies in the CSDMP will therefore be the focus of this report.

The Progress of the Local Development Scheme

The Local Development Scheme (LDS) sets out a programme of Development Plan Documents (DPDs) the Council will produce. The LDS sets out when the work for the DPDs will be carried out, when each of the DPDs will be available for public consultation, the anticipated date for adoption, and review date of the DPDs. An updated LDS to cover the period 2022-2025 was agreed by Executive in February 2022 replacing the previous LDS covering the period 2021-2024 agreed by Executive in February 2021. The Camberley Town Centre Area Action Plan (CTCAAP), Community Infrastructure Levy Charging Schedule and Infrastructure Delivery Supplementary Planning Document were adopted in July 2014.



The Review of Existing Local Plan Policies

Based on the monitoring data available, the Council is performing well in a number of areas, in particular environmental protection / biodiversity, green infrastructure and sustainability / climate change. Areas where targets have not been met over the plan period to date include delivery of additional Gypsy and Traveller pitches, new dwelling accessibility to services and some employment and retail indicators.

Camberley Town Centre Area Action Plan (CTCAAP)

The CTCAAP was adopted in July 2014. In addition, a supplementary masterplanning and public realm planning document which adds details to the policies in the AAP was adopted in April 2015.

Measuring Performance

The table below sets out performance against each individual indicator monitored in this report. A system of colour coding is used to indicate whether each target is being met.

Target met
Target partially met
Target not met
No target, or data is unavailable



Summary of Performance

Below are tables which provide summaries of the Borough's performance on Core Strategy and Development Management Policy 2012 indicators.

Housing

CSDMP indicator	Performance against the target	Page no.
% New dwellings on Previously Developed Land	Target met	21
New dwelling accessibility to services	Target not met	21
Housing completions by settlement	Target partially met	22
Net additional dwellings	Target met	24
Housing Trajectory	Target met	25
Rural Exception Dwellings Completed	No target	25
Implementation of the Local Plan 2000 Housing Allocation	Target partially met	26
Affordable Housing Completions	Target not met	28
Affordable Housing type and size	Target partially met	29
Net additional Gypsy pitches	Target not met	30



Biodiversity

CSDMP indicator	Performance against the target	Page no.
Condition status of SPA, SAC, and SSSI's	Target partially met	32
Change in area of biodiversity importance	Target met	33
Visitor number surveys for SPA/SAC	Target met	34
Condition status of SINC's and LNR's (Local)	Target not met	35



Infrastructure

CSDMP indicator	Performance against the target	Page no.
Infrastructure projects completed	Target met	37

Local Character

CSDMP indicator	Performance against the target	Page no.
Archaeological finds	No target	42
Local list	No target	42

Environment & Green Infrastructure

CSDMP indicator	Performance against the target	Page no.
Green Belt, Countryside and Settlement Designations	Target met	43
SANGs implemented	Target met	43
Loss of open space or recreational areas	Target met	44



Sustainability and Climate Change

CSDMP indicator	Performance against the target	Page no.
Waste recycling	Target met	45
Renewable energy generation	No target	45
Planning permissions – Environment Agency advice on flooding	Target met	45
Number of developments complete with SUDS measures	Target met	46
CO ₂ emissions	Target met	46

Travel

CSDMP indicator	Performance against the target	Page no.
Dwelling and B Class floorspace accessibility (bus)	Target partially met	48
Dwelling and B Class floorspace accessibility (rail)	Target not met	50
Travel plan implementation	Unable to determine	51



Employment & Retail

CSDMP indicator	Performance against the target	Page no.
Employment floorspace completions	Target not met	53
Employment floorspace pre-developed land (PDL)	Target met	56
Employment Land Available	Target met	57
Town, District and Local Centre Retail Development	Target not met	57
Percentage of units in A1 use in district and local centres	Target partially met	60-61
B Class floorspace outside of Core Employment Areas and Camberley Town Centre	No target	62

Community

CSDMP indicator	Performance against the target	Page no.
Community and Cultural facilities gained or lost by type	No target	64
New open space provided	No relevant applications	65



Camberley Town Centre Area Action Plan

Theme	Indicator	Performance to date	Page no.
A vital and viable shopping centre	Aim to achieve 41,000sqm (gross) comparison and convenience floorspace in CTC over the AAP period	Target partially being met	68
A range of cultural and leisure facilities offered	Aim to achieve no net loss of community, cultural or leisure floorspace in CTC over AAP period	Target being met	69
A thriving employment centre	No target – contextual	N/A	69
A place to live	Aim to deliver at least 200 new dwellings over AAP period with 35% as affordable	Target partially being met	70
A well connected, accessible town centre	Number of travel plans implemented in association with major developments in CTC over AAP period	Target partially being met	71
A clean, high quality centre (1)	40% of waste sent for reuse, recycling and composting over AAP period	Target being met	72
A clean, high quality centre (2)	No exceedance of air quality strategy targets of 30µgm 51 -3 in CTC.	N/A – Air quality monitoring station closed in 2012	72
A safe, attractive centre (1)	Complete all public realm improvements identified in Public Realm Strategy by end of AAP period	Target being met	73
A safe, attractive centre (2)	To provide a well-managed, safe and attractive town centre	N/A – no target	74



Area Action Plan (AAP) Sites

Theme	Indicator	Performance to date	Page no.
London Road Block Site	Commencement of major redevelopment scheme at London Road Block in 2016/17 with 21,000 sqm gross retail floorspace to be completed	N/A – Commencement not required in monitoring year	75
Camberley Station Site	Commencement of improvements to Camberley Rail Station & Transport Interchange. No. of market and affordable dwellings completed at site	N/A – Commencement not required in monitoring year	75
Land at Park Lane Site	No. of market and affordable dwellings completed at site over AAP Period – target of 100 net units	Target being met	75
Pembroke Broadway North	Commencement of major redevelopment scheme at Pembroke Broadway North pre 2020	Target being met	75
Land East of Knoll Road Site	Number of market and affordable dwellings completed – target of 80 net units over AAP Period. Total leisure/community/cultural floorspace completed and amount of open space created or enhanced at land East of Knoll Road over AAP Period	Target being met	75
Magistrates Court Site	Commencement of development by end of 2016 and number of market and affordable 53 dwellings completed at site	Target being met	76



I Introduction

The requirement for an Authority Monitoring Report

- 1.1 The Authority Monitoring Report (AMR) has been published in line with Section 113 of the Localism Act 2011. The AMR is an annual report which provides information on how a Local Authority is implementing their Local Development Scheme and how policies in their Local Development Documents are being achieved. There are specific topics that the Council must report on, whilst others are discretionary. The Local Development Plan Documents monitored in this report are the Core Strategy and Development Management Policies DPD (CSDMP), saved policies of the Local Plan 2000 and to some extent, the Camberley Town Centre Area Action Plan (CTCAAP). These can be viewed on the [Council's website](https://www.surreyheath.gov.uk/planning-and-building-control/planning-policy/development-plan): <https://www.surreyheath.gov.uk/planning-and-building-control/planning-policy/development-plan>

Structure of the Report:

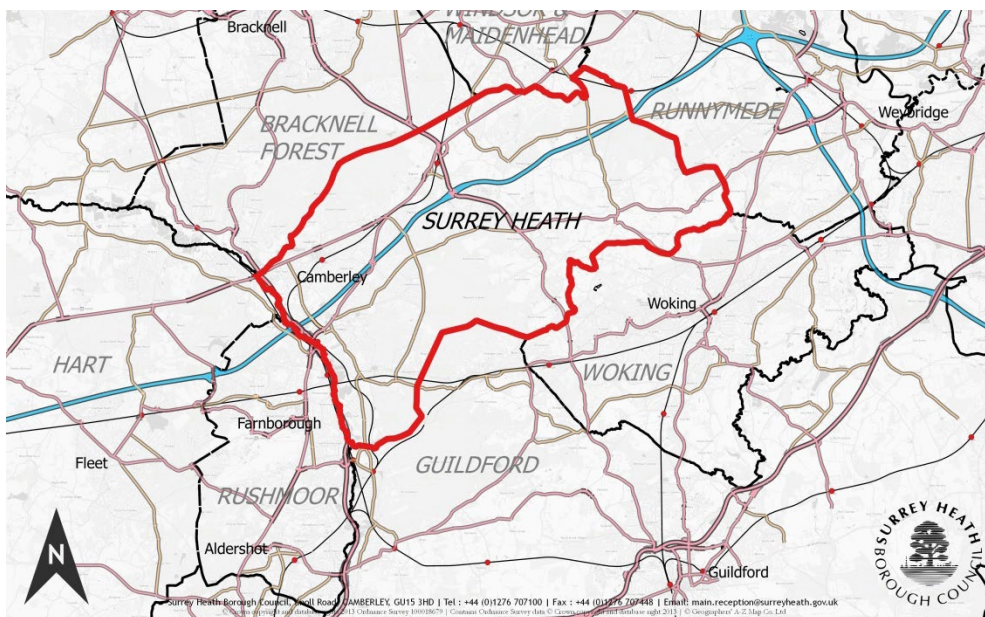
- 1.2 The Authority Monitoring Report is divided into the following sections:
- Section 2: Sets out the key characteristics, issues, challenges and opportunities in the Borough.
 - Section 3: Sets out the progress to date of and implementation of the Council's Local Development Documents.
 - Section 4: Sets out how policies in the Core Strategy and saved policies from the 2000 Surrey heath Local Plan are being implemented.
 - Section 5: Monitors the implementation of the Camberley Town Centre Area Action Plan (CTCAAP) objectives and sites.



2 Key Characteristics of the Borough

- 2.1 Surrey Heath lies in the north-west corner of Surrey, adjoining the counties of Berkshire and Hampshire. The western half of the Borough is mainly urban in character and comprises Camberley, Bagshot, Frimley, Frimley Green, Mytchett and Deepcut. Camberley is the main centre within the Borough. The eastern half of the Borough is mostly countryside but includes the settlements of Lightwater, and the villages of Bisley, Chobham, West End and Windlesham. In total the Borough covers an area of some 9,507 hectares.

Figure 1 - The Location of Surrey Heath Borough



- 2.2 The ONS Census 2021 figures revealed a population of 90,500, of which 49.2% are male and 50.8% are female. Since 2011, the population has increased by 4.99%. Just over 90% of the population of Surrey Heath is defined within a white ethnic group (84.95% white British), with a number of other ethnic groups making up the remaining 10% population. In comparison with other Surrey districts and the national average, Surrey Heath has a younger age profile. However, since the 2011 census the proportion of older residents in Surrey Heath has increased more quickly than in other Surrey Authorities – the 85+ age group has increased by 47% against a Surrey wide increase of 18%.
- 2.3 According to the 2011 Census, the average household size in Surrey Heath is 2.52 people per household (compared to 2.48 in 2001). There were 34,733 households within the borough in 2011, an increase of 6.07% since 2001. Moreover, 45.78% of the housing stock within Surrey Heath comprises detached houses as compared to 33.15% overall in Surrey and 22.43% in



England. There are high levels of owner occupation (76.82%) compared to the national average 63.34%. An Office for National Statistics (ONS) data release¹ identified the median price paid for residential property in the Borough as being £420,000 in December 2019. This represents an increase of the median price paid in Surrey Heath of 45% since March 2013.

Economy

- 2.4 Surrey Heath has a high standard of living² and rates as one of the most attractive places in the country to live. The Borough has an excellent leisure offer with a range of golf courses, bridleways, tennis courts, cricket, football and rugby pitches; good lakes for fishing and water sports as well as the country's National Rifle Centre at Bisley.
- 2.5 Over 4,000 companies are registered to do business in Surrey Heath, including national and international companies such as Bank of America Merrill Lynch, Siemens and Novartis . The largest employer in the Borough is Frimley Park Hospital employing over 4,000 staff, and contains the biggest Accident and Emergency facility in Surrey. The Ministry of Defence (MOD) remains a major landowner and employer in the Borough.
- 2.6 Surrey Heath has relatively high levels of economic activity, with 86.9% of its population in employment (January 2020 – December 2020). This compares against South East figures of 81.6% and a national figure of 79.1%³ over the same period. In the period of January 2020 – December 2020, 3.3% of the economically active population were unemployed, which was lower than the southeast and Great Britain averages of 3.9% and 4.6% respectively.
- 2.7 Overall, Surrey Heath has low levels of deprivation. In 2019, Surrey Heath was ranked 309 out of 317 local authorities in the indices of multiple deprivation. The Indices of Deprivation 2019 analyses the level of deprivation in each of the 32,844 LSOAs in England. The LSOAs are scored on various criteria⁴ and then ranked in terms of their score, with 32,844 being the least deprived and 1 being the most deprived. In 2015, the English Indices of Deprivation indicated parts of St Michaels ward and Old Dean ward to be amongst the top 30% of most deprived neighbourhoods. In 2019, these areas are now amongst the 40% most deprived neighbourhoods. In contrast, over half of the LSOAs in Surrey Heath are amongst the 10% least deprived in England.
- 2.8 There are almost equal flows of commuters entering and leaving the Borough each day. Rail services from Bagshot, Camberley and Frimley are slow, with few trains direct to central London and as such, usage by local people is at a low level. Rail connections to other towns in the Blackwater Valley are varied, with direct trains from Camberley to Frimley, Aldershot and Ash

¹ [Office for National Statistics, median house prices](#)

² Halifax quality of life survey

³ [Nomis, Surrey Heath labour market statistics](#)

⁴ Income (22.5%), Employment (22.5%), Health and Disability (13.5%), Education, Skills and Training (13.5%), Barriers to Housing and Services (9.3%), Crime (9.3%), Living Environment (9.3%)



Vale, but no rail links to Farnborough. The absence of a regular, fast London service means many local residents drive out of the Borough to Brookwood, Farnborough or Sunningdale to join “main-line” services to London Waterloo. Bus services are improving from centres like Camberley supported by “Quality Bus Partnerships,” but the service frequency can be uneven from the rural villages and absent altogether at weekends.

- 2.9 9 The major road network within the Borough comprises the M3 motorway, the A30, A322, A325 and A331 (Blackwater Valley Relief Road). The A322 provides a link from the M3 to the M4 and the A331 provides a link from the M3 to the A31 and subsequently the A3. In recent years, the M3 had suffered from heavy peak time congestion. This in turn often led to congestion on the local road network, particularly when accidents occurred. In June 2017, Highways England completed a major scheme to transform the M3 into a Smart Motorway from Junction 2 to 4a, covering the entire stretch of the motorway in Surrey Heath. Surrey Heath has the highest rate of car ownership in Surrey with 1.68 cars per household in 2011.⁵ This compares to the Surrey average of 1.51 and the average across England of 1.16.

Biodiversity

- 2.10 The Borough contains extensive areas of heathland which are recognised as being of national and international importance. The sites recognised as being of international importance are: the Thames Basin Heaths Special Protection Area (SPA) and the Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC). The Thames Basin Heaths SPA provides breeding and wintering habitats for rare bird species, including the Nightjar, Woodlark and Dartford Warbler. The Special Area of Conservation consists of important dry and wet cross-leaved heath. In addition, the Borough contains a number of Sites of Importance for Nature Conservation which were identified following surveys by Surrey Wildlife Trust and recognise wildlife of county or regional value.
- 2.11 To ensure that residential development does not adversely affect the integrity of the Thames Basin Heaths SPA, Surrey Heath BC, along with the other local authorities in the Joint Strategic Partnership Board and Natural England have adopted an avoidance strategy based on the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring plans (SAMM). To this end the Council adopted the Thames Basin Heaths Special Protection Area Supplementary Planning Document (January 2012), which was updated in February 2019. This document along with Policies CPI4a and CPI4b in the adopted Core Strategy set out the Council’s approach to avoiding harm caused by new residential development.

⁵ Census 2011, accessed through ONS



3 Progress of the Local Development Plan

Timetable and Milestones

3.1 The LDS 2022 to cover the period 2022-2025 sets out the timetable for preparing a new Local Plan, updating the LDS 2021. The LDS can be viewed on the [Surrey Heath Borough website](https://www.surreyheath.gov.uk/planning-and-building-control/planning-policy/development-plan/local-development-scheme):

<https://www.surreyheath.gov.uk/planning-and-building-control/planning-policy/development-plan/local-development-scheme>

The table in appendix I sets out the progress of the Local Plan Documents set out in the LDS 2022. The table in appendix Ia set out those Development Plan Documents and SPD's that have been adopted prior to this AMR 2021-2022.

Local Development Order and Neighbourhood Development Order or Neighbourhood Development Plan

3.2 No Local Development Orders have been adopted in the monitoring period under section 61A of the Town and Country Planning Act 1990. There is one adopted Neighbourhood Plan in the Windlesham Borough June 2019 and two designated Neighbourhood Areas – Chobham in November 2013 and Deepcut in October 2014. A Neighbourhood Forum for Deepcut was first created in October 2014 and was renewed in the monitoring year 2020-21.

Community Infrastructure Levy

3.3 The Community Infrastructure Levy (CIL) has, in the majority of cases, replaced developer contributions through S106 planning obligations. CIL is a tariff system based on pounds per square metre of net additional development. Tariffs are set out in a CIL charging schedule and priority funding is set out in the Regulation 123 List. Indexation of CIL charges is set out on Surrey Heath Borough Council's website.⁶ CIL has been implemented from 1st December 2014. Over the course of the monitoring year, the total boroughwide CIL income received was £2,637,849.00. In line with the CIL regulations, an annual Infrastructure Funding Statement is required which sets out CIL and Section 106 income and spending.⁷ 15% of CIL funds from parished areas received over the monitoring year has been transferred to those Parish Councils where development has occurred. These amounts are as follows:

- Bisley: £0
- Chobham: £173.00
- West End: £16,524.00
- Windlesham: £62,147.00

⁶ [Surrey Heath Borough Council, Community infrastructure levy guidance](#)

⁷ [Surrey Heath Borough Council, Infrastructure funding statement](#)



- 3.4 The Borough Council continues to consult with unparished areas regarding the spending of any CIL recipients in such localities. The amount spent in unparished localities is 15% of the overall CIL payments made.

Duty to Co-operate

- 3.5 In November 2011 the Localism Act introduced provisions to enable the removal of the regional tier of planning. In its place, Section 110 of the Act imposed a duty on local planning authorities and other prescribed bodies to co-operate in relation to the preparation of planning documents as far as they related to strategic matters. Strategic matters are defined as sustainable development or use of land that would have a significant impact on at least 2 planning areas. Following the introduction of the Duty to Cooperate in 2011 Surrey Heath has been involved in, and undertaken, a range of activities relating to fulfilment of the duty, including meetings with neighbouring local authorities and other prescribed bodies to explore the nature of strategic issues, on-going partnership working and involvement with a range of sub-regional bodies and Preparation of a Duty To Co-operate report on the Camberley Town Centre Area Action Plan. Details of the Council's Duty to Co-operate activities in the period April 2021 to March 2022 are contained in Appendix 2 of this AMR.

Seld-build and Custom Housebuilding

- 3.6 In accordance with the Self-Build and Custom Housebuilding Act 2015, Surrey Heath Borough Council maintains and regularly updates a Register to help determine the demand for self-build and custom housebuilding in Surrey Heath. The Register is publicised on the [Council's website](#) where individuals or groups can apply to be included on it. This provides the Council with a record of individuals and groups who are interested in building their own homes within the local area. In September 2021 revised criteria for entry onto the Register were implemented including the introduction of fees, a financial solvency test and modification of the Local Connection Test criteria. During the monitoring year 2021-22, 3 new entrants were added to Part 1 of the Register and 16 were added to part 2 of the Register. These figures are fewer than previous years, as a result of the revised entry criteria and are considered to provide a more realistic reflection of those seeking to self-build within the Borough.

Brownfield Land Register

- 3.7 In accordance with The Town and Country Planning Brownfield Land Register Regulations 2017, the Council first published the Surrey Heath Brownfield land Register in December 2018 and updates this annually. The Register comprises a list of Previously Developed (or Brownfield) sites that have the potential to accommodate residential development. The Brownfield Land Register is published on the [Council's website](#). There are currently 72 sites included in Part 1 of the Register and no sites included in Part 2 of the register.



4 Monitoring Policies in the Surrey Heath Local Plan

- 4.1 In February 2012 the Surrey Heath Core Strategy and Development Management Policies DPD (CSDMP) was adopted to replace the Local Plan 2000. However, a small number of Local Plan 2000 policies remain “saved” until such time as they will be replaced by policies contained in forthcoming Development Plan Documents.
- 4.2 This Authority Monitoring Report (AMR) monitors the objectives and policies of the Surrey Heath Local Plan, namely the Core Strategy and Development Management Policies Development Plan Document (CSDMP - adopted 2012), the objectives of the Camberley Town Centre Area Action Plan (CTCAAP, adopted 2014) along with a small number of extant saved policies from the Surrey Heath Local Plan 2000. The monitoring indicators used reflect those in the CSDMP Monitoring Framework and the CTCAAP Monitoring Framework as set out in Appendix 1 of the Core Strategy and Appendix 2 of the CTCAAP respectively.
- 4.3 The structure of the monitoring section closely follows that of the CSDMP monitoring framework and follows the structure of the CTCAAP framework by assessing thematic areas and specifically allocated sites. Each set of monitoring indicators is grouped within an overarching objective. Colour coding is used (as shown below) to allow the reader to see at a glance how well the policies are performing. If a monitoring indicator is not reported in the AMR this will be set out, with reasons, in the main report.

Target met
Target partially met
Target not met
No target, or data is unavailable



Delivering Sustainable Development

Objective I: To promote and deliver sustainable development in the Borough

CSDMP Delivery Policies: CPI, CP2, CPI 1, CPI2, DM7, DM8, DM9, DM10

Indicator	Target	Performance against the target	Analysis
New and converted dwellings on Previously Developed Land within plan period	Achieve 60% of all new and converted dwellings on PDL within plan period	Target met	In 2021/22, 68.92% of completed dwellings were on previously developed land. Over the plan period to date (2012 – 2022), 66.2% of completed dwellings were on previously developed land. The CSDMP target is therefore being met.
Percentage of dwelling completions within 5 minute walk time or 400m walking distance of a designated employment area, retail centre, GP, Hospital, Primary School, Secondary School or Major Health Centre	Aim to achieve 60% across all categories within plan period	Target not met	Percentage of completed housing development (net) within 400m walk of services over Plan Period to date (2012-22). As the table below demonstrates, the target of 60% of completions within 400m of facilities has not been met for any category. Further analysis is set out below.



GP	Hospital	Primary School	Secondary School	Major Health Centre ⁸	Designated Employment Area ⁹	Retail Centre ¹⁰
12.6%	0.28%	5.0%	0.11%	1.5%	29.1%	46.9%

At 46.9%, a significant proportion of completions are within the proximity of a Retail Centre over the plan period. At 29.1%, a large proportion of completions over the plan period are within proximity of designated employment areas, a slight decrease from earlier in the plan period. In the case of other facilities, Frimley Park Hospital and Camberley Health Centre is the only hospital and one major health centre in Surrey Heath, with a catchment area extending beyond the Borough's boundaries. It is therefore not feasible for all residential development in the Borough to be located within 400m of this. Furthermore, there are 4 secondary schools in Surrey Heath, most of which cover the western urban area of the borough. As such it may continue to be difficult to meet the hospital, major health centre or secondary school indicators in the future.

Indicator	Target	Performance against the target	Analysis
Number of dwellings completed by settlement location	Achieve percentage of completions in line with Policy CP3 of the Core Strategy	Target partially met	Housing completions by settlement 2011-2022 are set out below:

Over the plan period to date it can be demonstrated that the target has been exceeded (in percentage terms) of housing in some areas of the Borough. In most such cases, the apparent exceeding of the plan period target can be accounted for generally by specific large developments in each settlement, namely former Bisley Office Furniture in Bisley, the Land at Waters Edge Mytchett, the Ridgewood Centre in Frimley and the housing reserve sites in West End. Camberley has seen additional development in the form of numerous large office to residential conversions through Prior Approval under the General Permitted Development Order (GPDO) 2015. The apparent exceeding of the plan period target in Bagshot is already beginning to plateau since earlier monitoring years and it is anticipated that this will continue as the plan period progresses. It is also expected that the same trend will be demonstrated in

⁸ Major health centre defined using space standard of 83.3 sqm as set out in Surrey Heath Borough Council Infrastructure Needs Assessment 2011.

⁹ Camberley Town Centre and Core Employment Areas as defined on the Local Plan Proposals Map

¹⁰ Camberley Town Centre, District and Local Centres and Neighbourhood Parades as defined on the Local Plan Proposals Map



Frimley, in future monitoring years. Similarly, the apparent under delivery at Deepcut can be accounted for by the expected redevelopment of Princess Royal Barracks which is anticipated to deliver some 1,200 homes. 175 units have now been completed. Therefore, the target has been partially met.

Ward	Plan period 2011-2025 target (%)	Plan period 2011-2025 target	2021-2022 units delivered (net %)	2021-2022 units delivered (net)	2011-2022 units delivered (%)	2011-2022 units delivered
Bagshot	10%	270	3%	10	8%	250
Bisley	2%	45	4%	13	7%	215
Camberley	31%	860	37%	138	37%	1090
Chobham	2%	55	1%	3	4%	117
Deepcut	45%	1235	23%	86	9%	277
Frimley	4%	120	0%	0	11%	322
Frimley Green	1%	20	1%	4	1%	6
Lightwater	1%	40	0%	0	2%	55
Mytchett	2%	55	30%	113	6%	172
West End	1%	20	1%	3	13%	383
Windlesham	1%	20	0	0	2%	47
TOTAL	100%	2740	100%	370	100%	2934



Housing Delivery

Objective 2: To provide sufficient housing to meet the Borough's needs without causing harm to areas of importance for biodiversity

CSDMP Delivery Policies: CP3, DM5 and Saved Local Plan 2000 Delivery Policies: H3, H6, H8.

Indicator	Target	Performance against the target	Analysis
Net additional dwellings for reporting year	The CSDMP set an annualised Housing Requirement of 191 dwellings 2011 – 2028. ¹¹ The local housing need figure, following the introduction of the standard method, ¹² is 327 per annum.	Target met	<p>The delivery of housing in the monitoring year exceeds the CSDMP annual target figure of 191. Taking into account cumulative completions for the plan period to date, an average of 271 units per year have been delivered, demonstrating that the CSDM target for net additional dwellings has now been exceeded both during the monitoring year and over the plan period to date.</p> <p>The delivery of 370 dwellings during the monitoring year exceeds the annualised local housing need figure of 327 dwellings and therefore the target has been met. Appendix 3 lists all housing units completed during the monitoring year.</p>

¹¹ Policy CP3 of the CSDMP sets out an overall requirement of 3,240 dwellings to be completed between 1st April 2011 to 31st March 2028.

¹² [HM Government, Housing and economic needs assessment](#)



Indicator	Target	Performance against the target	Analysis
Housing Trajectory	The NPPF indicates that Local Plans should make a provision for 15 years' supply of housing. ¹³ This is assessed against both the annualised housing target of 191 units set out in the CSDMP as well as the standard methodology figure of 327 dwellings per annum.	Target met	The Council has produced a housing trajectory for the period 2019-2038 which includes past and estimated future housing completions on an annual basis, shown in Appendix 4, and reflects the trajectory applied in the 2021 Strategic Land Availability Assessment (SLAA). The Housing Trajectory remains unchanged from the 2020/21 monitoring year. The trajectory will be updated following the publication of an updated Strategic Land Availability Assessment for 2022. It demonstrates an adequate supply of sites to meet both the Core Strategy housing delivery target over the plan period and the local housing need figure of 327 dwellings per annum up to 2036. In future Annual Monitoring Reports the housing supply and trajectory will need to be reviewed and measured against any revisions agreed to the Plan Period for a new local Plan in Surrey Heath.
Number of rural exception dwellings completed by location within AMR year and within Plan Period	No target	N/A	No rural exception sites have completed in the current monitoring year. Rural exception sites will continue to be monitored in subsequent AMRs.

¹³ The NPPF also requires the Council to demonstrate a 5 year housing land supply (plus 5% buffer).



Indicator	Target	Performance against the target	Analysis
Implementation of the Housing Allocation Sites (Local Plan Indicator)	See table below	Target partially met	The majority of the Local Plan 2000 Housing Allocation sites have now been built and the expected total number of units on these sites has been exceeded. Therefore the target has been partially met. The table below provides further details.

Site	Target	Completions 31/03/2022
Sergeants Mess, Bellew Road, Deepcut	25	0
Alma-Dettingen Barracks, Deepcut (phase 2)	145	197
Grange Nurseries/ No 11 Coleford Bridge Road and Linsford Bungalow, Mytchett	38	44(41); 3 not started. ¹⁴
Notcutts Nursery and Woodside Cottage, Bagshot	150	182
83 College Ride, Bagshot	30	0
Dyckmore, Streets Heath, West End	10	60 C2 bed spaces(31 C3 equivalent). ¹⁵
Salisbury Terrace, Mytchett	16	2

¹⁴ 19 gross (17 net) completed, with 3 permitted units outstanding at Grange Nurseries.

¹⁵ When considering the contribution non-independent care home and nursing home C2 uses will make to housing land supply, the PPG requires the following discount to calculate the number of C3 equivalent dwellings: - The total number of bed spaces of C2 development divided by the average number of adults living in households in the borough, as recorded in the 2011 Census (1.94 persons).



Site	Target	Completions 31/03/2022
Whitehill Farm, Kings Ride, Camberley	10	64 C2 bed spaces (33 C3 equivalent) ¹⁴
TOTAL (net)	424	486

Of those that have not yet been developed, the Sergeants Mess will come forward as part of the release of the Princess Royal Barracks site. 83 College Ride, Whitehill Farm and Dyckmore are within the 400m zone of the SPA where Natural England advise mitigation for C3 (residential) use is not acceptable. However, Dyckmore now has permission for C2 (residential institution) use care home that is currently under construction and will contribute toward addressing overall housing need in Surrey Heath. Whitehill farm also had a permission for C2 (residential institution) use care home that completed in the previous monitoring year. Land at Woodside Cottage, Bagshot now has planning permission for 44 dwellings (19/0235). The Camberley Town Centre Area Action Plan (CTC AAP) was adopted in July 2014 and contains a number of allocated sites for housing and other uses.



Objective 3: Provide housing that meets the need of all sections of the community

CSDMP Delivery Policies: CP5, CP6, CP7, DM6

Indicator	Target	Performance against the target	Analysis
Gross affordable housing completions and number of net completions as a percentage of total housing completions	See below table	Target not met	Over the plan period to date, around 17% of housing completions overall have been affordable, which is below the CSDMP target, but a significant improvement upon previous monitoring years. However, during the monitoring year the 35% affordable housing target was not met, but was notably higher than the average affordable housing completions for the plan period to date. This in part was due to the relative proportion of units completed under permitted development rights, which are not required to provide affordable housing, such as Compass House in Camberley.



	2021-2022 net completions (no.)	2021-2022 net completions (%)	Plan Period to Date net completions (no.)	Plan Period to Date net completions (%)	CSDMP Target (% of total completions)
All Affordable Housing	112	30.27	497	16.93	35
Intermediate	88	23.78	323	11	17.5
Affordable Rented	24	6.49	174	5.93	17.5

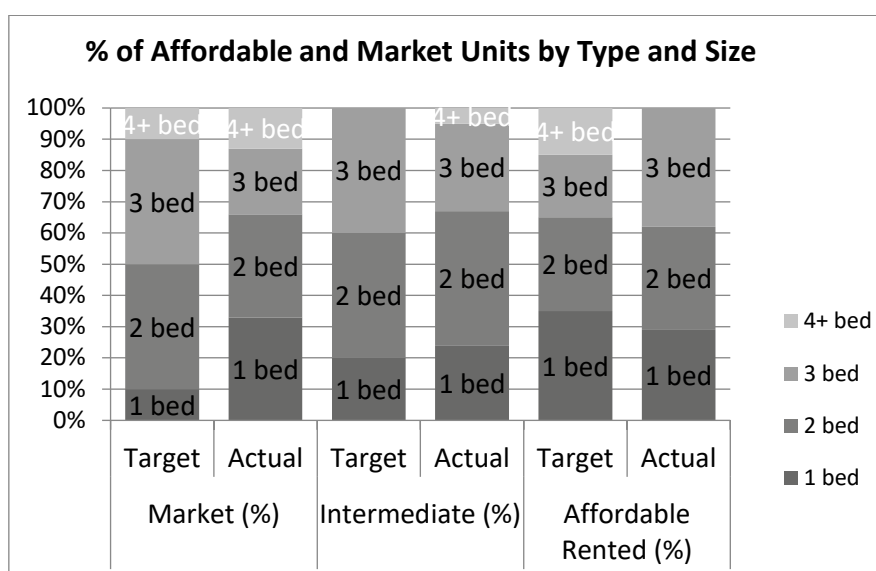
Indicator	Target	Performance against the target	Analysis
Percentage of affordable and market units completed by type and size	Aim to achieve a range of housing types as set out below.	Target partially met	The target range of housing type and tenure has not been fully met, but has incrementally improved over the course of the plan period, indicating that the relevant policies are gradually taking effect and therefore the target has been partially met. Further analysis is set out below.

In the market housing category, a spread of housing sizes has been achieved, with a relatively equal balance between larger and smaller dwellings.. A range of housing sizes has also been achieved in the Intermediate Affordable housing category. Although the proportion of 3 bed units is noticeably lower than the target percentage, the proportion of 1 bed units exceeds the target percentage. . There is a lack of larger 4+ bed Affordable Rented dwellings and the proportion of 1 bed Affordable Rented dwellings is noticeably lower than the target percentage , as illustrated in the table and supporting diagram below.



Dwelling Type	Target Market (%)	Actual Market (%)	Target Intermediate (%)	Actual Intermediate (%)	Target Affordable Rented (%)	Actual Affordable Rented (%)
1 bed	10	33	20	24	35	29
2 bed	40	33	40	43	30	33
3 bed	40	21	40	28	20	38
4+ bed	10	13	No target	5	15	0

Figure 2 - Percentage of affordable and market units by type and size



Indicator	Target	Performance against the target	Analysis
Net additional Gypsy and Traveller pitches	Policy CP7 of the CSDMP states that the borough will seek to provide 19 Gypsy and Traveller pitches by 2027.	Target not met	Since the date of adoption of the Surrey Heath Local Plan (2012) up until 31st March 2022 two additional Gypsy pitches have been provided, relating to planning reference 19/2074.



Princess Royal Barracks

Objective 4: Through the regeneration of the Princess Royal Barracks site, to deliver a sustainable rural community set within a high quality built and natural environment

CSDMP Delivery Policies: CP4

A hybrid application for the redevelopment of the Princess Royal Barracks site as a major residential-led development totalling 1,200 new dwellings was approved in April 2014. An application for approval of reserved matters pertaining to phase 2B for the erection of 215 dwelling houses (17/0871) was granted subject to conditions on the 12/02/2018 and is currently under construction. As of the 31st March 2022, 175 dwellings had completed, of which 36 were affordable.



Biodiversity

Objective 5: Protect and enhance biodiversity within the Borough including sites of local importance for biodiversity and aim to deliver Surrey Biodiversity Action Plan (BAP) Targets

CSDMP Delivery Policies: CPI4A & B

Indicator	Target	Performance against the target	Analysis
Condition of SPA, SAC and SSSIs	Currently data is only available on SSSIs condition status. In Surrey Heath, this area corresponds with land designated as SPA and SAC. The Surrey Nature Partnership (SyNP) has produced policy statements ¹⁶ containing targets for Biodiversity Opportunity Areas (BOAs), including 5 within SH which correspond with the SPA, SAC and SSSIs.	Target partially met	The SyNP targets are generally on track to be met, with the notable exception of the Basingstoke Canal SSSI (see table below detailing the condition of SSSIs as of March 2022), ¹⁷ and therefore the target has been partially met. The condition of SSSIs is largely outside of planning control and is primarily a land management issue. The extent and speed to which habitats can be restored to a favourable position is uncertain and relies largely on Natural England working with landowners. However, the Council will endeavour to work with partners to help address what can be done in the particular designated areas that are currently not meeting targets. The target for this indicator is dated to 2020 which has now passed. The indicator will continue to be monitored for information purposes in the AMR.

¹⁶ Policy Statements which are based upon the National Biodiversity 2020 Strategy.

¹⁷ [Natural England, Designated sites](#)



SSSI	Surrey Nature Partnership (SNP) Target (percentage)	Percentage of site in favourable condition	Percentage of site in unfavourable recovering condition	Performance against the target
Ash to Brookwood Heaths	50% to achieve favourable condition by 2020	90.50%	8.52%	Target met
Basingstoke Canal	50% to achieve favourable condition by 2020	16.63%	20.32%	Target not met
Broadmoor to Bagshot Woods and Heath	75% to achieve favourable condition by 2020	75.63%	23.83%	Target met
Chobham Common	50% to achieve favourable condition by 2020	43.05%	56.95%	Target not met
Colony Bog to Bagshot Heath	50% to achieve favourable condition by 2020	94.94%	4.39%	Target met

Indicator	Target	Performance against the target	Analysis
Change in area of biodiversity importance	Maintain 100% land area of all designated sites	Target met	There have been no additions or deletions to any designations of biodiversity importance in 2021/22. The target has therefore been met.



Indicator	Target	Performance against the target	Analysis
Visitor number surveys for SPA/SAC	No increase in visitor numbers over plan period	Target met	Natural England commissioned a visitor survey of the Thames Basin Heaths SPA that took place in 2018. The results of this can be assessed against the baseline figures of a previous survey over 2012 and 2013. Further analysis is set out below.

In order to maintain a consistent approach, only the results from the borough's seven access points surveyed in 2012/13 have been compared with those that were resurveyed. The results from the 2018 survey (see table below) demonstrate 286 less people entered the SPA in Surrey Heath, when compared to the 2012/13 survey. This resulted in a 34% decrease in the number of visitors recorded in 2018 when compared to the number recorded in 2012/13.

Access Point	Number of people entering SPA, August 2012 or 2013	Number of people entering SPA, August 2018	% change between 2012/13 and 2018
Chobham Common (staple Hill)	68	37	-46%
Sandpit Hill, Lightwater	161	67	-58%
Mytchett Place Road, Mytchett	159	73	-54%
Top of Kings Ride, near Camberley Town Centre	127	115	-9%
Chobham Road, Chobham Common	128	54	-58%
Top of Bracknell Road, Old Dean Estate, Camberley	80	101	26%



Access Point	Number of people entering SPA, August 2012 or 2013	Number of people entering SPA, August 2018	% change between 2012/13 and 2018
Lightwater Country Park, Lightwater	112	102	-9%
TOTAL	835	549	34% decrease

Indicator	Target	Performance against the target	Analysis
Condition status of SINC's	Maintain 100% of local sites in favourable condition over plan period	Target not met	The condition of SINC's is not assessed on an annual basis. Evidence is acquired from surveys undertaken by the Surrey Wildlife Trust on SINC's in the borough have not been resurveyed since previous monitoring years. Therefore the information may not accurately reflect the current situation. This will be updated in future monitoring reports, once the information becomes available.

The 2011/12 survey demonstrates that the target has not been fully met, with only 51% of sites currently in a favourable condition (see table below). However, this matter is largely outside of planning control and is primarily a land management issue. The extent and speed to which habitats can be restored to a favourable condition is uncertain and relies largely on the actions of landowners. The Borough Council will continue to use planning policies to avoid adverse impacts from additional development where this is appropriate.



Site Condition based on 2011/12 surveys	Number of sites	% of sites
Favourable	28	51%
Unfavourable	2	4%
Unfavourable – Recovering	5	9%
Unfavourable – Declining	9	16%
Permission to resurvey not granted	11	20%



Infrastructure

Objective 6: Ensure that new development contributes to environmental, infrastructure and service improvements and minimises impacts upon both the natural and built environment

CSDMP Delivery Policies: CP2, CP12, DM9

Indicator	Target	Performance against the target	Analysis
Infrastructure projects completed during AMR year	To achieve delivery in line with Infrastructure Delivery Plan	Target partially met	In February 2013 an Infrastructure Delivery Plan for the period 2012-28 was introduced. This document was produced in order to support the delivery of the Surrey Heath Local Plan; in particular, development identified in the Core Strategy & Development Management Policies DPD and Camberley Town Centre AAP. The table below details the progress of projects phased in 2013 Infrastructure Delivery Plan. Infrastructure projects from the IDP that are shown to take place in 2013-19 have not been included in the performance data unless already under construction or complete, as they have a further year of their indicative phasing period. The target has partially been met. Overall, 11 projects have been completed within their indicative phasing period or early and 1 was completed behind schedule. A further 2 projects have been secured but not yet commenced. These projects rely on external organisations for delivery and therefore the Council has little influence in fulfilling their date of commencement. Appendix 5 sets out a list of infrastructure projects included in the 2013 Infrastructure Delivery Plan which have now been completed.



Scheme	Indicative Phasing	Completed or in line with indicative phasing	Not committed within indicative phasing
Replacement of Portesbery Road Primary School with new build facility	2013/2015	Completed 2015	
Increase capacity at Bisley C of E Primary School	2013	Completed 2013/14	
Additional shared SANG for 146 people (61 units)	2013-2018	Swan Lakes - Capacity: 194 (80 units). Hawley Meadows - Additional capacity: 386 (154 units). completed 2014	
Modernisation of Burrell Road Play Area	2013	Completed 2013	
London Road Recreation Ground PHASE 2 refurbishment works	2013	Completed 2013 (received additional information)	
Provision of new timber play area at Southcote Park	2013	Completed 2013	
Increase capacity at Watchetts Recreation Ground and provision of new play equipment	2013		Completed 2016
Increase capacity at Frimley Green Recreation Ground	2013	Completed 2013	
Toucan crossings, cycle crossing at Watchmoor Park	2012/13	Completed 2017	



Scheme	Indicative Phasing	Completed or in line with indicative phasing	Not committed within indicative phasing
Improvements to Meadows Roundabout to relieve congestion and improve accessibility	2016	Completed 2019	
Off-carriageway pedestrian and cycle route along A331	2016	Completed Spring 2017	
Four bus lay-bys on the A331	2016		Secured. Not commenced.
Blackwater Valley Route cycle route	2013-18	Completed Spring 2017	



Junction improvements to support delivery of the Camberley Town Centre AAP, reduce congestion and improve accessibility

Scheme	Indicative phasing	Completed or in line with indicative phasing	Not committed within indicative phasing
Junction improvements to support delivery of the Camberley Town Centre AAP, reduce congestion and improve accessibility	A30 London Road/Knoll Road/Kings Ride	2017	This work is being undertaken as part of the A30/Camberley town centre highway works. Works have commenced and are due to be completed by December 2021.
Junction improvements to support delivery of the Camberley Town Centre AAP, reduce congestion and improve accessibility	Realignment and refurbishment of B3411 Frimley Road/ A30 London	2016	This work is being undertaken as part of the A30/Camberley town centre highway works. Works have commenced and are due to be completed by December 2021.



Scheme	Indicative phasing	Completed or in line with indicative phasing	Not committed within indicative phasing
Junction improvements to support delivery of the Camberley Town Centre AAP, reduce congestion and improve accessibility	A30 London Rd between town centre and Meadows gyratory		This work is being undertaken as part of the A30/Camberley town centre highway works. This includes junction improvements and changes to the bus lane.
Junction improvements to support delivery of the Camberley Town Centre AAP, reduce congestion and improve accessibility	A cycle network along A30 London Rd/Knoll Rd/Portesbury Rd/ Pembroke Broadway/Charles St		This work is being undertaken as part of the A30/Camberley town centre highway works and is limited to the A30 section between Frimley Road and Camberley Town Centre.

Schemes completed or in line with indicative phasing: 11

Schemes not committed within indicative phasing: 3



Local Character

Objective 7: Ensure that new development respects the essential character of the local area, including historic structures and environment

CSDMP Delivery Policies: CP2, CP12, DM9

Indicator	Target	Performance against the target	Analysis
Number and details of archaeological finds within areas of high archaeological potential and within development sites of 0.4ha or above	No target – contextual	N/A	During the monitoring period there were some discoveries of archaeological features within areas of high archaeological potential and sites above 0.4ha in size. Appendix 6 includes a table detailing the discoveries in the monitoring year.
Indicator: Number of buildings and structures maintained, added or deleted from the local list	No target - contextual	N/A	In the monitoring year 2018-19 the Council was able to acquire a SANG at Windlemere Golf Club. The site has an area of 16ha and the SANG provides capacity for 2000 people, equivalent to 800 dwellings. All net new residential dwellings permitted in Surrey Heath must be assigned to an existing SANG. As no net new dwellings have been permitted without SANG provision being made, it is considered that the target has been met. The Council is continually looking for opportunities to further increase SANG capacity for the Borough.



Environment

Objective 8: Maintain and Protect the Countryside and Green Spaces in settlement areas and provide an integrated green infrastructure network

CSDMP Delivery Polices: CPI, CPI3, DM4, DMI5, DMI6I

Indicator	Target	Performance against the target	Analysis
Amount of land in Surrey Heath designated as Settlement, Countryside Beyond the Green Belt or Green Belt	Achieve no net loss of Green Belt land	Target met	In 2021/22 and over the plan period there has been no change to Green Belt, Countryside or Settlement Area designations. The target has therefore been met.
Amount of land (ha) implemented as SANGs during AMR year and plan period	8ha per 1,000 net new population	Target met	In the monitoring year 2018-19 the Council was able to acquire a SANG at Windlemere Golf Club. The site has an area of 16ha and the SANG provides capacity for 2000 people, equivalent to 800 dwellings. All net new residential dwellings permitted in Surrey Heath must be assigned to an existing SANG. As no net new dwellings have been permitted without SANG provision being made, it is considered that the target has been met. The Council is continually looking for opportunities to further increase SANG capacity for the Borough.



Indicator	Target	Performance against the target	Analysis
Amount of open space or recreational areas lost to other uses	Aim to achieve no greater loss than 10% over plan period	Target met	<p>A planning application for the erection of a replacement leisure centre at the Arena in Camberley was granted in May 2019 and a further non-material amendment for the Leisure centre was granted in October 2020 to alter the site layout. This has involved the creation of additional parking within the recreational area, however this loss is minimal and significantly below the overall 10% target. Previously in the plan period an application was permitted which led to the loss of green spaces or recreational areas at Camberley Heath Golf Club, but cumulatively, this and the application at the Arena Leisure Centre is significantly below the 10% target. Overall, defined green space designations have not been altered and the target has therefore been met.</p>



Climate Change

Objective 9: To support the development of a waste strategy that improves levels of recycling and minimises waste production

CSDMP Delivery Policies: DM9

Indicator	Target	Performance against the target	Analysis
Percentage of waste sent for reuse, recycling and composting	40% of waste sent for reuse, recycling and composting per annum	Target met	In 2021/22, 59.1% of waste was sent for reuse, recycling and composting. The overall average for the plan period to date is 62.0%. The target has therefore been met.

Objective 10: To minimise impact on climate change and to minimise the effect of climate change upon the Borough through a reduction of greenhouse gas emissions and adoption of more environmentally friendly technologies and practices

CSDMP Delivery Policies: CP2, DM7, DM8, DM9, DM10

Indicator	Target	Performance against the target	Analysis
Renewable energy generation	No target	N/A	No relevant schemes were permitted or completed during the monitoring year.
Number of planning permissions granted contrary to Environment Agency advice on flooding and water grounds	0% of all applications to be granted contrary to EA advice	Target met	There have been no planning permissions granted contrary to Environment Agency advice in 2021- 2022.. Therefore the target has been met.



Indicator	Target	Performance against the target	Analysis
Number of developments completed with SUDS measures implemented	Achieve SUDS in all development where flood risk identified	Target met	All schemes where additional dwellings were created have a form of SUDS incorporated, as a requirement. In particular, schemes within areas of potential flood risk.
Carbon Dioxide Emissions (kilotonnes)	Reduce CO ₂ emissions to 34% below 1990 levels by 2020	Target met (within the scope of Local Authorities)	See further information below, including the table and Figure 3.

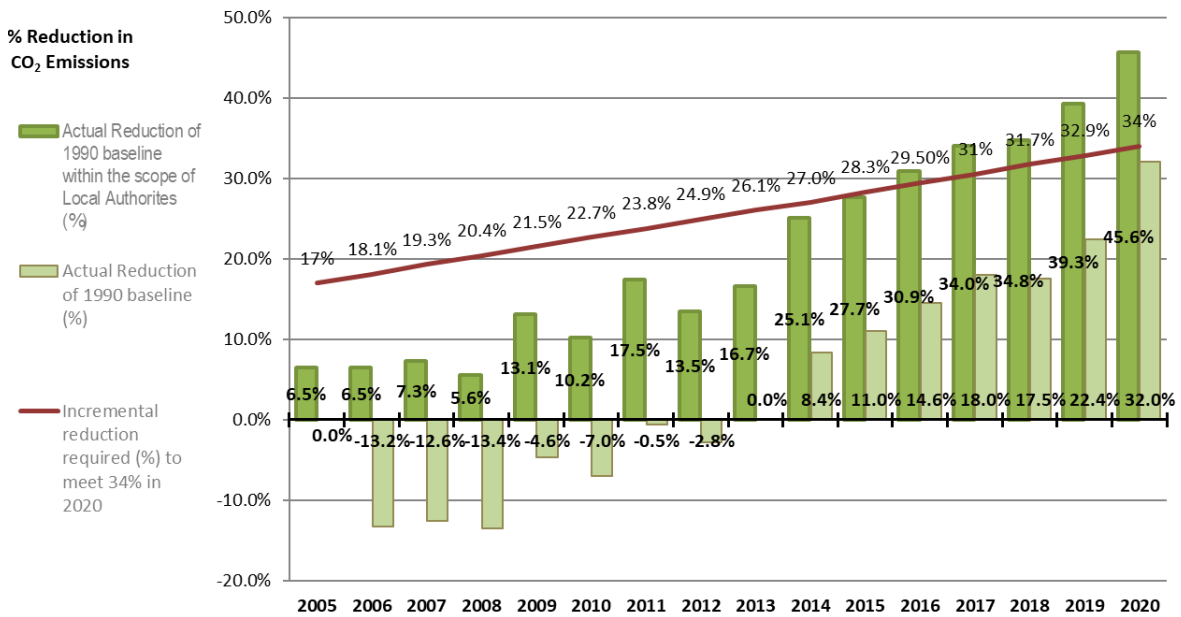
Figure 3 (p. 46) demonstrates that within the scope of influence of Local Authorities (namely Surrey County Council and SHBC), there has been a reduction of 305.6 kilotonnes CO₂ emissions in the latest statistical release year, from the 1990 base rate of 670. This is a 38.8% reduction of 1990 levels. Therefore, the reduction of emissions in Surrey Heath within the scope of Local Authorities is above the target of a 34% reduction for 2020. The overall reduction of 1990 base levels is 32% at 2020. For the purpose of monitoring this target, Surrey Heath's performance is being measured and consequently, it is considered within the scope of Local Authorities. Therefore, the target has been met.

The below table displays the level of CO₂ emissions for Surrey Heath by calendar year.

Year	CO ₂ Emissions (kilotonnes)	Actual Reduction of 1990 baseline (%)	Incremental reduction (%) required to meet 34% in 2020
1990	670	0%	0%
2020	455.3	45.6%	34%
2020 (within the scope of Local Authorities)	364.4	32%	34%



Figure 3 - Reduction of CO2 emissions in Surrey Heath since 1990



Travel and Transport

Objective 11: Improve travel choice and transport services to encourage sustainable travel patterns and, in particular, reduce reliance on the car

CSDMP Delivery Policies: CPI, CPII, DMII

Indicator	Target	Performance against the target	Analysis
Percentage of dwellings or B class floorspace completed within 400m or 5 minute walk time of a half hourly bus service in urban areas and within 800m or a 10 minute walk time of an hourly bus service in rural areas	To achieve 80% of all development over plan period	Target partially met	As shown in the tables below, the target has not been met for net completions for both B/E(g) class floorspace in rural and urban areas. For urban areas, this is primarily due to a large completion in previous monitoring yearsthat is not with 400m of a bus stop. The completion of a considerable sized mid B class unit in the Urban area for the current AMR 21-22 however, has noticeably increased the completion figure For residential development, 91.56% of dwellings in urban areas have been within 400m of a bus stop and therefore met the 80% target, however, due to large sites completing in t previous monitoring years in rural locations, the overall target for dwelling that within the target distance to a bus stop has not been met. Therefore, the target has been partially met.



B/E(g)(i) / (ii) / (iii) class floorspace completions, Plan Period 2012-2022

Area	Total B/E(g) class floorspace completed (net) ¹⁸	B/E (g) class floorspace completed within 400m / 5-min walk of bus stop (urban)	B/E (g) class floorspace completed within 800m / 10-min walk of bus stop (rural)	% B/E(g) class floorspace completed within prescribed distance of bus stop
Urban	15856	8620	N/A	54.36%
Rural	6337	N/A	3091	48.77%
Total	22193	8620	3091	52.77%%

Dwelling completions, Plan Period 2012-2022

Area	Total dwellings completed (net) ¹⁹	B/E (g) class floorspace completed within 400m / 5-min walk of bus stop (urban)	B/E (g) class floorspace completed within 800m / 10-min walk of bus stop (rural)	% B/E(g) class floorspace completed within prescribed distance of bus stop
Urban	1944	1780	N/A	91.56%%
Rural	581	N/A	137	23.58%
Total	2525	1780	137	75.92%

¹⁸ Only applications where there has been a net gain in B-class floorspace have been included in these calculations

¹⁹ Only applications where there has been a net gain in dwellings have been included in these calculations



Indicator	Target	Performance against the target	Analysis
Percentage of dwellings or B class floorspace completed within a 10 minute walk time or 800m of a rail service (local)	To achieve 50% over plan period	Target not met	The target of 50% has not been met. The overall percentage for no. of dwellings within 800m of a rail service has increased from the previous monitoring year however this still falls considerably short of the 50% target. The percentage of employment floorspace within 800m of rail stations has declined since the previous monitoring year, only one B/E(g) class unit has been completed within a 10 minute walk/800m of a rail service this year. It is worth noting that whilst there are 3 railway stations in the Borough, they are all located on the western side of Surrey Heath, which restricts the likelihood of delivering a large quantity of development within close proximity of them. Furthermore, much of the western urban area falls outside of their 800m radius

Plan period to date (2012-2022)	Development falling within 10-min walk / 800m of a rail service	Development Total across Plan Period	% Development falling within 10-min walk / 800m of a rail service
B/E(g) class floorspace completions (sq.m)	1231	21564	5.71%
Dwellings (number of units)	841	2325	36.17%



Indicator	Target	Performance against the target	Analysis
Number of travel plans implemented in association with major developments	Aim to achieve travel plans in 50% of all major developments	Unable to determine	The following tables provide details of applications with Travel Plans that are either being implemented or that Surrey County Council (SCC) has commented on, during the monitoring year 2021-22. The Council continues to seek travel plans in consultation with Surrey County Council – implementation is monitored by the County Council and it has not been possible to gather the data required to fully monitor this indicator.

Travel plans being implemented

Development	Details	TP Date	Status
Next, Camberley	Store opened in 2013.		TP Co-ordinator at Next provided SCC with travel plan data in Nov 2021. This shows a reduction in single occupancy vehicle use to the store, by staff. SCC will request another report in 2023.
Frimley Park Hospital	Assume that the travel plan is continuing to be implemented (since 2013).	April 2013	Year 5 monitoring report was due 2018, but not received.
Connaught Junior School	Bronze accreditation on Modeshift STARS is current until 31.12.22.	2022	Condition 5 SU/14/0852.



Development	Details	TP Date	Status
Mytchett Primary School	Bronze accreditation on Modeshift STARS is current until end July 2022.	2021/22	Condition 7 of SU10/0143
Mindenhurst (Princess Barracks, Deepcut) – site 2B	1200 homes, including school and supermarket. Site 2B is for 215 dwellings.	September 2017	Travel information pack distributed to new residents. Travel plan information is available on Mindenhurst's website. No monitoring reports submitted at all for this development. Framework TP approved in June 2017 for SU/17/0871 for 215 dwellings.

Travel Plans received by Surrey County Council for comment:

Application	Details of application	Reason for travel plan
Phase I, Parcel A – Bovis Homes, Deepcut – outline SU/12/0546 and RM SU/18/1027	127 new dwellings at Mindenhurst	Required by S106 Agreement, under RM 18/1027
Kings Lodge, Camberley – SU/21/0544	Phase 2 of the care home	Accompanied the new application. Phase I also required the implementation of a travel plan – a report on travel plan measures implemented to date for Phase I, along with travel data, were submitted in 2021, and SCC provided feedback to SHBC on this report in October 2021.



Employment and Retail

It should be noted that during the monitoring year 2021-22 the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into effect from September 1st 2020.²⁰ These regulations amend the Town and Country Planning (Use Classes) order 1987, revoking Parts A and D and creating new use classes. Where possible employment and retail indicators below have been updated to reflect the new use class changes alongside the former use and targets have remained. Current targets will be reviewed at the next AMR monitoring year 2021-22.

Objective 12: Maintain the economic role of the Borough within the Western Corridor and Blackwater Valley sub-region

CSDMP Delivery Policies: CP8, DMI, DM2, DM3, DMI3 and Saved Local Plan 2000 Policies: E6, E8

Indicator	Target	Performance against the target	Analysis
Total amount of additional employment floorspace by type	Achieve no net loss of employment floorspace over plan period	Target not met	See Box 2 for supporting tables. The target has not been met, an overall net loss of 23045 square meters employment floorspace across the plan period to date. There has also been an overall net loss of 198 square meters employment floorspace in the monitoring year. This can be attributed to a loss of E(a) and B1(a) and B1(c) floorspace. It should be noted that the large majority of the reduction in floorspace falls within a B1a/E(g) (i) use class These losses are largely a result of the expansion of the General Permitted Development Order (GPDO) to include Class J, Part 3, allowing prior notifications for a change of use from Class B1a/E(g) (i) (office) to Class C3 (dwelling houses). As such, the Borough Council has been unable to prevent the loss of employment floorspace falling within a B1a/E (g) (i) use class.

²⁰ [HM Government, The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Regulations 2020](#)



The below table displays additional employment floorspace completed across Borough (net). The figures represent net values in square metres, and the plan period is from 2012 to 2022.

Period	A1 / E(a)	A2 / E(c) (i) (ii) (iii)	A3 / E(b)	A4 / SG	A5 / SG	B1a / E(g) (i)	B1(b) / E(g) (ii)	B1(c) / E(g) (iii)	Mixed B1 / E(g) (i) (ii) (iii)	B2	B8	B Mixed unabl e to split	CI	Mixed across >1 use class	D1 / E(e) / E(f) / FI	D2 /E (d) / F2	Total
2021-2022	-1319	-176	101	0	-113	-3282	0	-1197	5995	-268	-407	0	0	500	259	-291	-198
Plan Period (2012-22) (net)	-5614	-304	-101	-313	218	-30278	0	-1893	15859	-893	1943	4962	-581	2915	12169	-393	-2304



Below is a table which displays Core Employment Areas B/E(g) class floorspace completions 2021-22 and Plan Period 2012-22.

	B1a / E(g) (i) (sqm)	B1b / E(g) (ii) (sqm)	B1c / E(g) (iii) (sqm)	Mixed Across B1 / E(g) (i)/(ii)/(iii) (sqm)	B2 (sqm)	B8 (sqm)	B Mixed / E (g) (i)/(ii)/(iii) (unable to split) sqm	Total (sqm)
2021-22 Completed floorspace (gross)	0	0	0	5995	0	0	0	5995
2021-22 Completed floorspace (net)	-45	0	0	5995	0	0	0	5950
Plan Period (2012-22) (gross)	3393	0	0	16083	-525	7128	5210	31289
Plan Period (2012-22) (net)	-822	0	-466	16083	-742	1661	4962	20676



Indicator	Target	Performance against the target	Analysis
Total amount of employment floorspace on previously developed land by type	Achieve 80% of employment development on PDL over plan period	Target met	As set out in the previous indicator, there has been a net loss in employment floorspace during the plan period to date. Therefore, in order to assess performance against the PDL target, the above table considers solely those applications where there has been a net gain in overall floorspace. On this basis, over the plan period to date, 85% of the total floorspace completed was on PDL. The target of 80% has therefore been met.

Analysis

Below is a table which displays the percentage of completed B/E(g) class floorspace on PDL in the Plan Period to date (figures include only those applications where there has been a net gain in employment floorspace).

Period	B1a / E(g) (i)	B1c / E(g) (iii)	B2	B8	Mixed Across B / E(g) (i) / (ii) / (iii)	Total Employment Floorspace
2012-22 plan period sqm PDL	1135	286	492	2265	16726	20904
2012-22 plan period sqm non-PDL	0	1127	888	1585	0	3600
2012-22 plan period % sqm PDL	100%	6%	36%	59%	100%	85%



Indicator	Target	Performance against the target	Analysis
Employment Land Available	Maintain sufficient land to meet demand	Target met	An Employment Land Review of the Functional Economic Area (FEA) which includes Hart District, Rushmoor Borough and Surrey Heath Borough was undertaken in 2015 and an update was published in December, 2016. The results of the study demonstrated that overall, across the FEA there is a sufficient supply of employment land required to meet current and future projected employment forecasts.
Total amount (gross) and percentage of retail floorspace completed in town centres, edge of centre locations and outside centres	Achieve 75% of town centre uses within Town, District and Local centres over plan period	Target not met	In terms of gross completions for new retail floorspace, 59% has been achieved in the borough's Town/District/Local centre locations with 1% in edge of centre locations and 40% outside of centres over the plan period. This is mainly due to a specific retail site being completed outside of centres during the previous monitoring year. Therefore, the target has not been met over the plan period. In previous monitoring years this target has been exceeded.



Below is a table that displays the total amount of retail floorspace completed in Plan Period (2012-2022).

Area	Gross (net) new floorspace completed (sqm) PLAN PERIOD	% total gross retail floorspace PLAN PERIOD
Town / District / Local Centres	3799 (-3805)	59%
Edge of Town / District / Local Centres	64 (-822)	1%
Outside Centres	2510 (-207)	40%



Objective 13: Promote the role of Camberley Town Centre as a secondary regional centre and as a safe and attractive retail, cultural and entertainment centre with a high quality of environment

CSDMP Delivery Policies: CP8, CP9, CP10 and Saved Local Plan 2000 Delivery Policies: TC1, TC2, TC4-10, TC12-22

Please note that objectives related to Camberley Town Centre are now monitored from the policies, indicators and targets within the Camberley Town Centre Area Action Plan (CTCAAP), which was adopted in July 2014. These policies are monitored in Section 5 of this report, following the monitoring of the local plan policies.

District and Local Centres

Objective 14: Maintain the role of Bagshot and Frimley as district centres for local shops, services and community facilities and protect these uses elsewhere in the Borough

CSDMP Delivery Policies: CP9, DMI



Indicator	Target	Performance against the target	Analysis
Percentage of units in A1 use over plan period in Bagshot primary shopping area (frontage), Bagshot secondary shopping frontage, Frimley primary shopping area (frontage), Frimley secondary shopping frontage and Neighbourhood parades (frontage)	Maintain or achieve 75% of units as A1 in primary shopping areas and 50% of units as A1 in all other frontages	Target partially met	<p>Changes to the Use Classes Order came into effect on the 1st September 2020 that introduced a new Use Class E covering a range of economic, leisure and community uses, including retail uses and certain employment uses. An updated Retail Assessment was published in January 2022 which monitored retail use class changes and vacancy rates between December 2020 and May 2021 within Town Centre, District Centre, Local Centre and Neighbourhood parades. Due to the changes in use class order, the indicator is no longer directly relevant to retail monitoring undertaken by the Council. Therefore, the indicator is completed for information only and based on the percentage of E(a)/A1 (generally A1 use class before use class change) units within the designated Bagshot and Frimley Primary Shopping Areas and the Local Shopping Centre designations for Local Centres according to the 2022 Retail Survey. Furthermore, vacancy rates of those Primary shopping areas in District Centres and Local shopping Centre designations for Local Centres will be taken from the 2022 Retail Assessment against the previous 2017 assessment. These findings can be viewed in Appx 7. The 2020-21 survey demonstrated that 47.5% of the primary shopping areas in Bagshot and Frimley are in A1 retail use, compared to the CSDMP target of 75%. The borough's other retail frontages including all of the local centres were demonstrated to have 55.8% of units in A1 retail use, which exceeds the CSDMP target of 50% of units in A1 use. The target has therefore been partially met, overall. It is also necessary to take into account that amendments made to the General Permitted Development Order in 2013²¹ now mean that smaller A1 units (<150 sqm) can be temporarily changed to A2, A3 or B1 without the need for planning permission.</p>



Indicator	Target	Performance against the target	Analysis
			Furthermore, Under Schedule 2, Part 3, Class M of the Town and Country Planning (General Permitted Development) Order, this has been extended to enable conversions from an A1 use to C3 dwellinghouses, subject to prior approval.

²¹ [HM Government, The Town and Country Planning \(General Permitted Development\) \(Amendment\) \(England\) Order 2013](#)



Objective 15: Identify sites on which employment use should be maintained and growth encouraged

CSDMP Delivery Policies: CP8, DM13

Indicator	Target	Performance against the target	Analysis
Amount of (gross) B Class floorspace permitted or lost to other uses outside of Core Employment Areas and Camberley Town Centre	No target	N/A – no target	Over the plan period to date, in terms of completed gross new floorspace there has been a gain of 6486 sqm B/E(g) class floorspace outside of Core Employment Areas and Camberley Town Centre, of which 3,724 is in a B1a/E(g)(i) use class. However, overall there has been a net loss of completed employment (B/E(g) class) floorspace outside of these areas. This is, in part due to recent changes to permitted development rights (in particular in relation to the conversion of B1/E(g) office use to C3 residential) which have made loss of office floorspace more difficult to manage.



Analysis

Below is a table that displays B class floorspace permitted and completed outside of Camberley Town Centre and Core Employment Areas, Plan Period 2012-22.

	B1a / E(g)(i)	B1b / E(g)(ii)	B1c / E (g)(iii)	Mixed Across B1 / E(g) (i) / (ii) / (iii)	B2	B8	B Mixed / E(g) (i) / (ii) / (iii) (unable to split)	Total
Permitted (gross) Plan Period 2012- 22(sqm)	46838	12774	1514	0	1914	19768	1,840	84648
Permitted (net) Plan Period 2012-22 (sqm)	-21718	26715	-4385	0	-1882	15444	790	14964
Completed (gross) Plan Period 2012-22 (sqm)	3724	0	376	165	1,103	1118	0	6486
Completed (net) Plan Period 2012-22 (sqm)	-12063	0	-1127	-104	-481	479	0	-12815



Community

Objective 16: Support the community through: protection from crime and the fear of crime, reflection of cultural diversity, improved facilities for health, well-being and life-long learning

CSDMP Delivery Policies: CP2, CP10, CP12, DM9, DM12, DM15

Indicator	Target	Performance against the target	Analysis
Total floorspace (net square metres) for community and cultural facilities gained or lost by type during AMR year and Plan Period	No target	N/A	The borough has gained 13204 sqm of community and cultural facilities over the Plan Period to date. This can be attributed to an increase in leisure and healthcare provision over the monitoring year. There has been a slight net loss during this monitoring year as a result of an application granted for the loss of a leisure facility for residential purposes.

Below is a table which displays the community and cultural facilities gained or lost.

Period	Educational Facilities (sqm)	Healthcare Facilities (sqm)	Places of worship (sqm)	Leisure Facilities (sqm)	Total (sqm)
2021-22 (net)	259	180	0	-471	-32
Plan Period to date (2012-22) (net)	5458	6622	214	910	13204



Indicator	Target	Performance against the target	Analysis
Amount of new open space provided on major housing development (ha)	No target	N/A	No relevant schemes were completed during the monitoring period.



Leisure and Culture

Objective 17: Provide and support high quality leisure and cultural facilities that are accessible to all CSDMP Delivery Policies: CP2, CP4, CP10, CP12, CP13, DMI4, DMI5, DMI6

Indicator: The monitoring for this objective is included within Objectives 8, 13 and 16



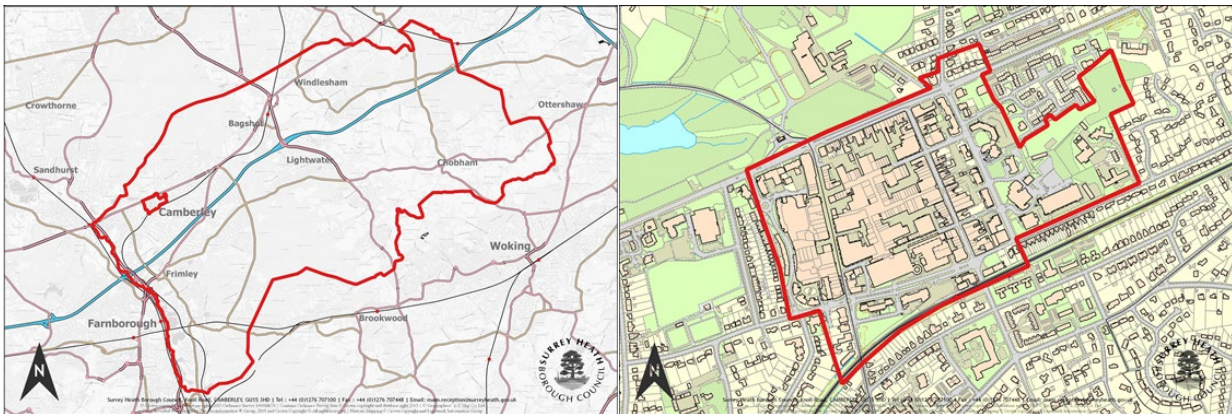
5 Monitoring Policies in the Camberley Town Centre Area Action Plan

Camberley Town Centre Area Action Plan

- 5.1 The CTC AAP was adopted in July 2014. The AAP objectives are monitored and reported where evidence is demonstrable, and for allocated sites that are phased in the earlier part of the plan period.
- 5.2 The structure of this section aims to follow the CTCAAP framework, in a summarised tabular format which provides information relating to how well the policies in each thematic area of the AAP are performing. Each objective is grouped within an overarching theme, derived from the AAP framework. The colour coding system used to monitor performance in the CSDMP section is also applied here.

Figure 4 (left) - Surrey Heath – Context of the AAP within the Borough

Figure 5 (right) - The Camberley Town Centre AAP Boundary



Area Action Plan (AAP) Themes and Objectives

Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A vital and viable shopping centre	1: Ensure Camberley TC continues to be a vital and viable shopping facility which meets the needs of its catchment population and to enable the improvements and any increases in floorspace needed to achieve this.	CSDM: CP8, CP9, CP10, CP12. AAP: TC2, TC3, TC13	Aim to achieve 41,000sqm (gross) comparison and convenience floorspace in CTC over the AAP period	The AAP was adopted in 2014 and the period runs until 2028. There has not yet been a completion of major development over the AAP period to date for which to measure this target against. However additional convenience floorspace has been completed during the AAP period to date.	Target being partially met
A range of cultural and leisure facilities offered	2: Provide an excellent range of leisure, cultural and community facilities to meet the needs of the local population	CSDM: CPI0, CPI2, DMI4, DMI6. AAP: TC6.	Aim to achieve no net loss of community, cultural or leisure floorspace in CTC over AAP period	0.0sqm net loss of community, cultural or leisure facilities has taken place in CTC over both the monitoring year and the AAP period to date.	Target being met





Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A thriving employment centre	3: To maintain Camberley town centre's role as an employment centre	CSDM: CPI, CP8, CPI0 AAP: TC5, TC7, TC8	No target - contextual		N/A – no target



Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A place for people to live	4: To enhance Camberley town centre's role as a residential area including the provision of new homes	CSDM: CPI, CP3, CP5, CP6, CPI10, CPI14B AAP: TC4, TC14, TC15, TC16, TC17, TC18, TC19, TC20	Aim to deliver at least 200 new dwellings over AAP period with 35% as affordable	The AAP was adopted in 2014 and the period runs until 2028. However, to date, 239 net homes have already been delivered on the AAP allocated sites, including 7 affordable units. In addition, 92 C2 care home bed spaces have been delivered on allocated sites. The Ashwood House site at Pembroke Broadway North is under construction with 116 units now completed. 15- 17 Obelisk Way, which is within the area of the London Road Block site, is also currently under construction (16 units). Overall, this demonstrates that the target to deliver at least 200 new dwellings has been met but will continue to be monitored. However, the target for 35% affordable housing has not been met.	Target being partially met



Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A well connected, accessible town centre	5: To improve accessibility within and to the town centre by all means of transport	CSDM: CPI0, CPI1, CPI2, DMI1 AAP: TC7, TC8, TC9	Number of travel plans implemented in association with major developments in CTC over AAP period	There are three schemes over the AAP period to date that have been submitted with accompanying travel plans. Of these, one development has been completed, which is the Pembroke House site at Pembroke Broadway. The Travel Plan Coordinator is required to submit monitoring information to Surrey County Council on an ongoing basis. A framework travel plan was submitted as part of a large application in Park Street, Camberley, to comprise Restaurants, a drinking establishment and a 95 bedroom hotel. This application has not been implemented. The major application for 116 dwellings at Pembroke Broadway North, currently under construction includes a travel plan as an accompanying document.	Target being partially met



Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A clean, high quality centre (1)	6: To improve environmental quality and enhance the character of the town centre and protect the amenity and character of the surrounding residential areas	CSDM: CP2, CP10, CP12, CP13,CP14A, DM7, DM9, DM10, DM17	40% of waste sent for reuse, recycling and composting over AAP period.	Monitored through Core Strategy targets – 59.1% achieved during 21/22 and 62.0 % over the AAP period to date.	Target being met
A clean, high quality centre (2)	6: To improve environmental quality and enhance the character of the town centre and protect the amenity and character of the surrounding residential areas	AAP: TC11, TC12, TC13	No exceedance of Air quality Strategy targets of 30µgm ⁻³ in CTC	Information for CTC air quality is therefore currently unavailable due to the closure of the Camberley Air Quality Monitoring Station in 2012 which located outside of the town centre, at Castle Road, adjacent to the M3	N/A – no target





Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A safe, attractive centre (1)	7: To provide a well-managed, safe and attractive town centre	CSDM: CP2, CP10, CP12, CP13, DM9, DM10, DM11, DM17	Complete all public realm improvements identified in Public Realm Strategy by end of AAP period.	On target. The AAP was adopted in July 2014 – public realm improvements have already been completed in The Square Shopping Centre and pedestrianised areas of Camberley High Street and Princess Way.	Target being met



Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A safe, attractive centre (2)	7: To provide a well-managed, safe and attractive town centre	AAP: TCI	No target. Number of crimes recorded in Camberley Town Centre can still be measured. ²²	No. of crimes committed within 1 mile radius of Camberley Town Centre 01/04/21 – 31/03/22 (monitoring year period) = 1022 (Camberley Town and St Pauls) There were 824 crimes recorded over the same period during the previous monitoring year 2020/21 (within 1 mile radius).	N/A – no target



²² [DKCrimeStats. Camberley Town Centre](#)

Area Action Plan Allocated Sites

AAP Site	Phasing	Delivery at 31/03/2018
London Road Block	Commencement in 2016/2017	Development at the site has not yet been commenced. 15-17 Obelisk Way, which is within the area of the London Road Block site, has received planning permission for 16 units and is currently under construction.
Camberley Station	Commencement post 2020	No required commencement in monitoring year.
Land at Park Lane	Specific phasing not stated - 100 dwellings over AAP Period	Number of C3 residential dwellings completed: 61 (net) Number of C2 care home units completed: 92 (net) (C3 equivalent 47) Total no. of C3 equivalent units provided on site ²³ : 108
Pembroke Broadway North	Commencement pre- 2020	No required commencement in monitoring year. However, an application for 116 C3 residential units has been permitted for Ashwood House and completed in the monitoring year.
Land East of Knoll Road	Specific phasing not stated - 80 dwellings over AAP Period	31 (net) dwellings have been delivered at Former Camberley Police Station site. The remaining area of allocated site remains to come forward.

²³ When considering the contribution non-independent care home and nursing home C2 uses will make to housing land supply, the PPG requires the following discount to calculate the number of C3 equivalent dwellings: - The total number of bed spaces of C2 development divided by the average number of adults living in households in the borough, as recorded in the 2011 Census (1.94 persons).



AAP Site	Phasing	Delivery at 31/03/2018
Magistrates Court	Commencement of development by 2016	Development on the site has commenced at Kings Court for 30 (net) C3 residential units. A permission for a further 49 dwellings at the site has since been granted as is under construction.



Completed Floorspace in Camberley Town Centre

Retail, employment and leisure floorspace completions within the boundaries of the CTC AAP during the monitoring year and over the plan period.

Town Centre Uses: Floorspace completions within the boundary of Camberley town Centre, 2022-22 and Plan Period 2012-22.

	A1 / E(a) (sqm)	A2 / E(c) (i) / (ii) / (iii) (sqm)	A3 / E (b) (sqm)	A4 / SG (sqm)	A5 / SG (sqm)	B1a / E(g) (i) (sqm)	B1b / E(g) (ii) (sqm)	B1c / E(g) (iii) (sqm)	Mixed B1 / E(g) (i) / (ii) / (iii)	B2 (sqm)	B8 (sqm)	D1 / E(e) / E(f) / F1 (sqm)	D2 / E(d) / F2 (sqm)	C1 (sqm)	Mixed Across >1 Use Class (sqm)	Total (sqm)
Gross new floorspace completed 2021-22	535	69	0	0	0	0	0	0	0	0	0	0	0	0	0	604
Net floorspace completed 2021-22	355	-186	101	0	0	0	0	0	0	0	0	180	-1150	0	0	-700



	A1 / E(a) (sqm)	A2 / E(c) (i) / (ii) / (iii) (sqm)	A3 / E (b) (sqm)	A4 / SG (sqm)	A5 / SG (sqm)	B1a / E(g) (i) (sqm)	B1b / E(g) (ii) (sqm)	B1c / E(g) (iii) (sqm)	Mixed B1 / E(g) (i) / (ii) / (iii)	B2 (sqm)	B8 (sqm)	D1 / E(e) / E(f) / F1 (sqm)	D2 / E(d) / F2 (sqm)	C1 (sqm)	Mixed Across >1 Use Class (sqm)	Total (sqm)
Gross new floorspace completed Plan Period 2012-22	1319	1220	326	138	601	25	0	0	0	0	0	371	290	0	218	4508
Net floorspace completed Plan Period 2012-22	-2696	675	-242	138	517	-17714	0	0	-120	0	-195	1034	645	-329	218	-18069

Analysis

There has been a slight net gain of floorspace for town centre uses in Camberley town centre in the AMR year 2021-22 and an overall net less over the Plan Period. During the monitoring year, there have been net gains in D1/E(e)/E(f)/F1 and A3/E(b) use class floorspace in the town centre. There has been no net loss of B1/E(g) (i)/ii/iii use class floorspace in the town centre during the monitoring year.



Appendix I: Table Detailing Progress on the LDS

Title Of Document	Subject of Document	Progress made between 1/4/2021 and 31/3/2022	LDS Target Met?	Next Stage
Local Development Scheme (LDS)	A programme for the preparation of the Local Development Framework (Local Plan).	A new LDS to cover the period 2022-2025 was approved in February 2022	Not applicable	Completed
The Surrey Heath New Local Plan to cover the period up to 2038	This Local Plan will set out strategic policies on issues such as housing and employment, allocation of sites for development and Development Management policies. This plan will on adoption replace the Council's adopted CS&DM DPD and Development Management (2012) and saved policies from the Surrey Heath Local Plan 2000.	Regulation 18: Consultation on a Draft Plan and updated Interim Sustainability Appraisal /Strategic Environmental Assessment between March-May 2022.	Target met	A new LDS was adopted in February 2022 covering the start of Regulation 18 consultation which was met in this monitoring year.



Appendix 1A: List of Adopted Development Plan Documents and SPDs

Title Of Document	Subject of Document	Date Adopted
Core Strategy and Development Management Policies Development Plan Document (CSDMP)	Provides the vision for the future development of Surrey Heath until 2028 and will set out the key policies against which all development proposals will be assessed.	February 2012
Site Allocations DPD	To identify sites allocated for development or identified for other policy reasons.	October 2015
Camberley Town Centre Area Action Plan (AAP)	Sets out the Council's approach to the future development and Strategy for Camberley Town Centre.	February 2014
Infrastructure Delivery DPD	Addresses the implementation of the Community Infrastructure Levy (CIL) and developer contributions.	February 2014
West End Village Design Statement SPD	Sets out design principles against which new development will be considered in recognition of the local distinctiveness of West End.	August 2016
Deepcut SPD	The SPD represents the chosen strategy for managing the future development of Deepcut	September 2011
Developer Contributions SPD	Sets out the mechanism whereby planning obligations will be sought from planning permissions.	December 2011
Thames Basin Heaths Special Protection Area SPD	The SPD sets out the approach that Surrey Heath Borough Council will take to avoiding harm to the Special Protection Area as a result of new housing development.	January 2012



Title Of Document	Subject of Document	Date Adopted
Local Heritage Assets SPD	The purpose of this SPD is to provide the methodology and criteria for identification of buildings, structures and sites of local importance.	May 2012
Western Urban Area Character SPD	Provides detailed policy guidance on character issues.	May 2012
Lightwater Village Design Statement SPD	Sets out design principles against which new development will be considered in recognition of the local distinctiveness of Lightwater.	October 2007
Yorktown Landscaping Strategy SPD	This document was prepared with the framework set by the Surrey Heath Local Plan 2000 and the Yorktown Strategy which gives guidance on how landscaping in new development can assist in the regeneration of the Yorktown Core Employment Area and the Residential Enhancement Area to the west of Frimley Road.	April 2008



Appendix 2: Duty to Co-operate

Below is a table which displays the activities undertaken in the year ending 31st March 2022.

Organisation	Nature of Co-operation in year to 31st March 2022	Date	Outcome
All duty to co-operate bodies	Consulted all Duty to Co-operate bodies on the Draft Surrey Heath Local Plan (2019 – 2038): Preferred Options (Regulation 18)	March 2022	Will inform future co-operation on strategic planning matters relating to the Surrey Heath Local Plan.
All neighbouring and Surrey Authorities (except Hart and Rushmoor)	Letters sent confirming a shortfall in capacity against housing needs and the challenge in meeting Gypsy and Traveller needs. Authorities were asked if they could meet either general housing needs or the needs of gypsies and travellers.	October 2021	No authority responded saying they could take any unmet needs.
All duty to co-operate bodies that provide infrastructure	Letters sent outlining the draft spatial strategy and seeking initial views on the impacts on infrastructure delivery.	December 2021	Responses received include Surrey County Council and Frimley CCG and informed the Infrastructure Delivery Plan and will inform future discussions as the Local Plan progresses.
Housing Market area (Rushmoor BC, Hart DC, Surrey Heath BC) (I)	Joint working on SANG	On-going	N/A



Organisation	Nature of Co-operation in year to 31st March 2022	Date	Outcome
Housing Market area (Rushmoor BC, Hart DC, Surrey Heath BC) (2)	Email correspondence and virtual meetings regarding housing and SANG matters. Statements of Common Ground prepared.	Hart meetings - June 2021 and January 2022 Rushmoor meeting July 2021 Letters October 2021 SCGd – March 2022	Confirmation from Hart District Council of the Local Plan commitment to deliver 41dpa over the overlapping Plan periods (2019 – 2032) to meet unmet needs in Surrey Heath. Confirmation from Rushmoor Borough that they are not able to meet any unmet needs. Neither authority able to meet unmet Gypsy and Traveller needs. With the contribution from Hart, the standard methodology requirement in Surrey Heath can be met.
Bracknell Forest District Council	Joint working on SANG – Shepherd Meadows and Bucklers Park Statement of Common Ground for BFBLP Virtual meetings regarding joint strategic matters with an emphasis on SANG provision	Virtual meetings May and October 2021. SCGd for BFBLP December 2021 On-going	Confirmation of no outstanding strategic matters. Agreement at Officer level for BFBC to provide additional SANG capacity at Shepherds Meadow for developments in Surrey Heath.
Planning Working Group	Planning Working Group (PWG) - Regular meetings through-out year of senior Surrey Planning Policy officers.	On-going	Information sharing - recommendations on joint working made to SPOA.



Organisation	Nature of Co-operation in year to 31st March 2022	Date	Outcome
Surrey Planning Officers Association	Surrey Planning Officers Association (SPOA) - Regular meetings throughout year of senior Surrey Planning officers.	On-going	Information sharing - decision-making on joint working projects at officer level.
Joint Strategic Partnership Board	Joint Strategic Partnership Board (JSPB) and Thames Basin Heaths Joint Officers Group. Regular meetings of political and officer representatives of 11 constituent Local Authorities of TBH SPA plus Natural England.	On-going	Information sharing, decision taking and management of approaches to TBH SPA and JSPB.
Enterprise M3 Local Economic Partnership	Surrey Heath is part of the Enterprise M3 LEP which looks at the strategic management of resources to achieve economic growth.	On-going	Information sharing. Have received funding for highway improvements, SANG and purchase of a building for housing.
Hampshire County Council	Joint working on SANG – Hawley Meadows	On-going	Management of SANG and delivery of housing development in the Borough through it.
Mole Valley District Council	Letter received from Mole Valley indicating they are unlikely to be able to meet their housing need and asking if Surrey Heath would be able to accommodate any of this need.	March 2021	Advised Mole Valley of the constraints in Surrey Heath and that we are likely to also have a shortfall in meeting housing needs.



Organisation	Nature of Co-operation in year to 31st March 2022	Date	Outcome
Natural England	Regular consultation in connection with development proposals, new SANG & SAMM contributions and emerging Local Plan Policies.	On-going	Information sharing and decision taking in relation to nature conservation and SANG.
Runnymede Borough Council	Duty to Co-operate meeting held.	2021	Information sharing and discussion of potential spatial strategy.
Surrey County Council	Regular meetings and discussions on a variety of planning policy topics including transport, education, travellers, flood risk, climate change SPA and SANG. A new Infrastructure Working Group set up.	On-going Joint infrastructure working group set up in April 2021.	Information sharing and assistance in creation of evidence base and formulation of policy.
Surrey County Council	Work undertaken with Highways Officers regarding traffic modelling for new Surrey Heath Local Plan	On-going	Will help in the production of Local Plan documents.
Surrey County Council	Joint working on Surrey Infrastructure Study	On-going	Will help in the production of Local Plan documents.



Organisation	Nature of Co-operation in year to 31st March 2022	Date	Outcome
Surrey Heath Partnership	Single body that brings together different parts of the public sector as well as the business, community and voluntary sectors to work together for the benefit of the community of Surrey Heath.	On-going	Information sharing and assistance in creation of evidence base and formulation of policy.
Woking Borough Council	Duty to co-operate meeting held to discuss potential strategic planning matters	2021	Agreed that the impact of any cross boundary matters would depend on the proposed spatial strategy in the Surrey Heath Local Plan. Information sharing.



Appendix 3: Housing Completions 2021-22

Location	Planning Reference	No. of units permitted (gross)	No. of units permitted (net)	Address	Units completion in period 1 April 2021 – 31 March 22 (gross)	Units completion in period 1 April 2021 – 31 March 22 (net)
Bagshot	20/1007	1	1	81 and 83 High Street, Bagshot	1	1
Bagshot	17/0745	9	9	12 London Road Bagshot GU19 5HN	9	9
Bisley	18/0763	13	13	The Brook Nursery 163 Guildford Road West End Woking GU24 9LS	13	13
Camberley	18/0968	50	50	Compass House 207-2015 London Road Camberley GU15 3EY	50	50
Camberley	17/0669	116	116	Ashwood House 16-22 Pembroke Broadway Camberley GU15 3XD	76	76



Location	Planning Reference	No. of units permitted (gross)	No. of units permitted (net)	Address	Units completion in period 1 April 2021 – 31 March 22 (gross)	Units completion in period 1 April 2021 – 31 March 22 (net)
Camberley	17/1155	2	2	27 London Road Camberley GU15 3UQ	2	2
Camberley	16/0985	1	1	24 Cromwell Road Camberley GU15 4HY	1	1
Camberley	20/0280	1	1	Bradley Court 3 Knoll Road Camberley Surrey GU15 3BP	1	1
Camberley	20/0915/FFU	7	7	18 Park Street Camberley Surrey GU15 3PL	7	7
Chobham	18/0618	1	1	Land Adjacent to Holly Lodge Waterperry Lane Chobham Woking GU24 8SL	1	1



Location	Planning Reference	No. of units permitted (gross)	No. of units permitted (net)	Address	Units completion in period 1 April 2021 – 31 March 22 (gross)	Units completion in period 1 April 2021 – 31 March 22 (net)
Chobham	16/0217	2	2	Higher Park Farm Halebourne Lane Chobham Woking GU24 8SL	2	2
Deepcut	17/0871	1200	1998	Princess Royal Barracks Brunswick Road Deepcut Camberley GU16 6RN	67	67
Deepcut	20/0236	16	16	Deepcut Business Centre 123-127 Deepcut Bridge Road GU16 6SD	16	16
Deepcut	20/0279/FFU	3	3	Deepcut Business Centre 123-127 Deepcut Bridge Road GY16 6SD	3	3



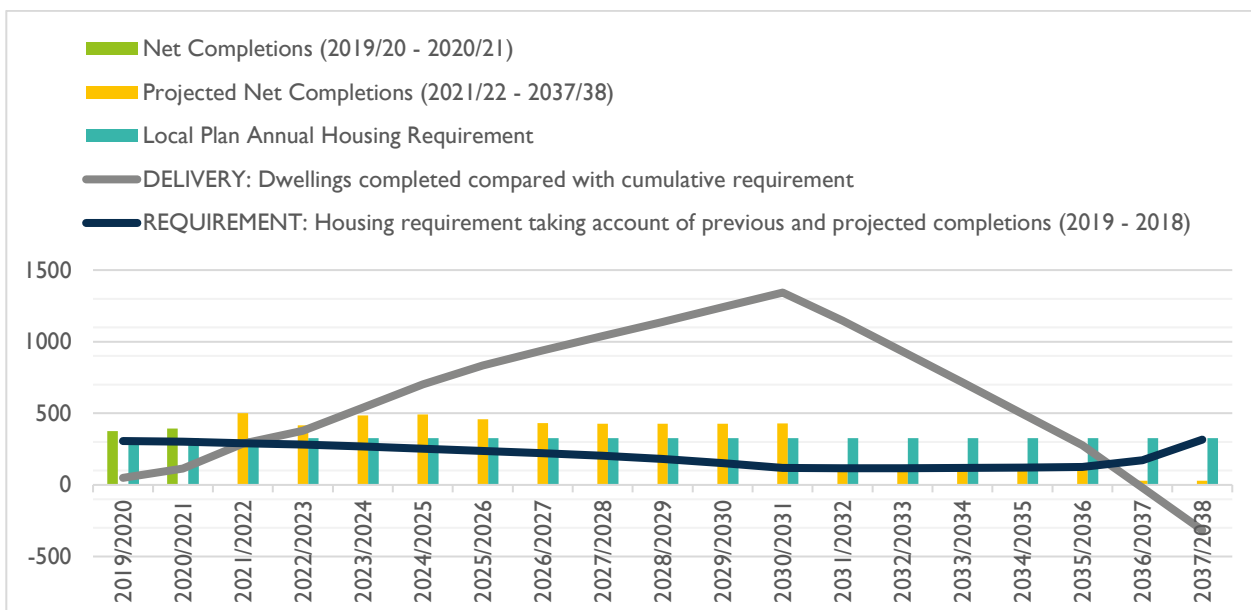
Location	Planning Reference	No. of units permitted (gross)	No. of units permitted (net)	Address	Units completion in period 1 April 2021 – 31 March 22 (gross)	Units completion in period 1 April 2021 – 31 March 22 (net)
Frimley Green	20/0355/FFU	9	9	Land 43-79 (odds) Guildford Road Frimley Green Camberley Surrey GU16 6NN	3	3
Frimley Green	14/0330	2	2	1-3 Beaumaris Parade GU16 8UR	2	2
Frimley Green	16/1063	-1	-1	1 1A & 3 Guildford Road Frimley Green Camberley GU16 6NL	-1	-1
Mytchett	19/0031	248	248	The Waters Edge 220 Mytchett Road Mytchett Camberley GU16 6AG	113	113
Mytchett	18/0527	1	1	Land Adjacent to 4 Coleford Bridge Road Mytchett Camberley GU16 6DZ	1	1



Location	Planning Reference	No. of units permitted (gross)	No. of units permitted (net)	Address	Units completion in period I April 2021 – 31 March 22 (gross)	Units completion in period I April 2021 – 31 March 22 (net)
West End	16/1207	3	3	Windlemere Golf Club Windlesham Road West End Woking GU24 9QL	3	3
Total					370	370



Appendix 4: Housing Trajectory



The below table details housing trajectory from pre-adoption to 16-17 years.

	Pre-adoption		First five years					6-10 years					11 - 15 years					16 - 17 years	
	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38
Net completions (2019/20 - 2020/21)	376	393	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Projected net completions (2021/22-2037/38)	0	0	501	417	486	492	458	432	427	427	428	430	132	112	109	108	109	30	30
PLAN: Annual housing requirement	327	327	327	327	327	327	327	327	327	327	327	327	327	327	327	327	327	327	327
MONITOR: Dwellings completed above or below cumulative housing requirement	49	74	207	256	374	498	629	734	834	934	1036	1139	944	729	511	293	75	-222	-519
MANAGE: Housing requirement taking account of past and projected completions 2019 - 2038	307	305	296	291	280	268	253	239	221	201	176	144	145	151	159	172	193	275	519



Appendix 5: Completed Projects from the 2013 Infrastructure Delivery Plan

In this appendix, each table will provide a summary of completed projects from the 2013 Infrastructure Plan, comprising different categories.

Health

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Frimley Park Hospital	Modernisation and expansion of site.	Modernise A & E department, redevelop front of site and redevelop radiology and 2 nd Catheterisation Lab	£18.3m	Frimley Park Hospital Trust	-Planning application 10/0476 granted -Application 10/0574 under consideration	Frimley Park Hospital Trust	None identified	Project Complete



Social & Community Infrastructure – Education

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Replacement of Portesbury Road Primary School	Additional education infrastructure	Replace Portesbury Road school with new build facility at a new site	£10m	Surrey County Council	2013/2014	Funding secured	None	Project complete

Green Infrastructure

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Notcutts SANGS	TBH SPA mitigation for Notcutts development	Creation of new SANGS to serve Notcutts development	Provided on-site by developer	Developer & SHBC	2010-2012	£106	None	Project Implemented



Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Clewborough House/Burrow Hill SANGS	TBHSPA mitigation for 60 dwellings at Burrow Hill	Creation of SANGS and adoption by SHBC	Provided on-site by developer	Developer & SHBC	2010-2012	S106	None	Project Complete
Hawley Meadows & Blackwater Valley SANG shared between Surrey Heath, Hart & Rushmoor (31 ha)	TBH SPA mitigation	Access improvements to car park and paths, improvements to signage, upgraded woodland management, part funding for new assistant ranger post		Hants CC, SHBC, RBC, HDC	2010-2011	S106	None if tariff set at right level	Project Implemented



Open Space & Recreation

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Children's play facilities at Windlesham playing fields, School Lane	Off-site facilities for Notcutts development	Provision and maintenance of equipped children's play equipment and facilities	£95,000	SHBC & Windlesham PC	2010-2012	SI06	None	Project Complete
Heatherside Recreation Ground	Increase provision of informal youth recreation facilities in Heatherside, Camberley	Create village green with skate park, upgrade and relocate children's play area	£150,000	Safer Surrey Heath Partnership	2010-2011	Surrey Heath Crime & Disorder Reduction Partnership	None. Funding secured	Project Complete



Transport

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Traffic Management scheme at Notcutts Development, Bagshot	Highway improvements	Provision of traffic signal controlled junction from new Nottcutts Development and London Road (A30) with provision of pedestrian and cycling facilities	Provided on-site by developer	Developer and SCC	2010-2012	SI06	None	Project Complete
Replacement Bus Stops for Notcutts Development	Public Transport	Provision of two replacement bus stops with shelters on London Road	Provided on-site by developer	Developer and SCC	2010-2012	SI06	None	Project Complete



Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Footway/cycleway scheme at Notcutts Development	Highway Improvements	Provision of shared footway / cycleway between Notcutts site and Lambourne Drive, Bagshot	Provided on-site by developer	Developer & SCC	2010-2012	SI06	None	Project Complete
Off-site drainage works for Nottcutts development	Environmental improvements	Off-site drainage requirements	£10,000	SCC & SHBC	2010-2012	SI06	None	Project Complete
Shared cycleway/footway, Old Bisley Road	Improve pedestrian and cycle links to Pine Ridge Golf Centre	Install shared pedestrian/cycle route along north side of Old Bisley Road between The Maultway and Edgemoor Road	£20,000	SCC	Dependent upon implementation of planning application 08/0550, but considered to be 2010-2015	SI06	None identified	Project Complete



Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Upgrade of footpath, provision of Real Time bus display including provision of radio control station for Real Time information Design to be scoped	Highway improvements and public transport for Notcutts development	Upgrade footpath between Guildford Road and Bagshot Rail Station. Provision of Real Time bus display information and radio control station for Real Time	£40,000	SCC	2010-2012	SI06	None	Upgrade complete. Real Time Display secured
Improved street lighting Design to be scoped	Highway improvements	Provision of improved street lighting on Chapel Lane for Notcutts development	£12,700	SCC	2010-2012	SI06	None	Project Complete





Community Infrastructure

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Children's centre, Old Dean, Camberley (identified in draft action plan for SCS)	Improve existing children's centre	Extend existing children's centre		SCC	2010-2011			Project Complete



Appendix 6: Number and details of Archaeological Finds within areas of high archaeological potential and within development sites of 0.4ha or above

Application Number	Site	Policy	Work Completed	Results / Summary of Archaeology found
21/0353/DTC	Princess Royal Barracks, Brunswick Roda, Deepcut, GU16 6RN	0.4ha	Consider report and agree the release of limited area to developer with the condition retained.	Archaeological trenching to continue at site under previously agreed scheme.
18/1089	Land West of 35 Mincing Lane, Chobham, GU24 8RS	0.4ha	Review of appeal planning documents.	Need for archaeological condition not contested and agreed in Statement of Common Ground.
21/0475/FFU	5 Greyfriars Drive, Bisley, GU24 9EE	AHAP	Consider scale and potential, issue advice.	Too small scale, despite location. A condition would not be a reasonable response.
21/0276/FFU	Bridge House, 106 High Street, Chobham, GU24 8LZ	AHAP	Consider scale and potential, issue advice.	Too small scale, despite location. A condition would not be a reasonable response.
21/0628	Esso Pipeline, Frimley Green Road, Frimley, GU16 7AJ	DCO	Consider scheme of investigation and agree.	Overarching Mitigation Strategy acceptable.
21/0631/DTCES	Esso Pipeline, Frimley Green Road, Frimley, GU16 7AJ	DCO	Consider scheme of investigation and agree.	Overarching Mitigation Strategy acceptable.



Application Number	Site	Policy	Work Completed	Results / Summary of Archaeology found
21/0655	Highams Park, Chertsey Rod, Windlesham, GU20 6HZ	0.4ha	Consider scheme of investigation.	Outdated scheme of investigation submitted. Asked for document to be revised.
21/0596/DTC	2 Oak Villas, Castle Grove Road, Chobham, GU24 8EQ	AHAP	Consider scale and potential, issue advice.	Too small scale, despite location. A condition would not be a reasonable response. Consistent with advice for 07/0192 for the same property.
20/1048/FFU	22-30 Sturt Road, Frimley Green, GU16 6HY	0.4ha	Consider assessment and make recommendations.	Major scheme but site previously subject to gravel extraction, waterworks and modern development.
SU/18/10 89	Land West of 35 Mincing Lane, Chobham	0.4ha	Review planning documents.	Need for archaeological condition not contested and agreed in Statement of Common Ground.
21/0680/DTC	42-44 London Road, Bagshot, GU19 5HL	0.4ha	Consider scheme of investigation for archaeological evaluation and agree.	Evaluation scheme of investigation acceptable.
21/0865	Land South of Beldam Bridge Road, West End, GU24 8DN Land South of Beldam Bridge Road, West End, GU24 8DN	0.4ha	Assess past archaeological work at site to determine if a condition is reasonable.	Site previously evaluated with negative results.



Application Number	Site	Policy	Work Completed	Results / Summary of Archaeology found
21/0769/FFU	Frimhurst Farm, Deepcut Bridge Road, Deepcut. GU16 6RF	0.4ha	Consider assessment and make further recommendation.	Assessment recommends no further work but size of site (4.3ha) and apparently limited past activity make post-determination programme of work justified.
21/0936/FFU	Orchard Cottage, Shepherds Lane, Windlesham	0.4ha	Consider assessment and make further recommendation.	Assessment ok. Site evaluated in 2019 and previously agreed no further work. Consistent advice provided.
APP/D36 40/D/21/ 3276925	Wychwood, Church Road, Windlesham, GU20 6BT	AHAP	Review planning documents.	Gone to appeal (not for heritage related issues).
21/1033/DTC	Twelve Oaks, Woodlands Lane, Windlesham, GU20 6AT	0.4ha	Consider scheme of investigation and agree.	Scheme of investigation for evaluation approved.
21/1011/FFU	Wychwood, Church Road, Windlesham, GU20 6AT	AHAP	Consider scale and potential, issue advice.	Too small scale, despite location. A condition would not be a reasonable response.
21/1112/LLB	45 High Street, Chobham, GU24 8AF	AHAP	Review planning documents.	Deferred to Conservation Officer.
21/1111/FFU	45 High Street, Chobham, GU24 8AF	AHAP	Review planning documents.	Deferred to Conservation Officer.



Application Number	Site	Policy	Work Completed	Results / Summary of Archaeology found
21/1122/FFU	Erlwood Manor, London Road, Windlesham, GU20 6PH	0.4ha	Consider assessment and make recommendations.	Assessment needs further information and resubmitting but likely requires a condition.
21/0901/FFU	Windlesham Garden Centre, London Road, Windlesham	0.4ha	Consider assessment and make recommendations.	Assessment is suitable and impact of development likely to be low.
21/0631/DTCES	Southampton to London Pipeline	DCO	Consider scheme of investigation	Scheme of investigation for evaluation approved.
21/1122/FFU	Erlwood Manor, London Road, Windlesham, GU20 6PH	0.4ha	Consider assessment and make recommendations.	Further details required to agree release of requested area.
22/0039	Princess Royal Barracks, Brunswick Road, Deepcut, GU16 6RN	0.4ha	Consider report and agree the release of limited area to developer with the condition retained	Awaiting missing details.
21/0544	Kings Lodge Care Home, 122 Kings ride, Camberley, GU15 4LZ	0.4ha	Review planning documents.	Advised not to determine until heritage assessment submitted to allow archaeological response.
20/0494	Windlesham Garden Centre, London Road, Windlesham	0.4ha	Review planning documents.	Retrospective application with low potential in any case.



Application Number	Site	Policy	Work Completed	Results / Summary of Archaeology found
22/0078	Twelve Oaks, Woodlands Lane, Windlesham, GU20 6AT	0.4ha	Consider report and agree the release of limited area to developer with the condition retained.	Phase I released. Disparate archaeological features found which probably relate to past agricultural use of the site. No dating evidence.
21/0865	Land South of Beldam Bridge Road, West End, GU24 8DN	0.4ha	Rapid site assessment from Historic Environment Record.	Previous negative archaeological evaluation at the site allowed a quick decision.
21/0769	Frimhurst Farm, Deepcut Bridge Road, Deepcut, GU16 6RF	0.4ha	Consider assessment and make recommendations	In line with past advice at this site an archaeological evaluation is required.



Appendix 7: Units in Use – District & Local Centres

The below table refers to the units in use for District and Local Centres relating to new use class E(a) (previously A). The table also highlights vacancy rates for this use class.

Centre	Designation	AI Units in use	Vacant units 2020-21 survey	Vacant units 2017 survey
Bagshot	District Centre	22 (44%)	4	4
Frimley	District Centre	29 (51%)	1	2
Chobham	Local Shopping Centre/Parade	22 (65%)	2	3
Deepcut	Local Shopping Centre/Parade	0 (0%)	2	0
Frimley Green	Local Shopping Centre/Parade	19 (66%)	0	0
Lightwater	Local Shopping Centre/Parade	17 (61%)	1	0
Windlesham	Local Shopping Centre/Parade	13 (87%)	0	2

