

# Surrey Heath Infrastructure Needs Assessment

## **Part A - Baseline Report**

Surrey Heath Borough Council

*December 2017*



## Quality information

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# 1. Introduction

## 1.1 Background and Aims

1.1.1 As part of the evidence base to support its new Local Plan, Surrey Heath Borough Council (SHBC) requires an update of the 2011 Surrey Heath Infrastructure Needs Assessment (INA).

1.1.2 This report outlines existing infrastructure capacity, expected requirements over the plan period, the types of projects required over the Plan period to meet needs, indicative costs, and where and when these projects will be expected to come forward. It identifies possible sources and amounts of funding, any funding gaps, and potential funding sources over the plan period. Specifically, this report will:

- Provide robust evidence to inform the Borough's Local Plan so that SHBC can demonstrate at examination that its aims are deliverable;
- Support the delivery of allocated sites identified in the Local Plan Issues and Options Report by identifying the infrastructure requirements associated with each;
- Inform the use of Community Infrastructure Levy (CIL) charges, by identifying the funding gap and the infrastructure projects required to deliver sustainable growth within the Borough; and
- Support the submission of future funding bids.



- 1.1.3 This report refreshes and builds on existing infrastructure evidence, including the Surrey Infrastructure Strategy (2017)<sup>1</sup>, SHBC's earlier INA (2011)<sup>2</sup> and relevant evidence base studies such as the Open Space Assessment (2016)<sup>3</sup>. It also reflects and facilitates ongoing collaboration between the eleven District and Borough Councils in Surrey, along with other infrastructure providers and stakeholders, on infrastructure planning and the delivery of growth in a holistic and sustainable way.

## 1.2 Project Scope and Approach

- 1.2.1 The scope and approach for the INA reflects national planning policy and guidance, best practice in infrastructure planning and discussion with SHBC officers. The infrastructure types addressed cover both local services and in some cases services which are more strategic in nature and are provided across administrative boundaries.
- 1.2.2 The National Planning Policy Framework (NPPF) highlights the need to work with other authorities and providers in connection with the provision of infrastructure. As part of the INA, AECOM has consulted with key infrastructure planners and service providers, including relevant parts of SHBC and Surrey County Council (SCC), as well as external partners such as those responsible for utilities, flood risk and healthcare. SHBC will also consult with local planning authorities and other providers under the Duty to Cooperate (DtC), with any comments incorporated as appropriate. The final INA will then be used as the basis to carry forward any further discussions on cross boundary infrastructure issues/projects.
- 1.2.3 For the purposes of the INA, Surrey Heath generally comprises the principal study area. However, infrastructure baseline and future requirements are also identified at a sub-borough level or a wider regional level where appropriate, depending on the 'catchment' or impact area of the infrastructure type in question and as reflected in the evidence base and strategy documents of the relevant infrastructure provider.

## 1.3 Document Structure

- 1.3.1 The report is divided into two parts:
- Chapter 3 describes the context for the INA, including the strategic and policy context and the current characteristics of Surrey Heath;
  - Chapters 4 to 13 describe the infrastructure baseline for the infrastructures covered by the INA, namely: Education; Health; Community Infrastructure; Recreation; Green Infrastructure; Transport; Utilities; Waste; Emergency Services; and Flood Defences.
- 1.3.2 Part B of the Infrastructure Needs Assessment will cover the Borough's future infrastructure requirements taking into account the Borough's projected growth over the Local Plan period, which will drive infrastructure demand and costs. The report will estimate the future needs for each infrastructure topic listed above and for the allocated sites which are identified for development and are currently being progressed through the planning system.
- 1.3.3

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<sup>1</sup> Surrey Infrastructure Strategy, (2017); AECOM

<sup>2</sup> Infrastructure Needs Assessment, (2011); Surrey Heath Borough Council

<sup>3</sup> Open Space Assessment, (2016); Surrey Heath Borough Council



## 2. Context

### 2.1 Policy Context

2.1.1 The NPPF (2012) includes a set of national planning policies and is supplemented by the National Planning Practice Guidance (PPG) (2014). Paragraph 151 of the NPPF states that that Local Plans must be prepared with the objective of contributing to the achievement of sustainable development with infrastructure planning forming an important component of this. The planning system must support the three dimensions of sustainable development as follows:

- Economic – contributing to building a strong, responsive and competitive economy, which includes coordinating development requirements and ensuring the provision of infrastructure.
- Social – by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.
- Environmental – helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, mitigate and adapt to climate change including moving to a low carbon economy.

- 2.1.2 The NPPF sets out guidance on infrastructure planning in paragraph 162, highlighting the need for joint-working with infrastructure and service providers:
- 2.1.3 *“Local planning authorities should work with other authorities and providers to: assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and take account of the need for strategic infrastructure including nationally significant infrastructure within their areas”.*
- 2.1.4 Relevant regional and sub-regional policy frameworks and strategies include: the Surrey Local Strategic Statement, being produced by the Strategic Planning and Infrastructure Partnership; the Surrey County Council (SCC) waste and minerals plans; the Surrey Local Transport Plan (2011-2026)<sup>3</sup>; and the Joint Strategic Needs Assessment for Surrey. Councils in Surrey are working together on the 3SC Devolution proposals and as part of the Enterprise M3 Local Enterprise Partnership (LEP), whose Business Plan (2012), Growth Strategy (2013) and Strategic Economic Plan (2014) are important elements of the strategic context for planning for growth in Surrey Heath.
- 2.1.5 SHBC’s current Local Plan document – the Surrey Heath Core Strategy was adopted in 2012. The new Surrey Heath Issues and Options Local Plan will comprise a number of policies and proposals to guide future development in the Borough as well as allocated sites. It will also set out where future development is intended to take place, including land for new housing, community infrastructure and employment uses. In addition, the Local Plan will identify areas to be protected from development, including the Green Belt and Local Green Space. Once adopted, it is intended to be the key document used in the determination of planning applications in the Borough. Consultation on the Issues and Options document (which sets out a number of options for the delivery of development within the Borough to 2032) will take place in 2018.
- 2.1.6 Throughout the preparation of the Council’s evidence base, the Council has engaged with partner organisations and other relevant local authorities under the DtC, a requirement of the Localism Act 2011. There are also on-going collaborative discussions with partner authorities and organisations such as the Surrey Joint Committee, the Surrey Planning Officers Forum, and the LEP.

## 2.2 A Current Profile of Surrey Heath

- 2.2.1 This chapter presents a profile of Surrey Heath at the present time. Information is drawn from a variety of sources including the Surrey Heath Issues and Options Local Plan document, Surrey Infrastructure Study 2017, and SHBC unless otherwise stated.

### 2.2.2 Spatial Context

- 2.2.3 Surrey Heath is located in north-west Surrey, approximately twenty five miles south-west of Central London in the South East Region. It is bounded by the Surrey boroughs of Runnymede and Woking to the east and Guildford to the south. The boroughs of Rushmere and Hart in Hampshire form its western boundary, and Bracknell Forest and Windsor and Maidenhead unitary authorities lie to the north. Covering an area of 9,509 hectares<sup>4</sup>, and measuring only ten miles from east to west, Surrey Heath is a small Borough compared with many of the other Surrey authorities.

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<sup>4</sup> Facts about Surrey Heath, (2012); Surrey Heath Borough Council

- 2.2.4 The western half of the Borough is mainly urban in character and comprises: Camberley and Frimley linked to the villages of Frimley Green, Mytchett and Deepcut, interspersed with areas of countryside. Camberley is the main centre within the Borough. The eastern half of the Borough is mostly Green Belt but includes the villages of Bisley, Chobham, Bagshot, Lightwater, West End and Windlesham, with areas of countryside beyond the Green Belt. Major towns around the Borough include Bracknell, Guildford, Reading and Woking. A contextual plan of Surrey Heath can be viewed in Figure 1.

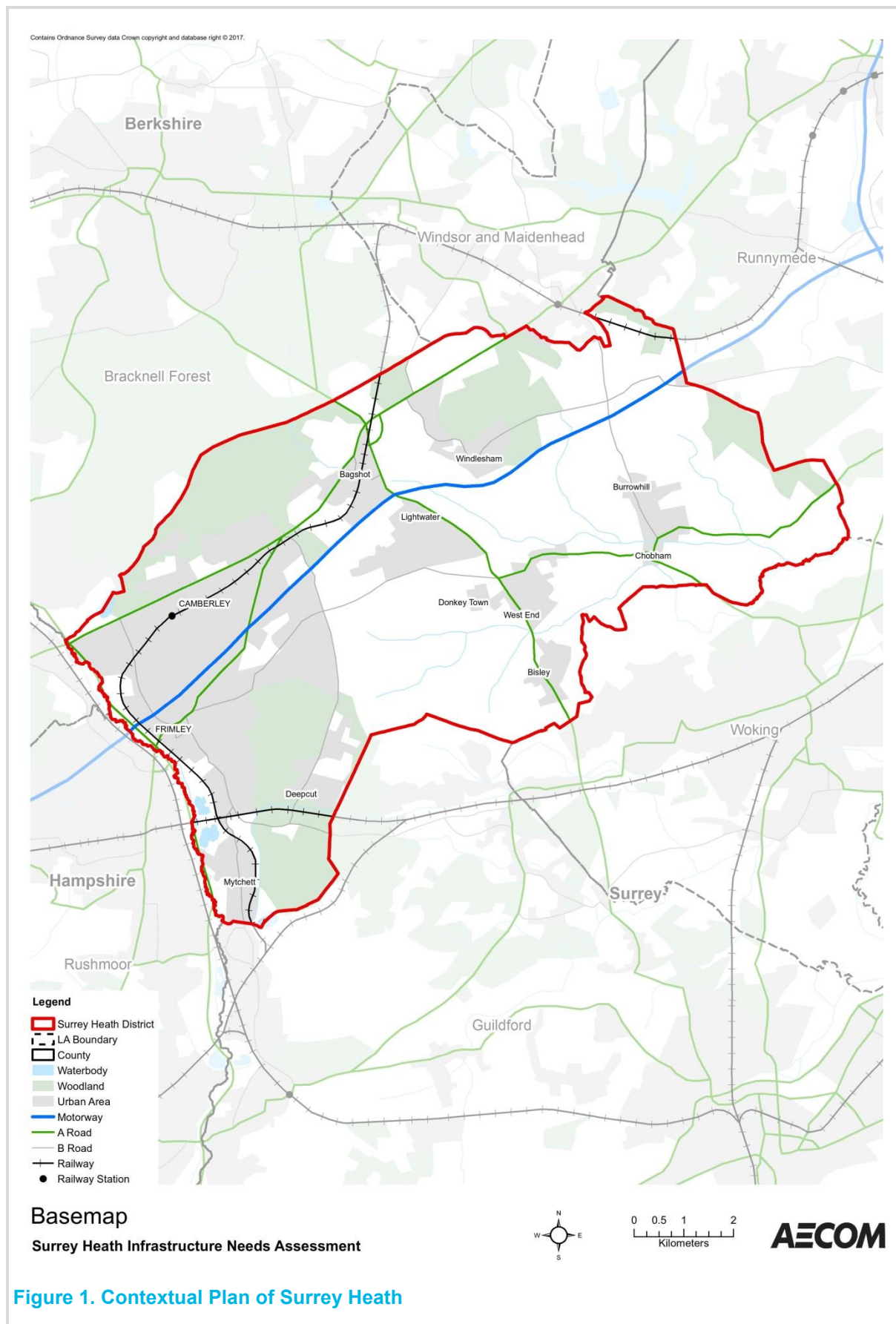


Figure 1. Contextual Plan of Surrey Heath

2.2.5 Population and Housing

- 2.2.6 In 2016, the ONS estimated that 88,400 people lived in the Borough. The population age structure generally mirrors that of Surrey, the South East and England, though there is a slightly lower proportion of people in the 75+ age group compared with the Surrey average (7.8% compared with 8.6%)<sup>5</sup>.
- 2.2.7 Population density is greatest in the west of the Borough, with the most densely populated Ward being Heatherside with 34.20 persons per hectare, compared with the least densely populated Ward of Chobham, with 1.60 persons per hectare<sup>6</sup>. Over the period 2006-2016 the population grew by approximately 6.2% and this upward trend is projected to continue, with notable increases in the number of older people.
- 2.2.8 The west of the Borough has experienced considerably higher levels of development than the east in recent years due to proximity to the major settlements of Farnborough and Camberley, excellent transport links, and the presence of major facilities such as Frimley Park Hospital and the Royal Military Academy Sandhurst. Surrey Heath has predominantly low rise lower density housing, with house prices generally higher than in the rest of the South East and similar to those in parts of London. Over the past five years, house prices in the Borough have risen by 22%<sup>7</sup>.
- 2.2.9 The availability of affordable housing to meet local needs remains a key issue, with an estimated shortfall of 95 affordable dwellings per annum in the Borough<sup>8</sup>.
- 2.2.10 The Borough is within the top 10 per cent least deprived areas nationally, based on the Index of Multiple Deprivation. There are very few 'pockets' of need in the Borough. Rates of educational attainment are strong, unemployment is relatively low, and there are limited levels of unsuitable housing and overcrowding.

### 2.2.11 Local Economy

- 2.2.12 Surrey Heath benefits from its strategic location at the junction of the M3 motorway and A322, and A331, and has easy access to the M25, Heathrow, and Gatwick airports, making it a desirable business location. The Borough has a strong local economic base and its recent compound annual growth rate in Gross Value Added terms has been higher than both the Surrey and the South East averages. The local economy is dominated by the service sector, with a number of high-tech industries and large employers. There is also a strong military presence, with the Royal Military Academy Sandhurst and the former Deepcut Barracks situated in the west of the Borough. Its environment and location within the Green Belt makes the area an attractive location to live, work and visit.
- 2.2.13 Some notable characteristics of the Surrey Heath economy and workforce are set out below:
- The local economy, in common with the rest of Surrey, is dominated by the service sector. The ONS Business Register and Employment Survey 2015 found that 81.2% of employees jobs within the Borough were in the service sector compared to just 6.4% in the manufacturing sector.
  - KPMG's Tech Monitor UK report (2015) noted that Surrey Heath was the 21st ranked location in the UK for tech firms<sup>9</sup>.
  - Approximately half of Surrey Heath residents (49.4%) are employed in higher skilled professions, such as Managers, Directors and Senior Officials, and other professional occupations<sup>10</sup>.
  - According to the ONS Population Survey (2016), of the 54,500 people of working

<sup>5</sup> NOMIS, (2017); ONS

<sup>6</sup> Census and Demographic Information, (2017); Surrey Heath Borough Council

<sup>7</sup> Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment 2014 -2032, (2016); Wessex Economics

<sup>8</sup> Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment 2014 -2032, (2016); Wessex Economics

<sup>9</sup> Tech Monitor, (2015); KPMG

<sup>10</sup> NOMIS, (2017); ONS

age (16 to 64) in Surrey Heath, 45,900 were economically active and 43,500 in employment. Only 3.2% of the resident workforce was out of work, slightly lower than the South East and Great Britain averages at the time (3.8% and 4.7% respectively).

- Over half of residents in Surrey Heath (51.8%) were qualified to NVQ Level 3 and above; slightly lower than the average for Surrey (53.6%).
- Earnings by residents in Surrey Heath (£671.10 gross weekly pay) are higher than both the South East average (£582.00) and Great Britain average (£541.00), but broadly in line with the Surrey average (£669.70).

## 2.2.14 Environment

- 2.2.15 The Borough contains a number of nationally and internationally important nature conservation sites including Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC), and five Sites of Special Scientific Interest (SSSI). The Borough also falls entirely within the Thames Basin Heaths Special Protection Area (TBHSPA). There is also one National Nature Reserve (NNR) and two Local Nature Reserves (LNRs)<sup>11</sup>.
- 2.2.16 The Borough has a number of woodland sites and open spaces, with a high level of trees and vegetation. Watercourses and lakes are a key characteristic of the Borough. There are also a range of Grade II, II\* and I nationally listed buildings, some important statutorily listed parks and gardens and four Scheduled Ancient Monuments.
- 2.2.17 The Green Belt in Surrey Heath is the first substantial area of open land on the south west edge of the London Metropolitan area. Parts of Surrey Heath's Green Belt are used for public utilities, motorways and their intersections, educational and other institutions, research and development establishments.
- 2.2.18 Environmental issues in Surrey Heath include air quality and ambient noise associated with the Borough's proximity to the motorway network, high car dependency and proximity to Heathrow and Gatwick Airports, as well as flood risk with approximately 200-500 residential addresses at risk from fluvial flooding.

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<sup>11</sup> MAGIC Map, 2017. Available at: <http://www.natureonthemap.naturalengland.org.uk/magicmap.aspx>



## 3. Infrastructure Baseline – Education

### 3.1 Introduction

- 3.1.1 This section considers existing education provision within Surrey Heath, including the existing capacity and availability of facilities and education places. Planned provision which will come forward over the Plan period is also outlined.
- 3.1.2 For the purposes of this baseline, the following types of education provision are considered (the definition and scope for each type is provided in subsequent sections):
- Primary Education;
  - Secondary Education;
  - Special Educational Needs; and
  - Further Education.
- 3.1.3 Education is planned for at a county level, and SCC is required to ensure that there are sufficient primary and secondary places for children resident within Surrey. Factors which influence the demand for and capacity of education infrastructure include birth rates, migration, housing provision, and other considerations such as the popularity of schools, and their ratings.

### 3.2 Primary Education

#### 3.2.1 Scope

- 3.2.2 Primary education typically refers to provision for children five to 11 years of age. Attendance at a primary education facility is compulsory for children aged five years and over, although some four year olds also attend primary education dependent on their birth month. While some families may choose to send their children to fee paying private schools, these are not overseen by SCC and are not considered to be accessible to all, and are therefore not considered here.

#### 3.2.3 Supply

- 3.2.4 Primary education in the Borough is provided within primary schools, or infant and junior schools. An overview of primary education settings is outlined in Table 1 and Figure 2 below, drawing on publicly available information and information gathered through consultation. Information on the current availability of places (capacity) is derived from information on Published Admission Numbers (PAN) from SCC, and the number of children attending the below facilities (roll) is based on published information by the Department for Education (DfE)<sup>12</sup>.
- 3.2.5 There are 25 primary education facilities within the Borough: eight primary schools, 11 infant schools, and six junior schools.

**Table 1. Primary Education Facilities within Surrey Heath**

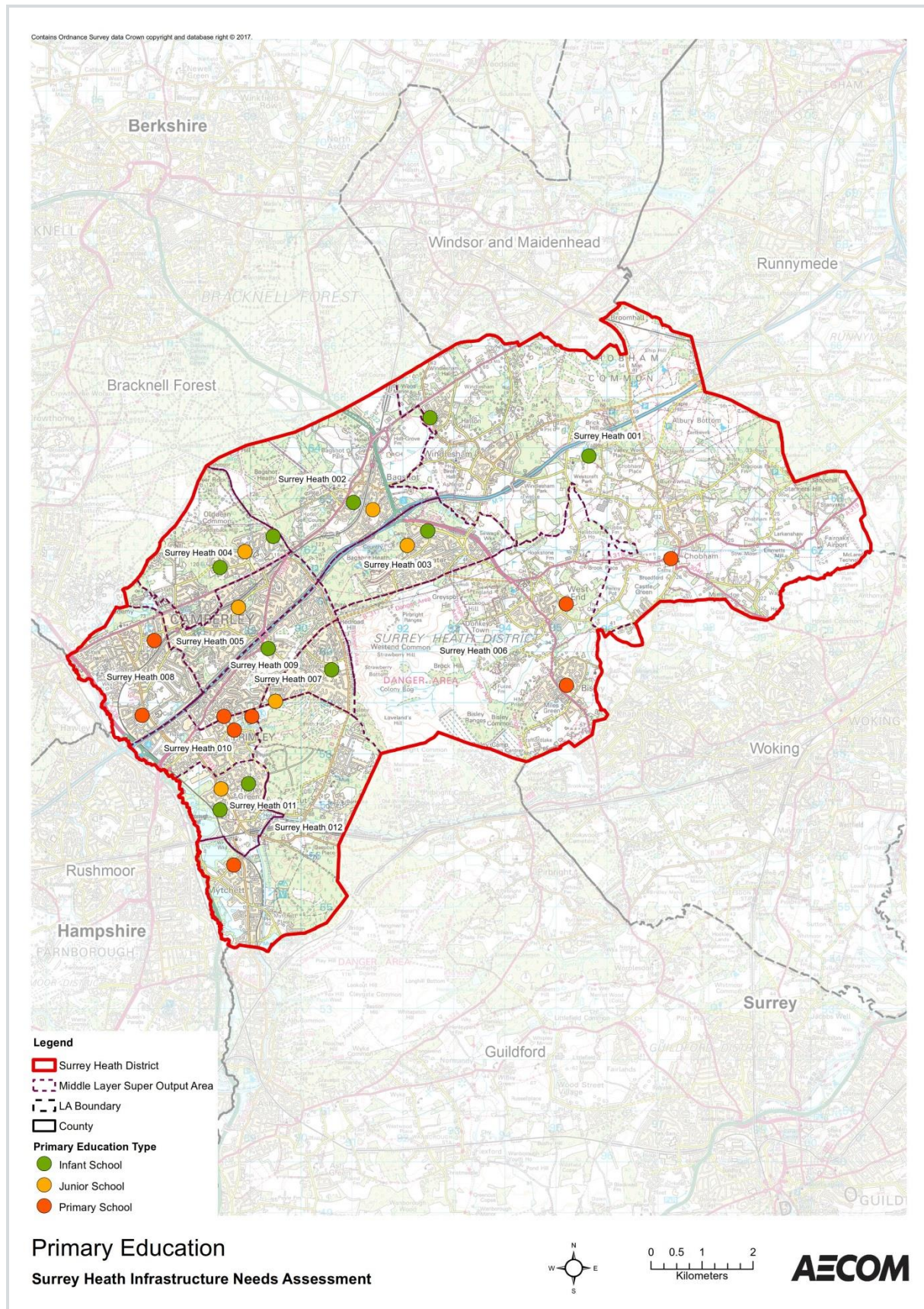
Type of Setting	Name of Facility	Capacity	Roll	Surplus / Deficit of places
Infant school	Bagshot Infant School	180	189	-9
Infant school	Crawley Ridge Infant School	180	180	0

<sup>12</sup> School Capacity Data 2016, (2017); DfE

Type of Setting	Name of Facility	Capacity	Roll	Surplus / Deficit of places
Infant school	Cross Farm Infant School	156	156	0
Infant school	Heather Ridge Infant School	180	180	0
Infant school	Lightwater Village School	180	175	5
Infant school	Lorraine School	90	90	0
Infant school	Pine Ridge Infant School	90	90	0
Infant school	Prior Heath Infant School	180	180	0
Infant school	Sandringham School	180	180	0
Infant school	Valley End Church of England Infant School	180	179	1
Infant school	Windlesham Village Infant School	180	180	0
Junior School	Connaught Junior School	360	480	-120
Junior School	Cordwalles Junior School	240	240	0
Junior School	Crawley Ridge Junior School	264	250	14
Junior School	Frimley Church of England School	360	360	0
Junior School	Hammond Junior School	360	360	0
Junior School	Ravenscote Junior School	620	600	20
Primary School	Bisley Church of England Primary	420	420	0
Primary School	The Grove Primary School	420	420	0
Primary School	Holy Trinity Church of England School	420	420	0
Primary School	Lakeside Primary School	420	420	0
Primary School	Mytchett Primary School	210	210	0
Primary School	South Camberley Primary	840	770	70
Primary School	St Augustine's Catholic Primary School	420	420	0
Primary School	St Lawrence Church of England Primary School	210	210	0
<b>Total</b>		<b>7,340</b>	<b>7,359</b>	<b>-19</b>

Source: Information on primary schools in Surrey 2016/17, (2016); SCC; School Capacity Data 2016, (2017); DfE

3.2.6

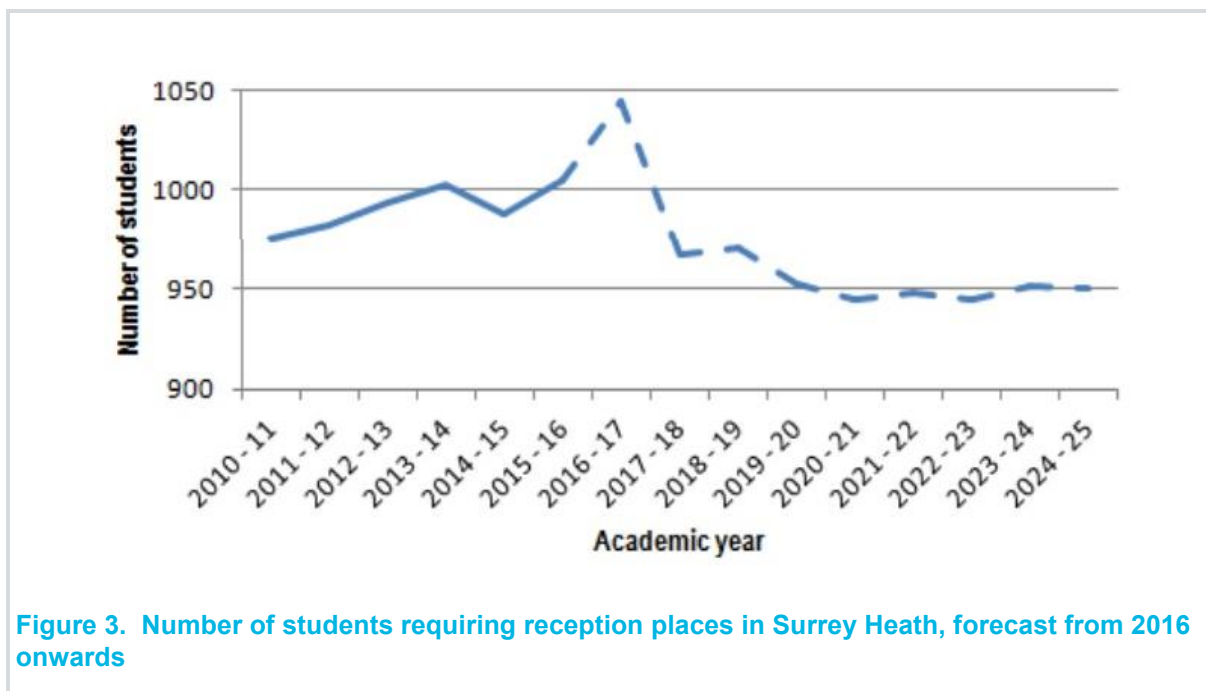


**Figure 2. Primary Education Facilities within Surrey Heath**

- 3.2.7 The current capacity of primary schools in Surrey Heath on the basis of the PAN amounts to 7,340 education places, however the number of pupils on roll (currently attending primary schools in the Borough) exceeds this by 19 pupils. Overall, this means that there is a slight deficit of primary education places currently.
- 3.2.8 It is not realistic to assume that primary schools should plan for 100% capacity, given that pupils will move into and out of the area during the school year and some flex should be available. The Audit Commission states that *“it is unrealistic and probably undesirable to aim for a perfect match at each school; a sensible approach would be to plan for a 95% occupancy rate at schools and accept some variation, say plus or minus 10% around this target”*. If it is assumed that approximately 95% occupancy should be planned for (and assuming that a 95% occupancy rate means a school has no further capacity), this means there could be a deficit of approximately 100 primary education places within Surrey Heath.

**3.2.9 Demand**

- 3.2.10 In assessing the future demand for primary places, the SCC’s School Organisation Plan 2016/17<sup>13</sup> estimates that the demand for primary places in Surrey Heath is set to peak in 2016 on the basis of the known increase in birth rate and projected housing completions. From 2016 onwards, any increases in demand will be dependent on the volume of housing developments that is agreed by the Borough council.



**Figure 3. Number of students requiring reception places in Surrey Heath, forecast from 2016 onwards**

<sup>13</sup> School Organisation Plan 2016/17-2025/26, (2016); SCC

- 3.2.11 The demand for school places is likely to be unevenly distributed across the Borough, and “some primary areas in Surrey Heath will experience more pressure for school places than others”.

### 3.2.12 Planned Provision

- 3.2.13 The above analysis identifies that there is no available capacity within primary schools in Surrey Heath currently. Any population growth could therefore result in a larger deficit of primary places over the Plan period, although demand for places is likely to be unevenly spread across the Borough.
- 3.2.14 Some additional places will be delivered through school expansion plans currently proposed by SCC in Surrey Heath<sup>14</sup>, see Table 2. The table may be amended following the outcome of the Regulation 18 Issues and Options consultation.

**Table 2. Planned Primary School Expansions**

School	Forms of Entry to be provided	Funding amount and source
New primary school in conjunction with the Princess Royal Barracks redevelopment	2FoE	Unknown, funded by the Developer

Source: School Organisation Plan, Consultation with Surrey County Council

## 3.3 Secondary Education

### 3.3.1 Scope

- 3.3.2 Secondary education typically refers to provision for children aged 11 to 16 years of age (and up to 18 years of age in some instances). While some families may choose to send their children to fee paying private schools, these are not overseen by SCC and are not considered to be accessible to all, and are therefore not considered here.

### 3.3.3 Supply

- 3.3.4 Secondary education in the Borough is provided within one state run school, one academy converter school, and two academies. An overview of secondary education settings is presented in Table 3 below, drawing on publicly available information and information gathered through consultation. Information on the current availability of places (capacity) is derived from information on Published Admission Numbers (PAN) from SCC, and the number of children attending the below facilities (roll) is based on published information by the DfE<sup>15</sup>. Secondary Education Facilities within Surrey Heath are mapped in Figure 4 below.

**Table 3. Secondary Education Facilities within Surrey Heath**

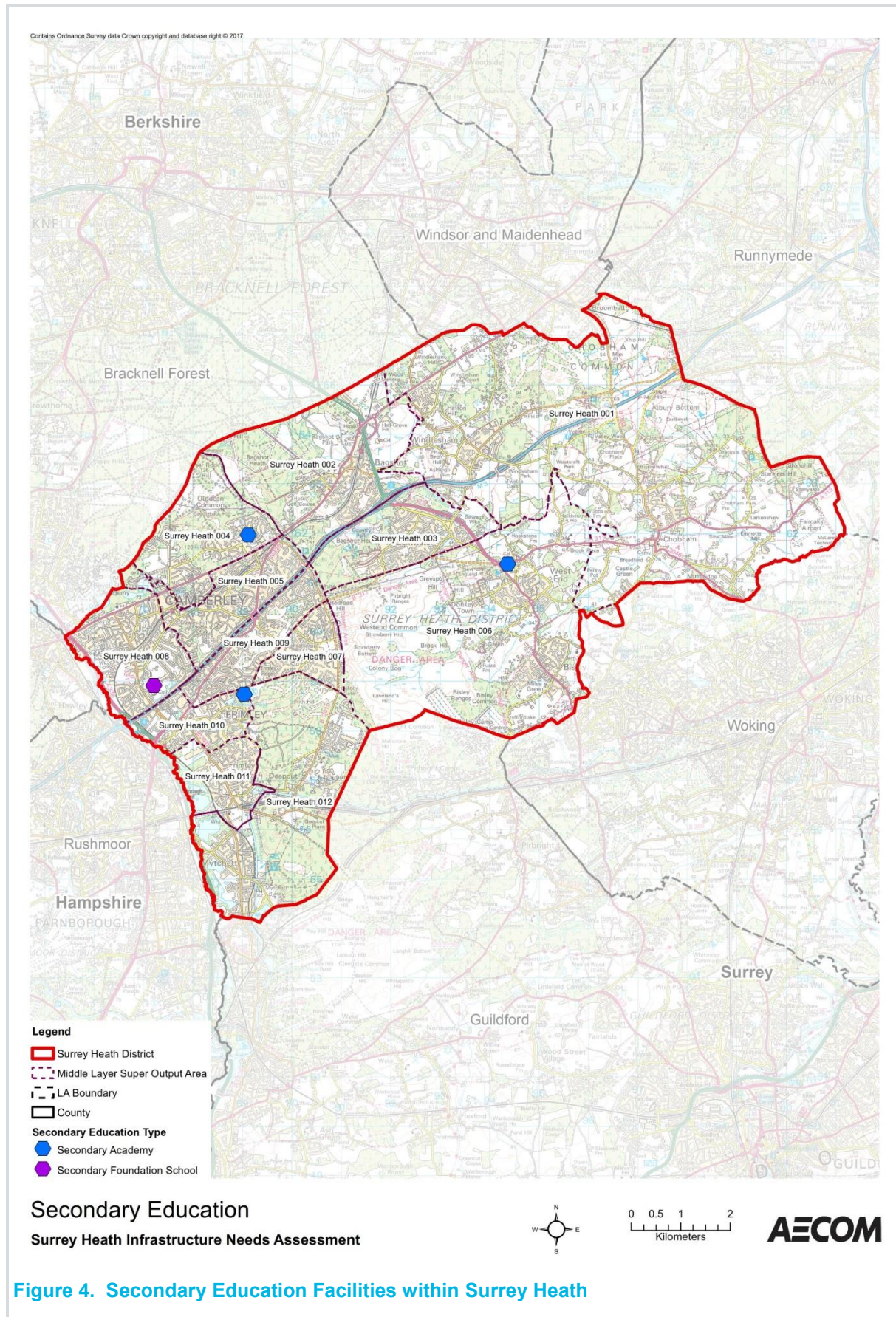
Type of Setting	Name of Facility	Capacity	Roll	Surplus / Deficit of places
Academy Converter	Kings International College for Business and the Arts	750	931	-181
Secondary Academy	Collingwood College	2,485	2,176	309
Secondary School	Gordon's School	756	655	101
Secondary Academy	Tomlinscote School & Sixth Form College	1,890	1,635	255

<sup>14</sup> School Organisation Plan 2016/17-2025/26, (2016); SCC

<sup>15</sup> School Capacity Data 2016, (2017); DfE

Type of Setting	Name of Facility	Capacity	Roll	Surplus / Deficit of places
<b>Total</b>		<b>5,881</b>	<b>5,397</b>	<b>484</b>

Source: Information on primary schools in Surrey 2016/17, (2016); SCC; School Capacity Data 2016, (2017); DfE

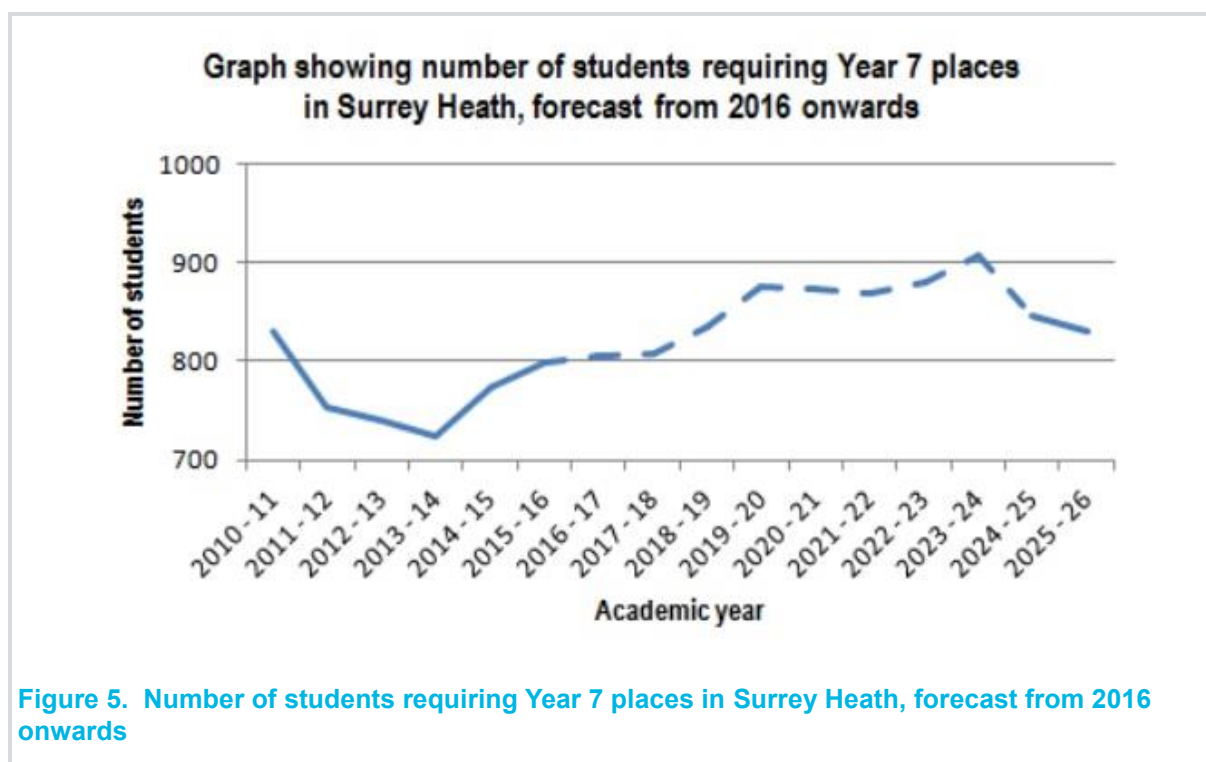


3.3.5 The current capacity of secondary schools in Surrey Heath amounts to 5,881 education places, with the number of pupils on roll at 5,397. Overall, this means that there is a reasonable surplus of secondary education places currently. If it is assumed that approximately 95% occupancy should be planned for (as per the Audit Commission guidance applied for primary schools), there would remain a surplus of approximately 227 secondary education places.

### 3.3.6 Demand

3.3.7 In assessing the future demand for secondary places, SCC's School Organisation Plan 2016/17<sup>16</sup> projects that the demand for secondary places will steadily increase over the next five years (taking account of births and increased demand from residential development), as outlined in Figure 5.

3.3.8 The SCC School Organisation Plan 2015/16<sup>17</sup> projects that despite some students choosing to attend schools outside the Borough over the past three years (with only 87% of the pupils from Surrey Heath primary schools attending secondary schools in the Borough), there is likely to be a steady rise in demand for secondary education places over the medium and long term.



<sup>16</sup> School Organisation Plan 2016/17, (2016); SCC

<sup>17</sup> Ibid



### 3.3.9 Planned Provision

- 3.3.10 The SCC's School Organisation Plan 2016/17<sup>18</sup> does not identify any additional planned secondary education provision for the period to 2025. It is anticipated that the Princess Royal Barracks will generate considerable demand for new secondary education places however that this will be too small a number to generate the provision of an additional stand-alone Secondary School. As such, residents will be required to access existing secondary provision within the surrounding area. This section will be amended following the outcome of the Regulation 18 Issues and Options consultation.

## 3.4 Special Educational Needs

### 3.4.1 Scope

- 3.4.2 Special educational needs (SEN) provision caters for pupils of all ages. Generally those pupils who attend dedicated SEN schools have needs which cannot be accommodated within mainstream education, or which can be better accommodated within a dedicated SEN setting. Some mainstream schools also have SEN support.

- 3.4.3 SEN provision is generally provided by the County, and similarly to primary and secondary schools, SCC has a statutory requirement to ensure an adequate supply of SEN places to meet the needs of pupils in the Borough.

### 3.4.4 Supply

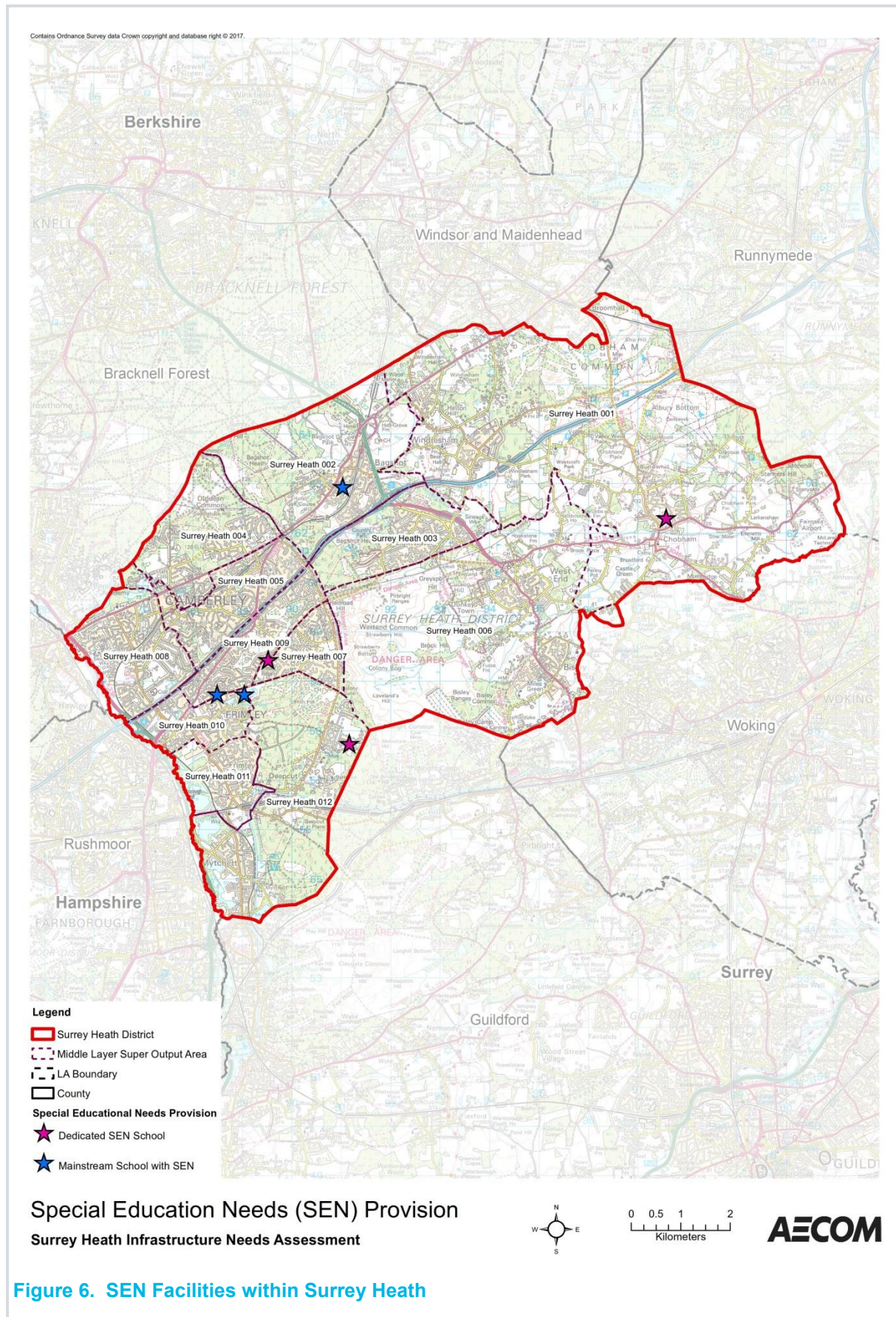
- 3.4.5 SEN provision in the Borough is provided within three dedicated SEN facilities (one for pupils with social, emotional and mental health needs, one for children with severe learning and development difficulties, and one for students with learning and additional needs) and three mainstream schools with SEN provision. An overview of these schools is outlined Table 3 below, drawing on publicly available information and information gathered through consultation. In Surrey, the majority of pupils with special educational needs or disability are educated in mainstream primary or secondary schools.

**Table 4. SEN Facilities within Surrey Heath**

Type of Setting	Name of Facility	Support Available	Age Range
Mainstream with SEN	Bagshot Infant School	Special Needs Support	4-7 years
Mainstream with SEN	The Grove Primary School	Speech, Language, and Communication Needs	4-11 years
Mainstream with SEN	Tomlinscote School and Sixth Form College	Special Needs Support	11-18 years
Dedicated SEN	Portesbery School	Severe Learning Difficulties	2-19 years
Dedicated SEN	Carwarden House Community School	Learning Difficulties	11-19 years
Dedicated SEN	Wishmore Cross Boys School	Behavioural, Emotional, and Social Difficulties	9-16 years

Source: Information on primary schools in Surrey 2016/17, (2016); SCC; School Capacity Data 2016, (2017); DfE

<sup>18</sup> Ibid



- 3.4.6 There is currently no information on the existing capacities and roll within the dedicated SEN facilities, and guidance on capacity for SEN schools is limited. There is considerably less year-on-year demand for SEN places compared with primary and secondary places (understood to be approximately 1-2% of total admissions in the Borough) with an estimated 4 out of 30 pupils requiring some level of SEN support<sup>19</sup>.

### 3.4.7 Demand and Planned Provision

- 3.4.8 In line with projections for increases in primary and secondary pupils within the Borough over the medium to long term, it is likely that there will be a steady increase in demand for SEN places as a result of population growth over the Plan period. There is currently no new dedicated SEN provision planned within the Borough, although upgrades are planned for several SEN schools elsewhere in Surrey. This section will be amended following the outcome of the Regulation 18 Issues and Options consultation.

## 3.5 Further Education

### 3.5.1 Scope

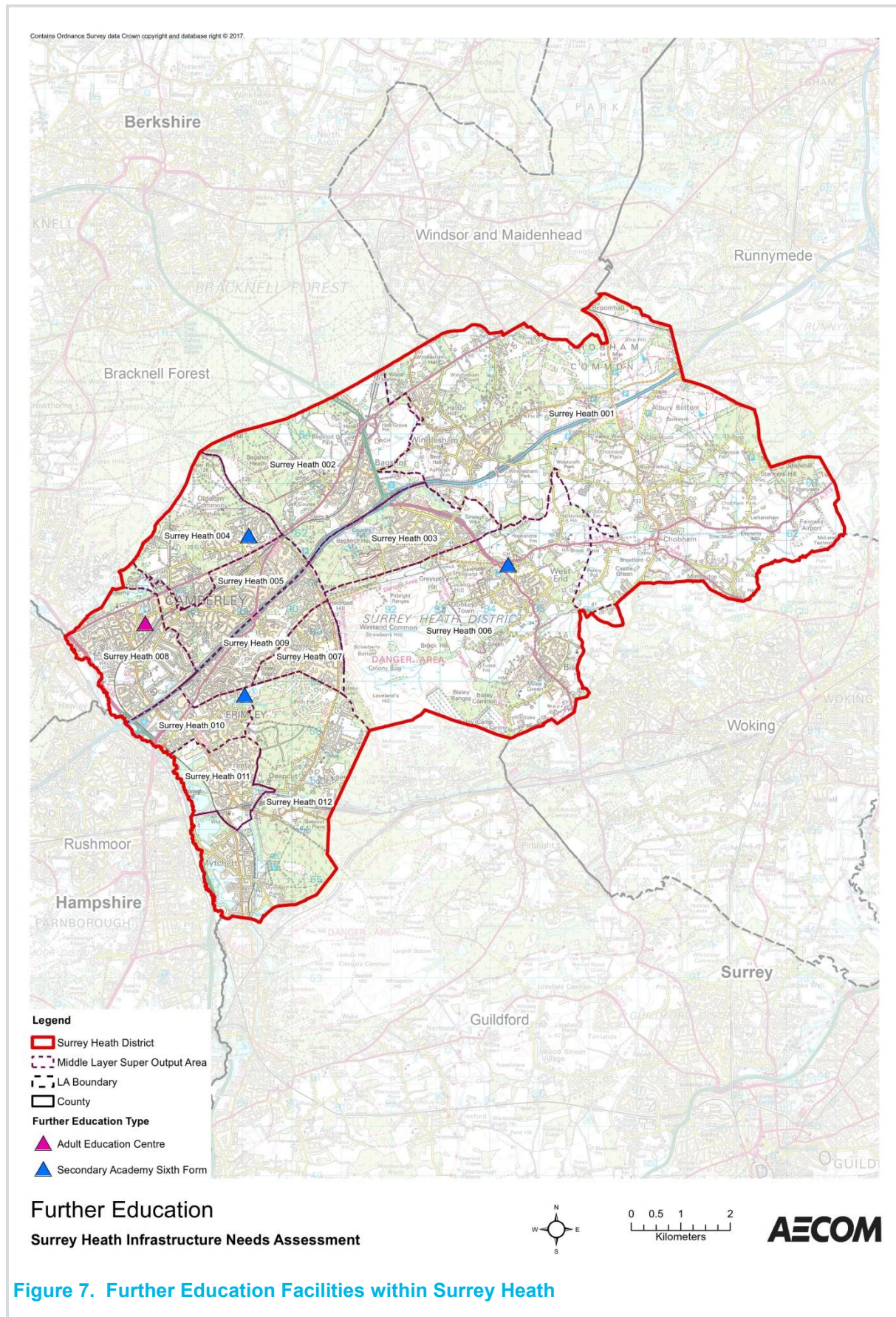
- 3.5.2 Further education refers to provision for children aged 16-18 years of age. The Education and Skills Act (passed in November 2008) introduced compulsory education until the age of 18, either in a sixth form secondary or college setting, or through undertaking a vocational qualification or training such as an apprenticeship.

### 3.5.3 Supply

- 3.5.4 Further education in the Borough is provided within three secondary schools (Gordon's School, Collingwood College, and Tomlinscote School & Sixth Form College) which have sixth forms. There are no dedicated sixth form colleges within the Borough; however Camberley Adult Education Centre provides further education courses, some of which are suitable for 16-18 year olds. The location of these facilities is shown in Figure 7 below.

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<sup>19</sup> School Organisation Plan 2016/17, (2016); SCC



### 3.5.5

### 3.5.6

### 3.5.7 Demand and Planned Provision

3.5.8 This section will be amended following the outcomes of the Regulation 18 Issues and Options consultation.

## 3.6 Key Findings

- There are 25 primary education facilities across the Borough: eight primary schools, 11 infant schools, and six junior schools.
- The current capacity of primary schools in Surrey Heath amounts to 7,340 education places; there is currently a small deficit of 19 places.
- A new primary school will also need to be provided at the former Princess Royal Barracks site.
- There are two secondary academies, one academy converter, and one state run secondary school within the Borough.
- The current capacity of secondary schools in Surrey Heath amounts to 5,881 education places, and there is an estimated surplus of almost 500 places.
- No expansion to secondary school provision is planned for the period to 2025.
- There are three dedicated SEN schools within the Borough and three mainstream schools with SEN provision. Estimated admission rates to dedicated SEN schools are approximately 1-2% total school admissions within Surrey Heath. There is currently no information on the existing capacity and rolls of the dedicated SEN facilities.
- In line with projections for increases in primary and secondary pupils within the Borough, it is likely that there will be a steady and increasing demand for SEN places as a result of population growth over the Plan period. There is currently no new dedicated SEN provision planned within the Borough over the Plan period.
- Further education in the Borough is provided within three secondary schools which have sixth forms. While there are no dedicated further education facilities in Surrey Heath, the Camberley Adult Education Centre provides some courses which are suitable for 16-18 year olds. There are no expansions to further education facilities currently planned in the Borough.



## 4. Infrastructure Baseline – Health

### 4.1 Introduction

4.1.1 For the purposes of this study, primary healthcare is defined as including GP services and dental practitioners.

### 4.2 Primary Healthcare

#### 4.2.1 Scope

4.2.2 Health policy at a national, sub-regional and local level emphasises reducing health inequalities, improving access to services and making health providers more accountable to the patients they serve. In July 2010 the Government published its White Paper 'Equity and Excellence: Liberating the NHS' which set out plans to restructure the National Health Service (NHS). The introduction of 'The Health and Social Care Act' then resulted in the transfer of responsibility for commissioning the majority of health care services. From April 2013, NHS groups and Primary Care Trusts were abolished and replaced by new Clinical Commissioning Groups (CCG) as the statutory health commissioning bodies. As such, the ownership, management and operating procedures of the NHS have recently undergone a period of considerable transition.

4.2.3 Within Surrey Heath, NHS Surrey Heath CCG is the relevant statutory body responsible for overseeing health care within the majority of the Borough, with the Northwest Surrey CCG covering part of the east of the Borough including the areas of Bisley, Chobham, and West End. Additionally, the Borough falls within the Frimley Health and Care Sustainability and Transformation Plan (STP) area, one of 44 plan areas across England which are committed to delivering the 'Five Year Forward View' vision of better health, better patient care and improved efficiency. In line with this, the STP sets out how this will be achieved locally and how services will evolve and become more sustainable over the next five years. The aim is to create a more accessible and straightforward health service that combines services from the NHS, community partners, and local councils which serve people's physical and mental wellbeing. The STP plan covers the Surrey Health CCG area, as well as Ash, North East Hampshire, Farnham and East Berkshire, and has the following key priorities:

- *“Developing communities and social networks so that people have the skills, support and confidence to look after themselves.*
- *Focusing on NHS staffing to ensure the workforce is ready to meet the demands of our communities.*
- *Delivering consistent care for all aspects of a person's life.*
- *Using technology to help improve outcomes and increase efficiency”.*

## 4.3 GPs

### 4.3.1 Supply

4.3.2 The Department for Health recommends an England average ratio of 1,800 registered patients per GP<sup>20</sup>. Table 5 and Figure 8 below identify the 11 GP surgeries within Surrey Heath. There is a total of 59.49 Full Time Equivalent (FTE) GPs. The average patient list per GP within the Borough is 1,781<sup>21</sup>; slightly lower (i.e. better) than the England average ratio of 1,800. It should be noted however, that some surgeries have a higher than average ratio of patients per FTE GP: Lightwater Surgery at 2,567, Park Road and Old Dean Surgeries at 1,989 (this may be due to the fact that the two surgeries present combined data), Chobham & West End Medical Practice at 2,567, and Station Road Surgery at 1,919. Overall however, this suggests that there is a limited level of available capacity within some GP practices currently. Any available capacity is likely to decrease over the short and medium term, with deficits likely to arise in the northwest of the Borough in surgeries which also experience high patient to GP ratios.

4.3.3 Consultation with local primary healthcare providers<sup>22</sup> confirmed that there was little spare capacity and that the growth projected in Surrey Heath would lead to capacity issues in some parts of the Borough where there are existing 'hotspots' of need.

**Table 5. GP Facilities within Surrey Heath**

Name of Facility	FTE GPs	Registered Patients	Patients per FTE GP
Camberley Health Centre	6.2	9,710	1,566
Heatherside Surgery	3.99	5,632	1,412
Lightwater Surgery	4.45	11,424	2,567
Park House Surgery	3.79	6,825	1,801
Station Road Surgery	3.89	7,463	1,919
Upper Gordon Road Surgery	8.26	12,075	1,462
Park Road & Old Dean Surgeries – Park Road Surgery	7	13,922	1,989
Park Road & Old Dean Surgeries – The Old Dean Surgery			
The Bartlett Group Practice – Frimley Green	17.6	27,810	1,580
The Bartlett Group Practice – Ash Vale			
Chobham & West End Medical Practice <sup>23</sup>	4.31	11,065	2,567
	<b>59.49</b>	<b>105,926</b>	<b>1,781</b>

Source: Surrey Heath CCG (2017); Health and Social Care Information Centre, (2017)

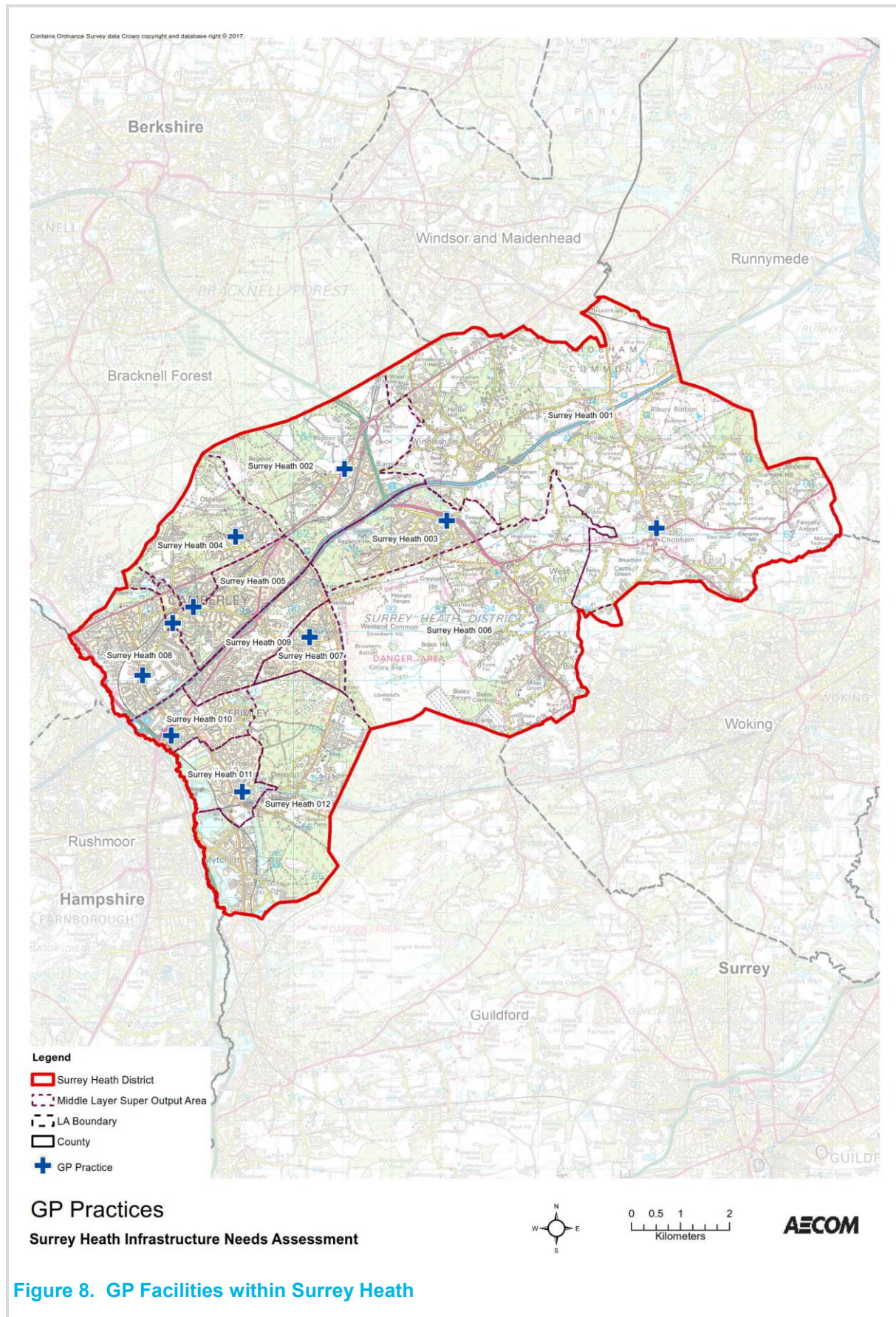
<sup>20</sup> HUDU Planning Contribution Model Guidance Notes, (2007); HUDU, EDAW / AECOM

<sup>21</sup> General Practice Bulletin Tables 2005 - 2015, (2016); Health and Social Care Information Centre

<sup>22</sup> Insert details on dates and consultees

<sup>23</sup> Chobham & West End Medical Practice is the only GP [practice in Surrey Heath which falls within the Northwest Surrey CCG area.





#### 4.3.4

#### 4.3.5 Future Demand and Planned Provision

- 4.3.6 The above analysis identifies that there is currently limited capacity within GP surgeries in Surrey Heath and so any population growth is likely to place considerable additional pressure on GP services.
- 4.3.7 There is a drive to increasingly deliver health services in community-based settings, with the development of integrated primary care facilities and health hubs (including shared community facilities), rather than a reliance on traditional stand-alone GP surgeries. By adopting an integrated approach to health provision, with the involvement of community and voluntary services (as well as a variety of health facilities in one setting) delivery of healthcare in communities will be more efficient and adopt a joined up, integrated approach to facilities planning and delivery.
- 4.3.8 This section will be amended following the outcome of the Regulation 18 Issues and Options consultation.

### 4.4 Dentists

#### 4.4.1 Supply

- 4.4.2 Dentists are not managed by the NHS in the same way as GPs, with the majority operating as independent dental practices which offer NHS subsidised treatment. As such, there is also less regulation in terms of the availability of dental surgeries and planning for future dental provision.
- 4.4.3 The Healthy Urban Development Unit's model recommends a ratio of approximately 2,000 registered patients per dentist<sup>24</sup>. There are 15 dental surgeries within Surrey Heath (that offer NHS treatment) with a total of 31 dentists (see Table 6 and Figure 9). In the period September 2015 to September 2016, a total of 32,480 NHS patients were seen in the Surrey Heath CCG area<sup>25</sup>.
- 4.4.4 Dental surgeries are not required to publish data in the same way that GP practices are; as such, there is no information on FTE dentists, or the number of patients dentists have registered to them. Not all of the 15 dental surgeries within the Borough are accepting new NHS patients, which may suggest that there are currently high numbers of registered patients at these practices.

**Table 6. Dental Surgeries within Surrey Heath**

Name of Facility	Dentists (headcount)
Orchard Cottage Dental (Mr A Parker) <sup>26</sup>	3
Bridgeview Dental Surgery <sup>27</sup>	3
Pennyhill Dental Care <sup>28</sup>	3
Mr L Van Rooy <sup>29</sup>	1
Coppertop Dental Surgery (Mr R P Milne) <sup>30</sup>	3

<sup>24</sup> HUDU Planning Contribution Model Guidance Notes, (2007); HUDU, EDAW / AECOM

<sup>25</sup> NHS Dental Statistics: 2016-17, First Quarterly Report, (2017); NHS Digital

<sup>26</sup> <http://www.nhs.uk/Services/dentists/Staff/DefaultView.aspx?id=22107>

<sup>27</sup> <http://www.nhs.uk/Services/dentists/Staff/DefaultView.aspx?id=22078>

<sup>28</sup> <http://www.nhs.uk/Services/dentists/Staff/DefaultView.aspx?id=20622>

<sup>29</sup> <http://www.nhs.uk/Services/dentists/Staff/DefaultView.aspx?id=21437>

<sup>30</sup> <http://www.nhs.uk/Services/dentists/Staff/DefaultView.aspx?id=22081>

Name of Facility	Dentists (headcount)
Smile for Life <sup>31</sup>	2
Mr J S Kaila <sup>32</sup>	1
Camberley Dental Practice <sup>33</sup>	1
Dental Sense / Chobham Dental Practice <sup>34</sup>	1
Smile for Life Dental Clinic <sup>35</sup>	2
Chobham Smile Dental Practice <sup>36</sup>	1
Croft Dental Centre <sup>37</sup>	5
Mr A Dargahi <sup>38</sup>	1
Coach House Dental Practice (Mr A B Davidson) <sup>39</sup>	1
Frimley Green Dental Care (Miss N B Mustafa) <sup>40</sup>	3

Source: NHS Choices

<sup>31</sup> <http://www.nhs.uk/Services/dentists/Staff/DefaultView.aspx?id=21095>

<sup>32</sup> <http://www.nhs.uk/Services/dentists/Staff/DefaultView.aspx?id=22080>

<sup>33</sup> <http://www.nhs.uk/Services/dentists/Staff/DefaultView.aspx?id=21436>

<sup>34</sup> <http://www.nhs.uk/Services/dentists/Staff/DefaultView.aspx?id=21438>

<sup>35</sup> <http://www.nhs.uk/Services/dentists/Staff/DefaultView.aspx?id=118432>

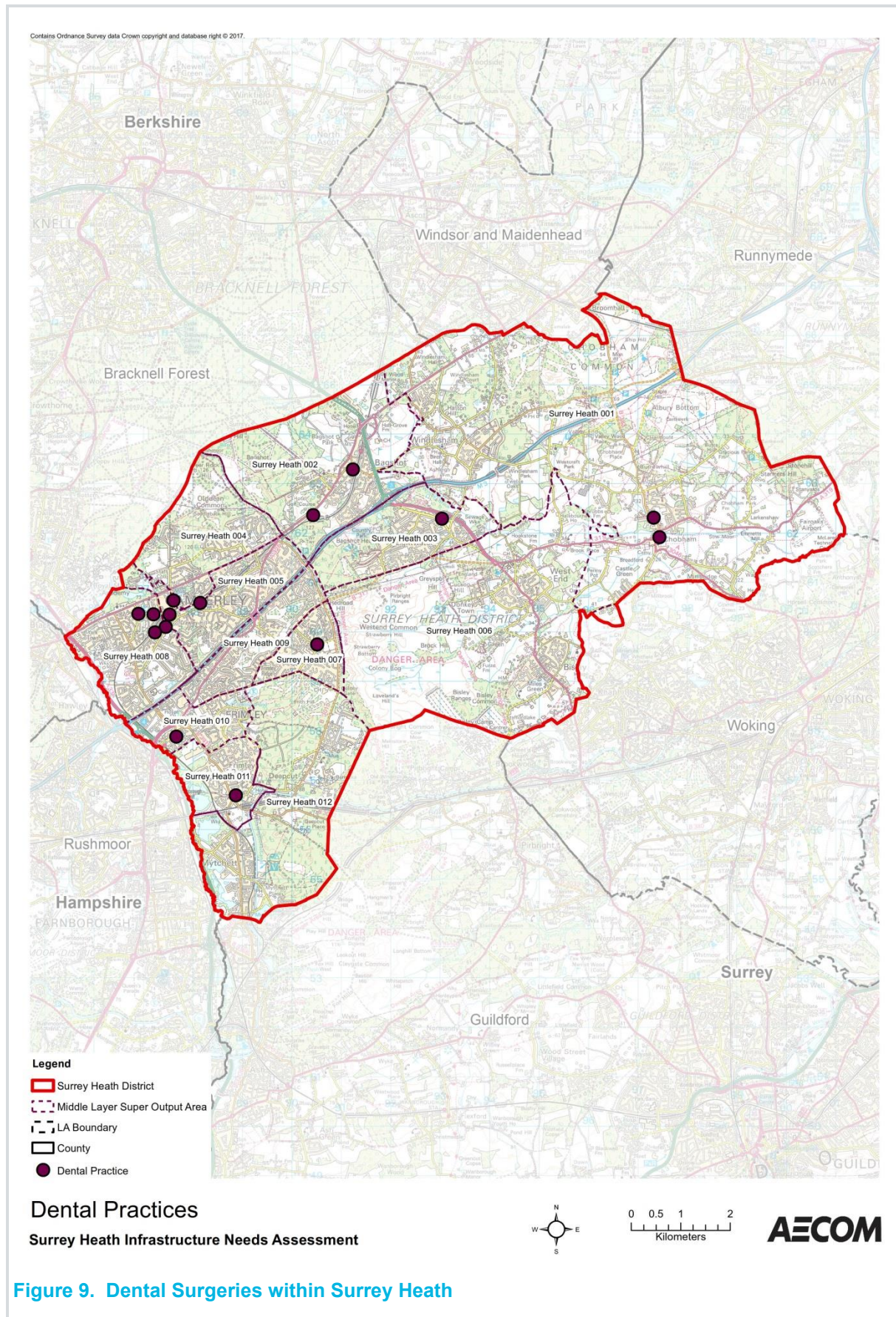
<sup>36</sup> <http://www.nhs.uk/Services/dentists/Staff/DefaultView.aspx?id=20780>

<sup>37</sup> <http://www.nhs.uk/Services/dentists/Staff/DefaultView.aspx?id=103546>

<sup>38</sup> <http://www.nhs.uk/Services/dentists/Staff/DefaultView.aspx?id=22079>

<sup>39</sup> <http://www.nhs.uk/Services/dentists/Staff/DefaultView.aspx?id=22086>

<sup>40</sup> <http://www.nhs.uk/Services/dentists/Staff/DefaultView.aspx?id=21217>



#### 4.4.5

#### 4.4.6 Future Demand and Planned Provision

- 4.4.7 There is no information available about the available spare capacity within dental surgeries in Surrey Heath currently. Not all of the surgeries within Surrey Heath are accepting new patients and population growth is likely to place additional pressure on dental services over the Plan period.
- 4.4.8 There are no known plans to deliver new dental surgeries over the plan period, however there is a possibility that dental services could be provided in conjunction with the delivery of new GP services likely to come forward at the Princess Royal Barracks site.
- 4.4.9 This section will be amended following the outcome of the Regulation 18 Issues and Options consultation.

### 4.5 Secondary Healthcare

#### 4.5.1 Scope

- 4.5.2 For the purposes of this study, secondary healthcare is defined as including hospital and specialist care services, including mental health care and services for older people. These services are overseen by the Surrey Heath CCG.

### 4.6 Hospitals

#### 4.6.1 Supply

- 4.6.2 Hospital care in Surrey Heath is provided by the Surrey Heath CCG, serving approximately 95,000 people in the Borough. Frimley Health NHS Foundation Trust operates Frimley Park Hospital in Surrey Heath, as well as two other hospitals outside the Borough; Heatherwood Hospital in Ascot and Wexham Park Hospital in Slough (which serve Berkshire, South Buckinghamshire, and Hampshire). While Frimley Park is the only hospital situated in Surrey Heath, there are three other hospitals (Royal Surrey County Hospital; Heatherwood Hospital; and St Peter's Hospital) situated in neighbouring Boroughs which may also be accessible to Surrey Heath residents dependent on the treatment required.
- 4.6.3 Frimley Park Hospital provides the following services:
- Accident and emergency services;
  - Admitted patient care for planned surgery and emergency medicine and surgery;
  - Critical care;
  - Day surgery;
  - Outpatient services and clinics, both in the hospitals and across a number of community settings; and
  - Community midwifery services.

- 4.6.4 A small portion of the Borough also falls within the North West Surrey CCG area, which has two hospitals: St Peter's Hospital and Ashford Hospital, managed by the Ashford and St. Peter's Hospitals NHS Foundation Trust. Surrey Heath residents are also able to access these hospitals for some routine and planned procedures, with these hospitals offering a variety of accident and emergency, in-patient, out-patient, surgical, and midwifery services.
- 4.6.5 Community healthcare within the Borough is also provided by the Surrey Heath District Nursing Team (Surrey Community Nursing Service) operated by Virgin Care, in partnership with the Surrey Heath CCG. This provides at home and on-call help and regular patient outreach services, with the aim of avoiding unnecessary admissions to hospital.<sup>41</sup> The Surrey and Borders Partnership NHS Foundation Trust also provides some services such as community mental health care<sup>42</sup>.

## 4.6.6 Future Demand and Planned Provision

- 4.6.7 The Surrey JSNA 2015<sup>43</sup> is "an assessment of the current and future health and social care needs of the local community". It identifies that overall the County is generally affluent but has areas of considerable poverty and poorer health, and instances of avoidable premature deaths. The Surrey Infrastructure Capacity Survey (2009)<sup>44</sup> found that the biggest impact on health services is likely to be from an ageing population. The JSNA corroborates this, and projects that the number of people in the County aged 85 and over will double to 69,000 by 2033. Older people can place greater demands on the health service in a number of ways, including a higher incidence of long term medical conditions (including dementia) and a higher likelihood of suffering complications associated with minor injuries (for example, falling over can have serious implications for an older person).
- 4.6.8 While there is no available information confirming a shortfall in hospital provision, and the Surrey Heath CCG (along with the Surrey and Borders Partnership NHS Foundation Trust and Surrey Heath District Nursing Team) provides a wide range of services across the County, it is likely that population growth in Surrey Heath will place additional pressure on hospital services over the Plan period. Consultation with local healthcare providers confirmed that there was little spare capacity and that the growth projected in Surrey Heath would lead to capacity issues in some parts of the Borough where there are existing 'hotspots' of need. This section will be amended following the outcome of the Regulation 18 Issues and Options consultation.

## 4.7 Mental Health

### 4.7.1 Supply

- 4.7.2 The Surrey JSNA 2015<sup>45</sup> defines mental health and mental illness as including social, psychological and biological factors, influenced by:
- The wider determinants of health, particularly socio-economic factors such as low income, unemployment, low levels of education, poor housing, violence and crime;
  - Family factors including parenting and family breakup;
  - Life events such as bullying, abuse, violence, physical illness, relationship breakdown, job loss, and bereavement; and
  - Individual factors including overall health and genetics.

<sup>41</sup> <http://www.virginicare.co.uk/vc-providers/surrey-community-nursing-service-surrey-heath/>

<sup>42</sup> <http://www.sabp.nhs.uk/>

<sup>43</sup> Surrey Joint Strategic Needs Assessment, (2015); SCC

<sup>44</sup> Surrey Infrastructure Capacity Survey, (2009); SCC

<sup>45</sup> Surrey Joint Strategic Needs Assessment, (2015); SCC

4.7.3 While hospital care in Surrey Heath is provided by the Surrey Heath CCG, as an acute healthcare provider they do not provide mental health services. Mental health services are instead provided and overseen by The Surrey and Borders Partnership NHS Foundation Trust.

4.7.4 The Surrey and Borders Partnership NHS Foundation Trust operates a Community Mental Health Recovery Service (CMHRS) in Surrey Heath (and each of the Boroughs in Surrey) providing mental health treatment and support. Services are provided in the community by health and social care professionals, including doctors, nurses, psychologists, social workers and therapists, and community organisations<sup>46</sup>.

#### 4.7.5 Future Demand and Planned Provision

4.7.6 The JSNA notes one in four British adults is estimated to experience at least one mental health disorder at some point in their lives, with the World Health Organisation projecting that by 2030 depression will be the leading global disease burden. Mental ill health is currently the largest financial burden of disease in the UK with 23% of the total cost, compared to 16% for heart disease (the second highest cost).

4.7.7 The JSNA estimates that in Surrey, 212,000 people aged over 16 years old have one or more mental health conditions. Surrey Heath is not identified as one of the Boroughs in Surrey with high rates of mental health need, and at a Lower Super Output Area, the JSNA identifies one of the Borough's wards as experiencing the lowest instances of mental illness in the County. See Figure 10 below.

Surrey wards with lowest levels of common mental illness (lowest Mental Health Indicator scores)					
Lower SOA	Local / Unitary Authority Name	Ward	LSOA_Name	Surrey CCG	Mental Health Indicator
E01030671	Runnymede	Englefield Green East	Runnymede 002A	NHS Windsor, Ascot and Maidenhead CCG	-2.36
E01030687	Runnymede	Thorpe	Runnymede 003E	NHS North West Surrey	-1.94
E01030691	Runnymede	Virginia Water	Runnymede 005C	NHS North West Surrey	-1.88
E01030779	Surrey Heath	Lightwater	Surrey Heath 003B	NHS Surrey Heath	-1.87
E01030474	Guildford	Pirbright	Guildford 002D	NHS Guildford and Waverley CCG	-1.86

**Figure 10. Surrey wards with lowest levels of mental illness**

4.7.8 The JSNA notes that Surrey has good levels of self-reported wellbeing currently<sup>47</sup>:

- It ranks lower than the England average percentages of people with a low 'satisfaction' score (3.3% in Surrey compared with an average of 4.8%).
- It ranks lower than the England average percentages of people with a 'low happiness score' (7% compared with an average of 9%).
- It ranks similarly to the England average percentages for low 'worthwhile' and high 'anxiety' scores (3.6% and 19.6%, compared with 3.8% and 19.4% respectively).

<sup>46</sup> <http://www.sabp.nhs.uk/services/mental-health/adult/community>

<sup>47</sup> Public Health Outcomes Framework 2014-5

- 4.7.9 There is no information to evidence a current shortfall in mental healthcare provision, and the Borough has relatively low rates of mental health need compared with other areas in the County. However, population growth will likely place additional pressure on mental health services over the Plan period.
- 4.7.10 In 2017, SCC decided not to recommission the First Steps Public Mental Health Programme (the previous contract ended on 31<sup>st</sup> March 2017). The Council cited “a combination of national direct cuts to the public health grant and a reduced budget for Surrey County Council as a whole”, with significantly less money to spend on core public health programmes within the County than in 2015/16. This combined with continuing pressures on service delivery means that the Council “still has significant financial challenges going forward and there is a need to make substantial savings across all budgets”<sup>48</sup>. There are currently no known plans for additional delivery or expansion of the CMHRS service provided by Surrey and Borders Partnership NHS Foundation Trust.

## 4.8 Services for Older People

### 4.8.1 Supply

- 4.8.2 The Care Act 2014 introduced an explicit requirement for County Councils to promote the integration of health and social care as part of their statutory duty. This helps to ensure that individuals have flexible accommodation options which meet their health and wellbeing needs which can meet the levels of support they need and allow for adaptations to promote independent living as their care needs change. In response to this requirement, SCC has produced an Integrated Commissioning Statement for each CCG area, outlining the approach to Accommodation with Care and Support – Older People.
- 4.8.3 Care for older people is provided by GPs, community health nurses, and in specialist facilities. Elderly care facilities are usually residential homes, such as care or nursing homes (for older people who need regular, dedicated care), and sheltered housing (for people who are able to live more independently but still need some form of regular assistance or access to help, if required). Sheltered housing is provided in a number of forms, predominantly through the private sector, Housing Associations, and SHBC.
- 4.8.4 At the current time there are 21 known residential homes in the Borough which provide for elderly people: nine care homes, eight care homes with nursing, and four nursing homes. Of these homes, 18 cater for people with dementia and 15 care for people with Alzheimer’s. In total, up to 1,227 elderly people can be cared for in the Borough’s residential care homes, however the current available bed spaces within these facilities is currently unknown. It is understood that some are currently accepting new residents. The most recent nursing homes, Kingsclear, provides 90 new bed spaces.
- 4.8.5 There are nine care facilities managed by housing associations or the Borough, and 16 sheltered housing schemes which are privately owned and managed. These facilities provide a total of 749 flats available for purchase or rent. There are only two flats currently for sale within the sheltered housing schemes below, and there is no information currently available on the capacity of housing association properties.

**Table 7. Care Facilities for Older People within Surrey Heath**

Type of Facility	Name of Facility	Bed spaces	Dementia care?	Alzheimer’s care?
Care home	Cambridge House	16	Y	Y
Care Home	Cherrydale	22	Y	Y
Care Home	Collingwood Grange Care Home	90	Y	Y

<sup>48</sup> <https://www.healthysurrey.org.uk/news/first-steps>



Type of Facility	Name of Facility	Bed spaces	Dementia care?	Alzheimer's care?
Care Home	Elmfield House	18	Y	Y
Care Home	Kings Lodge	64	Y	Y
Care Home	Kingsbury Court Care Home	60	Y	N
Care Home	Lakeview	62	Y	Y
Care Home	Upalong Residential Home	9	Y	Y
Care Home	Whitebourne	66	Y	Y
Care & Nursing	Barchester Corrina Lodge	58	N	N
Care & Nursing	Camberley Manor	60	Y	Y
Care & Nursing	Coxhill Manor	74	N	N
Care & Nursing	Kingsmead House Care Home	40	N	N
Care & Nursing	Moorlands Care Home with Nursing	40	Y	Y
Care & Nursing	Pembroke House	100	Y	Y
Care & Nursing	Princess Christian Care Centre	96	Y	N
Care & Nursing	Sunrise of Bagshot	99	Y	Y
Nursing Home	Beaumont Lodge Nursing Home	43	Y	Y
Nursing Home	Cedar Lodge Nursing Home	60	Y	N
Nursing Home	Holly Lodge Nursing Home	60	Y	Y
Nursing Home	Kingsclear	90 (available from Sept 2017)	Y	Y

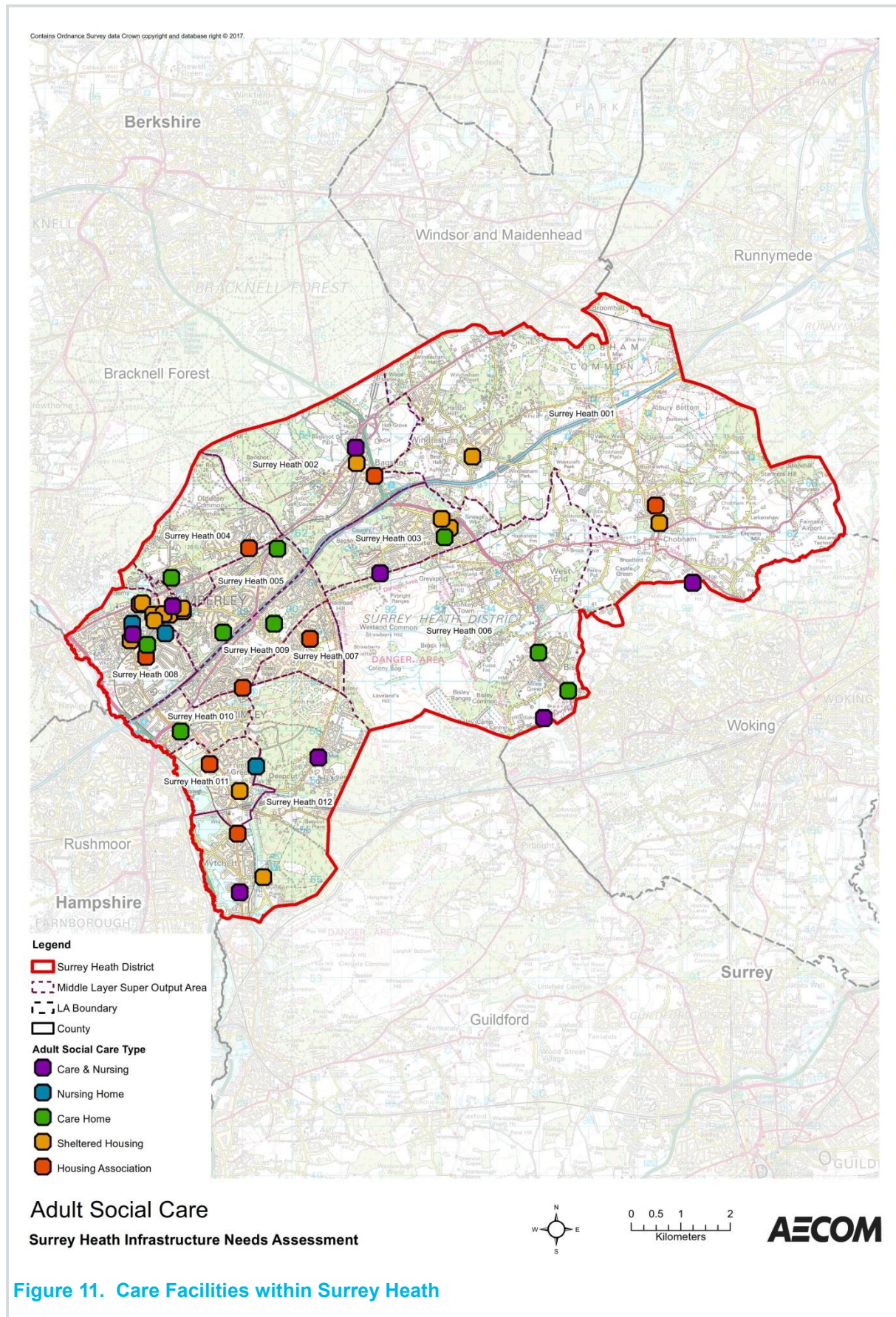
Source: <http://www.carehome.co.uk/>; [www.housingcare.org](http://www.housingcare.org)

**Table 8. Other Care Facilities for Older People within Surrey Heath**

Type of Facility	Name of Facility	Number of flats
Housing Association	Ballard Court	70
Housing Association	Bowling Green Court	47
Housing Association	Cranmore Court	48
Housing Association	Derek Horn Court	30
Housing Association	Heathermead Court	30
Housing Association	Meade Court	21
Housing Association	Orchard Court	16
Housing Association	Pollard Grove	27
Housing Association	Windsor Court	19
Sheltered Housing	Academy Gate	44
Sheltered Housing	Bentley Court	32
Sheltered Housing	Brooke Court	10
Sheltered Housing	Brookfield Court	15
Sheltered Housing	Byron Court	6
Sheltered Housing	Firwood Court	28
Sheltered Housing	Fromow Gardens	33

Type of Facility	Name of Facility	Number of flats
Sheltered Housing	Hart Dene Court	57
Sheltered Housing	Heathlands	8
Sheltered Housing	Katherine Court	21
Sheltered Housing	Mytchett Heath	31
Sheltered Housing	Oakleigh	14
Sheltered Housing	Passfield Lodge	24
Sheltered Housing	Reeves Court	34
Sheltered Housing	Stokes Lodge	60
Sheltered Housing	Wellington Lodge	24

Source: <http://www.carehome.co.uk/>; [www.housingcare.org](http://www.housingcare.org)

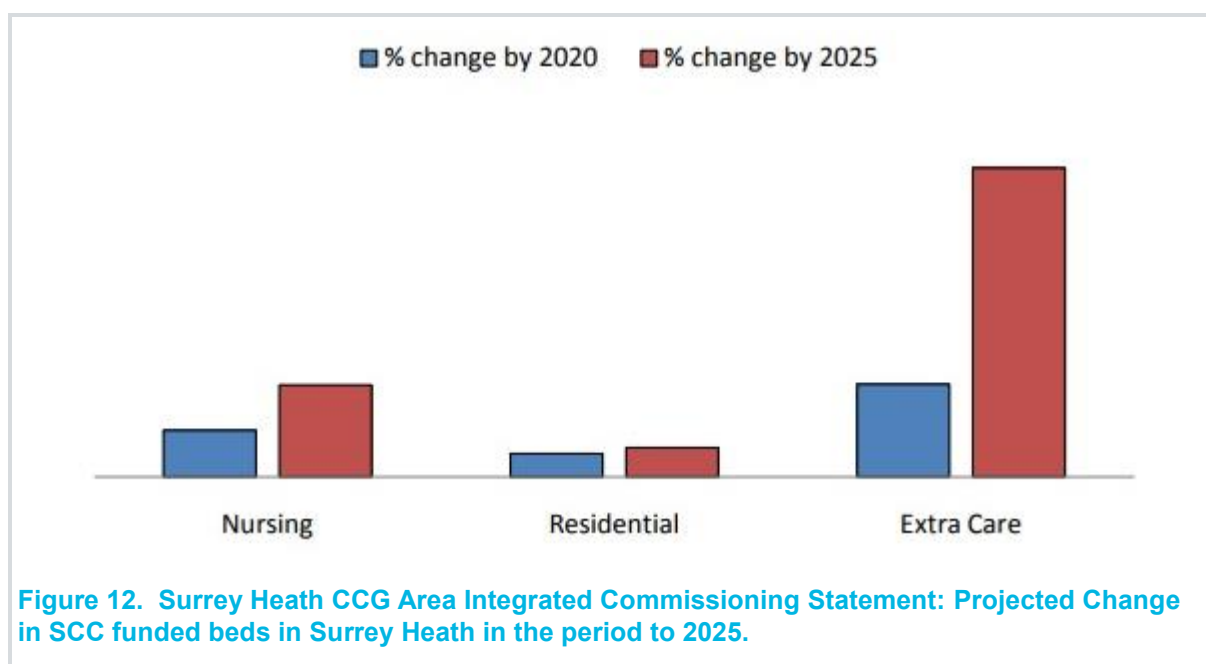


## 4.8.6

## 4.8.7

## 4.8.8 Future Demand and Planned Provision

4.8.9 The Integrated Commissioning Statement for Surrey Heath<sup>49</sup> notes that while the Surrey Heath CCG area has an above average capacity for nursing care (especially in wards like Bagshot and Frimley Green), there are also some wards with no nursing or residential capacity at all currently, with the largest potential demand being Mychett & Deepcut. While there is currently little or no availability in some areas of the CCG for nursing, residential, and extra care facilities (with this shortfall set to increase further in the period to 2025), SCC has committed to funding additional facilities to meet the short and medium term requirement, as outlined below in Figure 12.



4.8.10 This section will be amended following the outcome of the Regulation 18 Issues and Options consultation.

## 4.9 Key Findings

- There are 11 GP surgeries within Surrey Heath with a total of 59.49 FTE GPs. The average patient list per GP within the Borough is 1,781, slightly lower (i.e. better) than the England average ratio of 1,800.
- Only four of the ten GP surgeries within the Borough have a lower than average ratio of patients per GP, and may have some 'spare' capacity.
- There are 15 dental surgeries within Surrey Heath (that offer NHS treatment) with a total of 31 dentists. Not all of the 15 dental surgeries within the Borough are accepting new NHS patients, which may suggest that there are currently high numbers of registered patients at these practices.
- Hospital care in Surrey Heath is provided by the Surrey Heath CCG, serving a population of more than 95,000 people in the Borough. There is one hospital in the Borough (Frimley Park Hospital) which provides a range of inpatient and outpatient

<sup>49</sup> Accommodation with Care and Support – Older People Surrey Heath CCG Area Integrated Commissioning Statement, (2017) SCC

services, including A&E and maternity.

- Mental healthcare in the Borough is provided by the Surrey and Borders Partnership NHS Foundation Trust. The Surrey JSNA 2015 identifies that the Borough has relatively low rates of mental health need compared with other areas in Surrey.
- There are 21 residential homes, nine care facilities, and 16 sheltered housing schemes (owned and managed by the Borough and Housing Associations) in the Borough which provide care for elderly people, offering a total of 1,227 bed spaces.

## 5. Infrastructure Baseline – Community Infrastructure

### 5.1 Introduction

5.1.1 For the purposes of this report, community infrastructure includes libraries, community centres, halls, and meeting rooms (including facilities for young people, and day centres).

### 5.2 Libraries

#### 5.2.1 Scope

5.2.2 Libraries are free to use facilities accessible to the local community; providing a range of services including book lending, computer access, clubs and classes. The 1964 Public Libraries and Museums act sets out the duty of LAs to provide a comprehensive and efficient library service to all local residents and employees<sup>50</sup>. While libraries offer book lending in a traditional library setting, their operation and service model is evolving in line with current trends and technology; for example the need to provide access to virtual resources, and alternative ways for people to access libraries remotely or from home following the closure of Surrey's mobile library programme in 2011.

#### 5.2.3 Supply

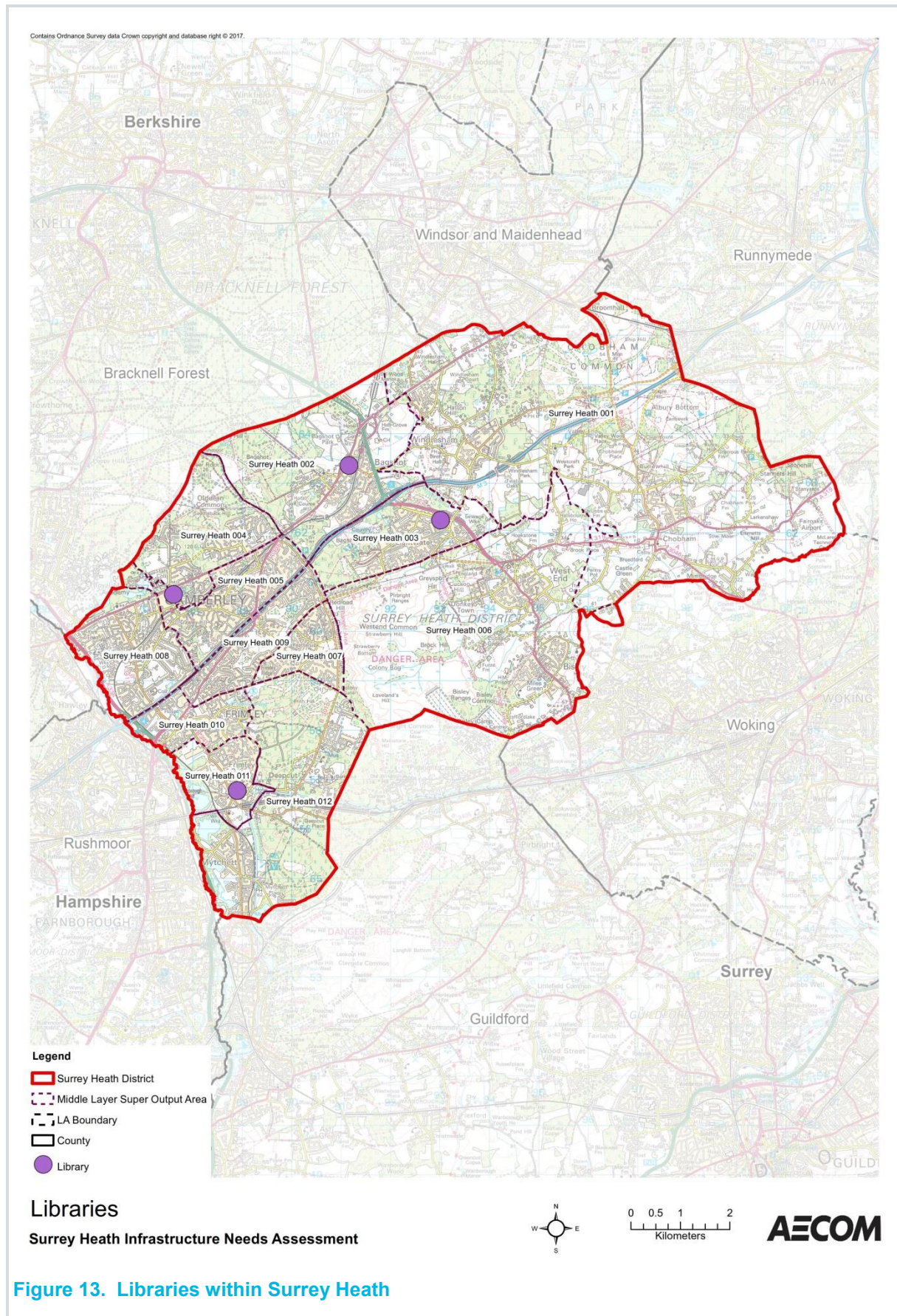
5.2.4 There are four libraries in Surrey Heath<sup>51</sup> and their location is shown in Figure 13. Library services in the Borough are managed by SCC with the exception of Bagshot Village Community Library, as outlined below:

- Bagshot Village Community Library is a community managed facility since 2012. It offers book and DVD lending, internet access and printing facilities, photocopying, free wifi, and newspapers. The library operates a book club managed by volunteers, story and rhyme sessions for babies, and monthly poetry readings.
- Camberley Library has book and DVD lending facilities, internet access and free wifi, printing, fax, and photocopying services, and newspapers. The library also offers community facilities such as assistance for elderly and disabled people with applications for bus passes, arts and stationary materials for sale, a hireable meeting room for community events, and story and rhyme sessions for babies, and a children's reading club.
- Frimley Green Library offers book and DVD lending, computers, internet access and free wifi, scanning and printing facilities, assistance for elderly and disabled people with applications for bus passes, arts and stationary materials for sale, and rhyme and story time for babies.
- Lightwater Library offers book lending, computer and internet facilities, a DVD library, assistance for elderly and disabled people with applications for bus passes, arts and stationary materials for sale, and a Saturday morning coffee shop.

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<sup>50</sup> *Comprehensive, Efficient and Modern Public Libraries*, (2001); Department of Culture, Media and Sport

<sup>51</sup> <https://www.surreycc.gov.uk/people-and-community/libraries/your-library/find-your-nearest-library/virginia-water-community-library>



- 5.2.5 It is understood that all four libraries in Surrey Heath are in a good condition and well maintained. Many of the libraries have volunteer networks who also undertake fundraising and regular repairs. This section will be amended following the outcome of the Regulation 18 Issues and Options consultation.
- 5.2.6 In 2011 SCC undertook a review of its libraries - the Public Value Review of Libraries<sup>52</sup> - which determined that a number of libraries should be staffed by volunteers as community managed facilities; a process which is currently ongoing. It was recommended that the mobile library service should be discontinued due to low levels of use.

### 5.2.7 Future Demand and Planned Provision

- 5.2.8 Following the Public Value Review of Libraries in Surrey, the County Council has confirmed it will retain all libraries in Surrey Heath. The Review confirmed that any future provision of new facilities is anticipated to be delivered as part of a hub or shared facility (e.g. as in the case of Addlestone Library in the neighbouring borough of Runnymede) in line with the Borough's desire to incorporate community services in easily accessible, shared locations.
- 5.2.9 Surrey's strategy on library provision is centred on maximising capacity within existing infrastructure rather than the addition of new physical infrastructure. It is also understood that the County is seeking to deliver additional choice to all residents across Surrey through a shift from physical facilities to online services such as e-books and electronic information. A greater shift to digital delivery may generate physical capacity within the Borough's libraries that could be utilised for other community services.

## 5.3 Community Centres

### 5.3.1 Scope

- 5.3.2 Community centres include halls and meeting rooms, youth centres for young people, and day centres for older people. These facilities typically provide community uses such as events for older people, children and youths, and other activities such as mother and baby groups, lunch clubs and other meetings. Community centres can also provide space for events and cultural activities, and serve wider purposes such as providing affordable hireable space for use by individuals or the local community.

### 5.3.3 Supply

- 5.3.4 There are a variety of community centres in Surrey Heath the majority of which are overseen and managed by the Borough, and some of which are run as not for profit or charity facilities. There are five community centres, three village halls, two youth centres, and one day centre in the Borough. See Table 9 and Figure 14 for details.
- 5.3.5 In addition to the facilities outlined below, the Camberley Theatre and Conference Centre also offers meeting spaces of varying sizes, and the Garrison Jubilee Community Centre serves families at Deepcut Barracks offering children's activities, childminding, and coffee mornings.

**Table 9. Community Centres within Surrey Heath**

Type of Facility	Name of Facility	Activities/services offered
Community Centre	Heatherside Community Centre	Hall and smaller meeting spaces, mum and baby classes, pilates, badminton, Women's Institute, Senior Citizens club
Community Centre	Deepcut Village Community Centre	Hall and kitchen, painting, girl guides,

<sup>52</sup> Public Value Review of Libraries, (2011); Surrey County Council



Type of Facility	Name of Facility	Activities/services offered
		Senior Citizens fitness sessions, After School club
Community Centre	Briars Community Centre	Hall and kitchen, dance, nursery, dog training, martial arts.
Community Centre	Mytchett Community Centre	Four hireable rooms, dance classes, pilates, fitness classes, community quiz and seasonal nights
Community Centre	Frimley Community Centre	Hall with kitchen and bar offering hireable space for events, with a capacity of 150 people.
Village Hall	Chobham Village Hall;	Hall with hireable space for meetings and events, with capacity of 50 people.
Village Hall	Chertsey Road Hall	Hall with kitchen, scout groups, Women's Institute, children's clubs, drama groups
Village Hall	Chobham Pavilion	Hall with kitchen offering hireable space for meetings and events.
Village Hall	Valley End Institute	Hall with hireable space for meetings and events
Village Hall	Tringham Village Hall	Hall with kitchen offering hireable space for events, with a capacity of 150 people. Regular bowls club, dance school, and badminton club.
Village Hall	St John's Link, Windlesham	Hall with kitchen and five rooms with capacities between eight and 100 people.
Village Hall	Bisley Village Hall	Hall with hireable rooms, theatre club, gymnastics, yoga, bowls, pre-school
Village Hall	Frimley Lodge Park Hall	Hall with hireable space, parent and baby classes, yoga.
Youth Centre	Frimley Green Youth Centre	Activities for teenagers and young people including drop in events, homework advice, careers sessions
Youth Centre	Old Dean Youth Centre	Activities for teenagers and young people including drop in events, homework advice, careers sessions
Day Centre	Windle Valley Centre	Day centre for older people offering social events, exercise classes, meetings, and a café.

Source: Surrey Heath Borough Council

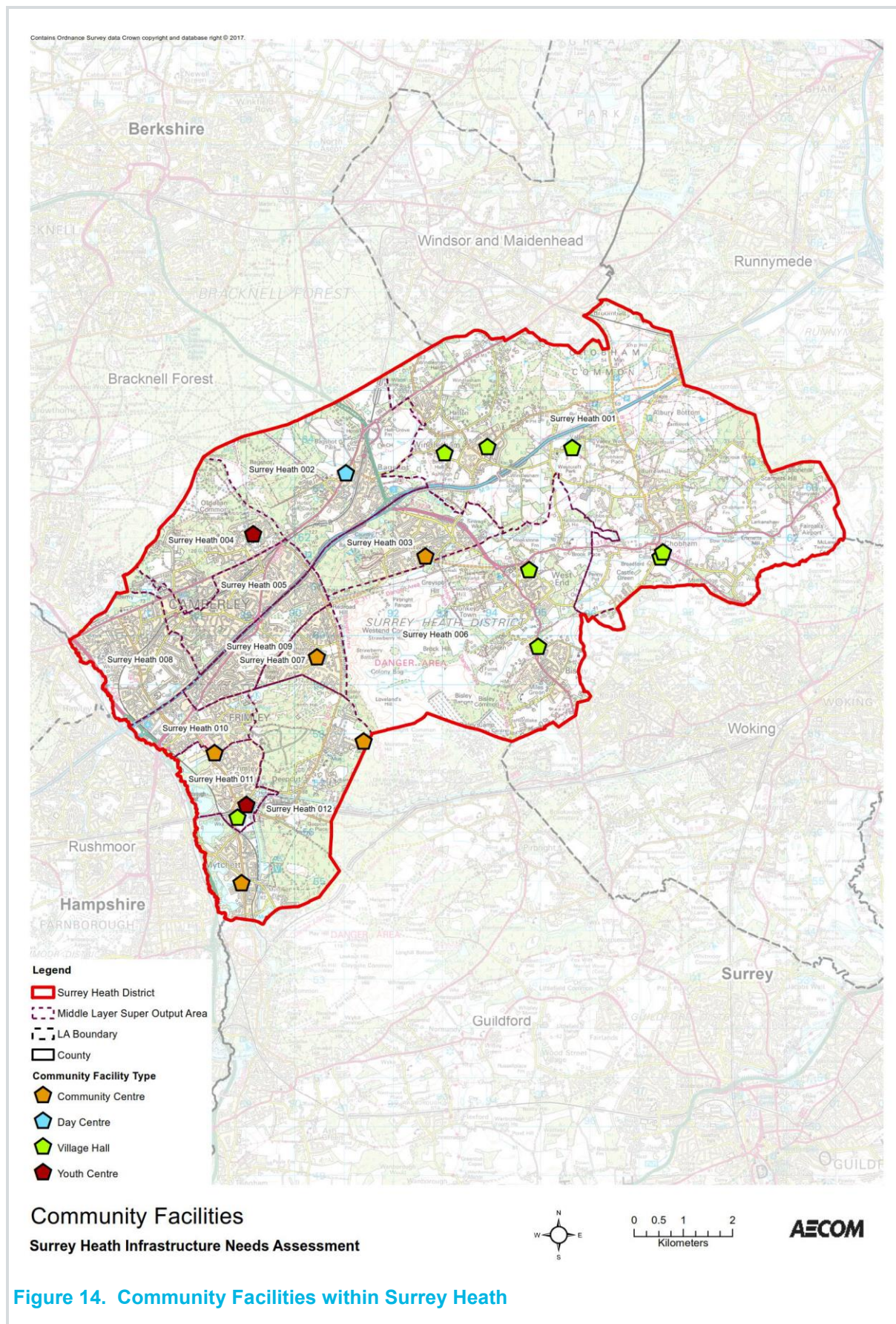


Figure 14. Community Facilities within Surrey Heath

### 5.3.6

### 5.3.7

### 5.3.8 Future Demand and Planned Provision

- 5.3.9 Surrey Heath currently appears relatively well-served by a range of community centres, distributed throughout the Borough. However population growth over the Plan period, in particular amongst young or older age groups, could lead to a requirement to provide additional services or facilities. It is likely that groups who use community centres will seek greater levels of funding and access to facilities, and there will be more volunteers and financial resources required from the Borough to deliver services to support facilities in the local community.
- 5.3.10 The majority of the Borough's community centres and services for youths and older people are run and managed by volunteers, without whom the range of centres and activities in the Borough could not be offered.
- 5.3.11 With the planned closure of Deepcut Barracks, the community centre currently on-site offering services to residents at the barracks will likely close; this facility predominantly serves the military at present and is not likely to create a significant loss to the wider community. As part of the redevelopment of the site, it is also envisaged that a community centre or similar facility would be provided in the future.
- 5.3.12 It is understood that there is no planned expansion of either physical infrastructure or community facility services at this time, as it is understood that existing premises are not considered to be at capacity, with some having undergone recent refurbishment or renovation. Should any new facilities be required within Surrey Heath, consultation has emphasised that the Borough would like to encourage co-location of services within community hub options. As such, there may be the potential for services for youths and older people to be combined with other services such as libraries. This sections will be amended following the outcome of the Regulation 18 Issues and Options consultation.

## 5.4 Key Findings

- There are four libraries located throughout the Borough (one of which is community managed) which offer a range of facilities. There is not understood to be a shortage in library provision currently and all libraries within Surrey Heath have been retained following a Surrey-wide review of facilities in 2011. There is currently no further provision planned, and any re-provision or expansion is likely to be in conjunction with the co-location of another community facility.
- The Borough is reasonably well served by a number of community centres and village which provide a range of classes, groups, and services for people of all ages and rely heavily on volunteering, fundraising and donations to operate. There is no planned expansion of physical community infrastructure or services at this time, as it is understood that existing facilities are not considered to be at capacity.



## 6. Infrastructure Baseline – Recreation

### 6.1 Introduction

6.1.1 This section considers indoor and outdoor sports facilities (e.g. courts and pitches) and equipped child play space. These facilities can accommodate a variety of activities and can be grouped together in a leisure centre or a standalone outdoor court or pitch. It is acknowledged that in addition to the facilities considered in this baseline, some people may choose to use privately operated facilities as part of health clubs or fitness centres (such as those run by Virgin Active and LA Fitness) or may conduct sports matches using parks or open spaces not formally designated for sports use; these facilities are not included in this baseline.

### 6.2 Indoor Sports

#### 6.2.1 Supply

6.2.2 There are a range of indoor sports facilities in the Borough. Surrey Heath owns one leisure centre (Arena Leisure Centre) which is operated by Places for People Leisure. Lightwater Leisure Centre is owned and operated by the Lightwater Trust. The Tomlinscote School Sports Centre was owned and managed by Blue Leisure Management, however in September 2017 was transferred for management to Tomlinscote School.

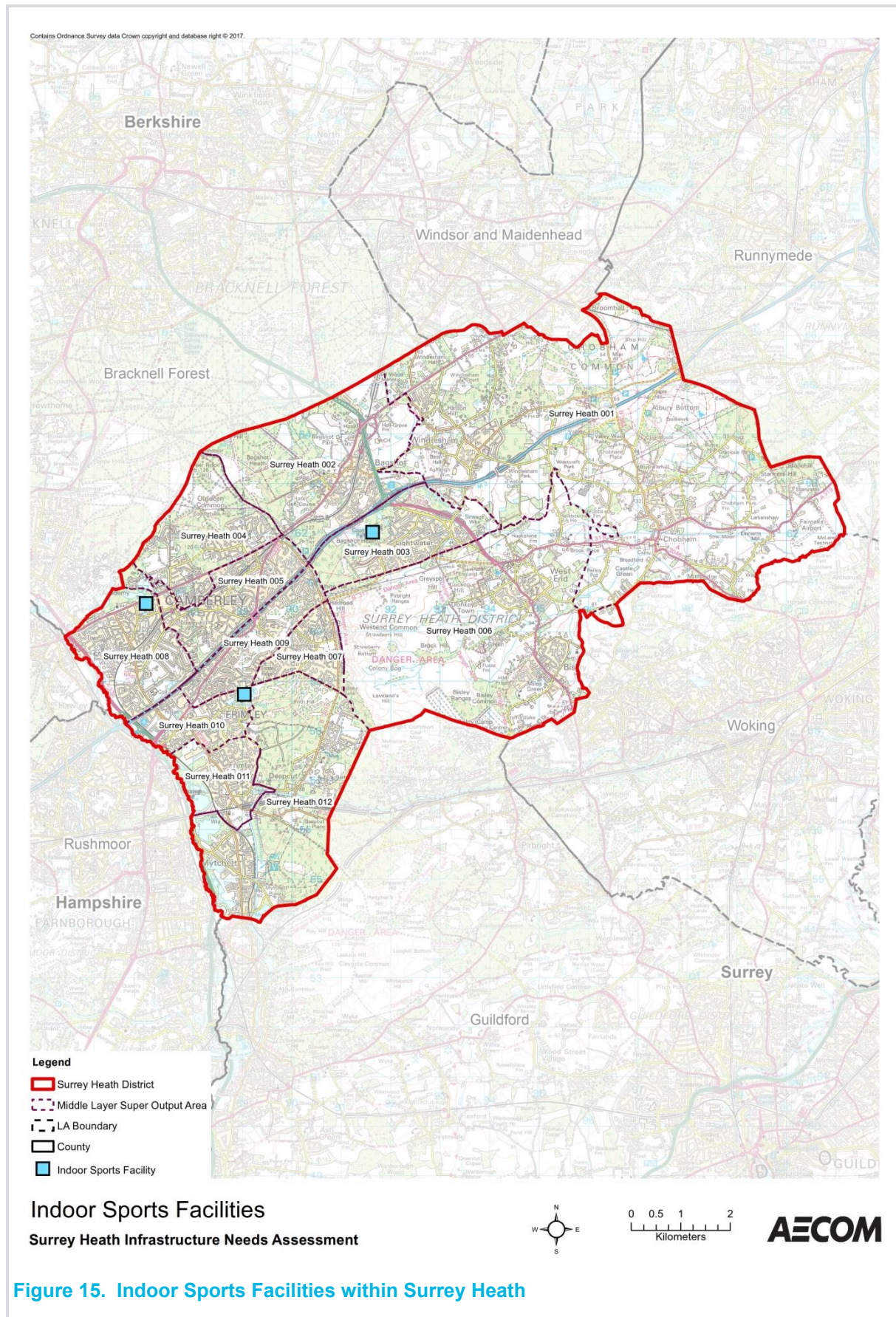
6.2.3 Additionally there are a number of privately operated clubs and facilities in the Borough, including two school sports centres (Kings International College, and Collingwood College) which offer hireable sports facilities for clubs to use, the Camberley and District Indoor Bowling Club, Surrey Classical Ballet Centre, and the Phoenix Badminton Club, among many others.

6.2.4 Table 10 and Figure 15 below describe these facilities.

**Table 10. Indoor Sports Facilities within Surrey Heath**

<b>Name of Facility</b>	<b>Type of sports provision</b>
Arena Leisure Centre	Sports hall Gym Tennis Badminton Squash Gymnastics Football Swimming pool
Lightwater Leisure Centre	Sports hall Gym Badminton
Tomlinscote School Sports Centre	Sports hall Gym Football Badminton Volleyball Basketball

Source: Surrey Heath Indoor Facilities Assessment (2016) and consultation with Surrey Heath Borough Council



- 6.2.5 The Surrey Heath Indoor Facilities Assessment provides detailed analysis of facilities and their usage and notes that gym and fitness activities are the most popular indoor sports activities in the Borough among all ages and genders, with one in seven adults using the gym at least once per month.
- 6.2.6 Rates of participation in indoor sports within Surrey Heath (37.3% of adults participated in at least 1 x 30 minutes moderate intensity sport per week) are above the national (35.8%) average. Similarly, sports club membership in Surrey Heath (23.1%) is slightly above the national average (21.8%). Notably, rates of sports tuition within the Borough (22.5% residents received sports tuition during the 12 months prior to the study) are significantly above both the regional (18%) and national (5.6%) averages.

### 6.2.7 Future Demand and Planned Provision

- 6.2.8 Indoor sports provision in Surrey Heath is of a reasonable quality and generally fit for purpose, however leisure centres are often “*full to capacity at peak periods and are of below average quality (mainly due to their age)*”<sup>53</sup>.
- 6.2.9 Arena Leisure Centre is likely to require additional investment and possible redevelopment over the coming years to ensure that it remains fit for purpose and continues to serve the local community and attract visitors. The Surrey Heath Indoor Facilities Strategy (2016) proposed that a new flagship leisure facility is developed to replace the Arena Leisure centre as a ‘high’ priority in the period to 2025<sup>54</sup>. There is no committed funding from the Borough currently available for these improvements.
- 6.2.10 This section will be amended following the outcome of the Regulation 18 Issues and Options consultation.

## 6.3 Outdoor Sports

### 6.3.1 Supply

- 6.3.2 At the current time there are 40 publicly accessible outdoor sports facilities within the Borough which provide a range of pitches and courts for sport, including: football; cricket; hockey; tennis; and rugby. Details are set out in Table 11. Additionally, there are facilities for use by the clubs which own/lease them, e.g. the cricket pitch at Chobham Cricket Club, which is also available for community access. In addition, there are five outdoor bowls clubs (not listed here) which are not accessible for community use and reserved for members.

**Table 11. Outdoor Sports Facilities within Surrey Heath**

Name of Facility	Type of sports provision	Type of facility
Alma Dettingen Playing Fields	Football	Park / playing fields
Bagshot Football Club (Pennyhill Park)	Football	Park / playing fields
Bagshot Park	Cricket	Park / playing fields
Bisley Recreation Ground	Football, hockey	Park / playing fields
Briar Avenue Recreation Ground	Football	Park / playing fields
Chobham Recreation Ground	Football, hockey, tennis	Park / playing fields
Chobham Road Recreation Ground	Football, cricket	Park / playing fields
Frimley Green Recreation Ground	Football, cricket, tennis	Park / playing fields
Frimley Lodge Park	Football, Cricket	Park / playing fields
Heatherside Recreation Ground	Football	Park / playing fields
Krooner Park	Football	Park / playing fields

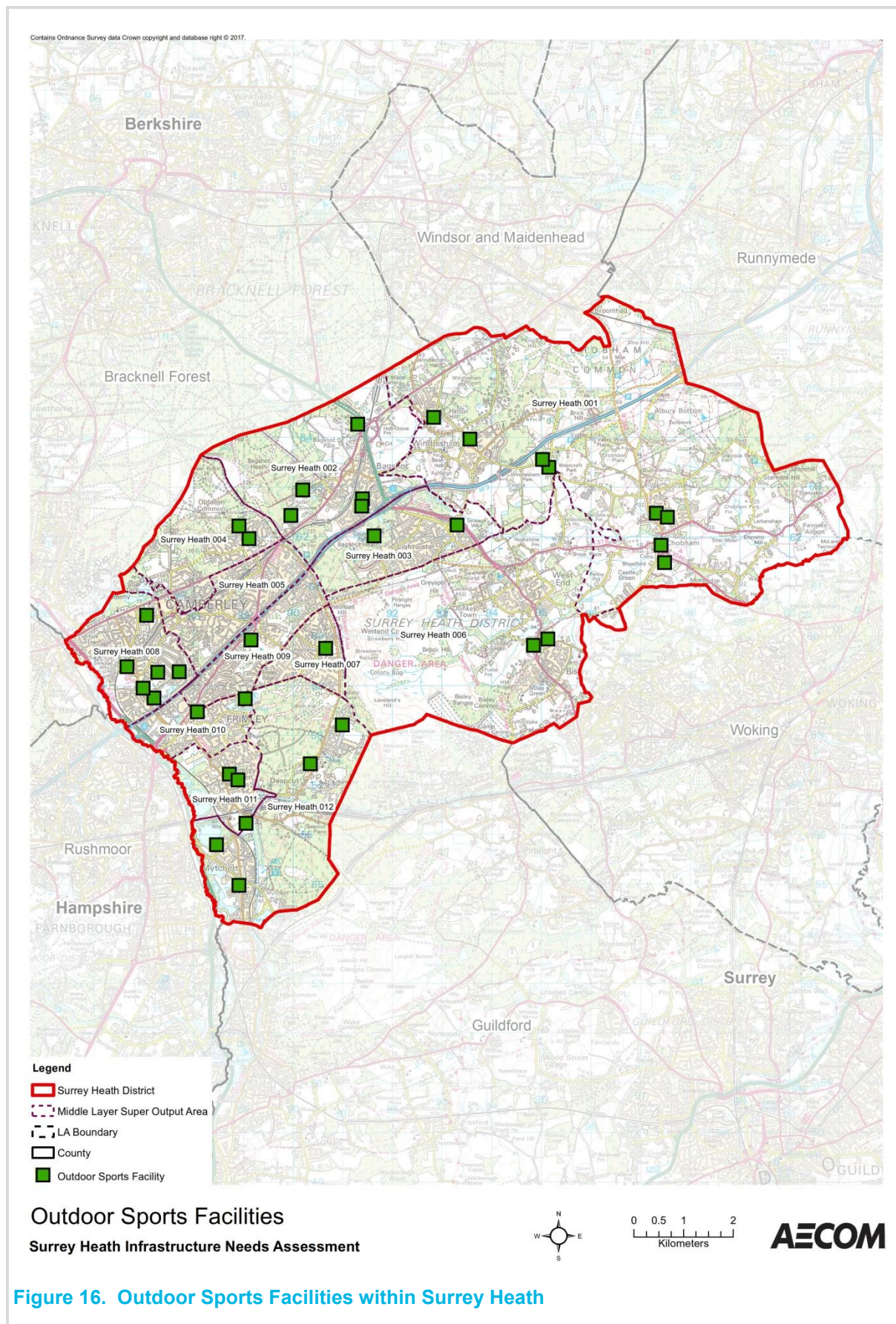
<sup>53</sup> Surrey Heath Indoor Facilities Assessment, (2016); Knight Kavanagh & Page for Surrey Heath Borough Council

<sup>54</sup> Surrey Heath Indoor Facilities Strategy, (2016); Knight Kavanagh & Page for Surrey Heath Borough Council

Name of Facility	Type of sports provision	Type of facility
Lightwater Recreation Ground	Football	Park / playing fields
Lion Park	Football	Park / playing fields
London Road Recreation Ground	Football, cricket, tennis	Park / playing fields
Mytchett Recreation Ground	Football	Park / playing fields
Old Dean Recreation Ground	Football	Park / playing fields
Pennyhill Park	Tennis	Park / playing fields
Southcote Park	Tennis	Park / playing fields
The West End Recreation Ground	Football, tennis	Park / playing fields
Watchetts Recreation Ground	Cricket, rugby, tennis, bowls	Park / playing fields
Windlesham Field of Remembrance	Football, cricket	Park / playing fields
Windlesham Park	Cricket	Park / playing fields
Woodend Road	Football	Park / playing fields
Lightwater Leisure Centre	Football, rugby, hockey, tennis, netball	Leisure Centre
Tomlinscote School Sports Centre	Football, cricket, rugby, hockey, tennis	Sports Centre
Mytchett Community Centre	Football, tennis	Community Centre
Bagshot Tennis Club	Tennis	Club with community access
Camberley Cricket Ground	Cricket	Club with community access
Chobham Cricket Club	Football, Cricket	Club with community access
Chobham Rugby Club	Rugby	Club with community access
Connaught Pavilion	Football	Club with community access
Deepcut Community Football Club	Football	Club with community access
Frimley Green Football Club	Football	Club with community access
Valley End Cricket Club	Cricket	Club with community access
Collingwood College	Football, cricket, netball	School with community access
Connaught Junior School	Football, tennis, netball	School with community access
Kings International College	Football, rugby, hockey, tennis, netball	School with community access
South Camberley Primary & Nursery School - Redwood Campus	Football	School with community access
Wishmore Cross Academy	Rugby	School with community access
Woodcote House School	Football, cricket	School with community access

Source: Surrey Heath Playing Pitch Strategy Assessment Report and consultation with Surrey Heath Borough Council





6.3.3 The Surrey Heath Playing Pitch Strategy and Action Plan 2016<sup>55</sup> identified that across the Borough there is a deficiency of outdoor sports facilities for football (grass pitches) in urban areas, and football (astro turf pitches) and rugby pitches in rural and urban areas. Demand for cricket, hockey, netball and bowls is currently being met borough-wide, with two lawn tennis clubs operating above capacity.

6.3.4 The report finds that:

- Of the football pitches available for community use, 60% are assessed as standard quality and 35% as poor quality, with only 6% as good quality.
- The audit of grass wicket cricket pitches found 70% of pitches are of standard quality, with 15% of good quality, and 15% of poor quality.
- None of the rugby pitches were assessed as good quality, with 40% as standard quality and 60% poor quality.
- No quality assessment was made of hockey pitches.
- 53% of tennis courts were found to be of standard quality, with 23% of good quality and 23% of poor quality.
- Over 24% of netball courts were assessed as poor quality, and the remaining 76% as good quality.

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<sup>55</sup> Surrey Heath Playing Pitch Strategy and Action Plan, (2016); Surrey Heath Borough Council

### 6.3.5 Future Demand and Planned Provision

- 6.3.6 The Surrey Heath Playing Pitch Strategy and Action Plan 2016<sup>56</sup> identifies the future position in terms of demand for pitches. It forecasts the exacerbation of current shortfalls and the creation of shortfalls for some pitches and for some areas where demand is currently being met.
- 6.3.7 Demand for athletics, netball, tennis, and children's football is projected to increase, particularly through the membership of sports clubs. For other sports, demand is likely to remain static in the medium to long term.
- 6.3.8 There is the need to ensure, through the use of the Playing Pitch Strategy, that outdoor sports facilities are protected through the implementation of local planning policy. Additionally, pitch quality, overplay (particularly for football) and security of tenure are identified as key future priorities. On some sites there is likely to be the capacity to reconfigure pitches, and explore the opportunity for increased use of pitches within community and education facilities. This is considered as being particularly important by the Borough, given shortages of available land currently available for formal recreational use within Surrey Heath. As such, improvements to existing facilities through reconfigurations and upgrades are being prioritised over extensions or delivery of new facilities.
- 6.3.9 The Strategy emphasises that partners, led by the Council, should ensure that appropriate funding is secured for improved sports provision, and that this is directed to areas of need. Although some investment in new provision will not be made by the Council directly, it is important that the Council seeks to direct and lead a strategic and co-ordinated approach to facility development to address community needs whilst avoiding duplication of provision.
- 6.3.10 There are no identified sources of funding in the Surrey Heath Playing Pitch Strategy and Action Plan 2016, which suggests that applications to funding bodies and the appropriate use of developer contributions are the most appropriate ways to fund future outdoor sports provision and enhancements.
- 6.3.11 It is reasonable to assume that population growth in Surrey Heath will increase demand; with pressure on particular types of facilities resulting from growth in particular age groups .

## 6.4 Play Space

### 6.4.1 Supply

- 6.4.2 Play space can include equipped play provision, or more informal areas for creative play, and relaxation areas for older children. The Surrey Heath Open Space Assessment 2016<sup>57</sup> identifies that there are 45 play facilities in the Borough, with a total area of just over three hectares. See Table 12 and Figure 18 for details.
- 6.4.3 There are 38 play areas within Surrey Heath, three skate parks, one Multi-use Games Area (MUGA) and one teen shelter area, as outlined in Table 12.

**Table 12. Play Facilities within Surrey Heath**

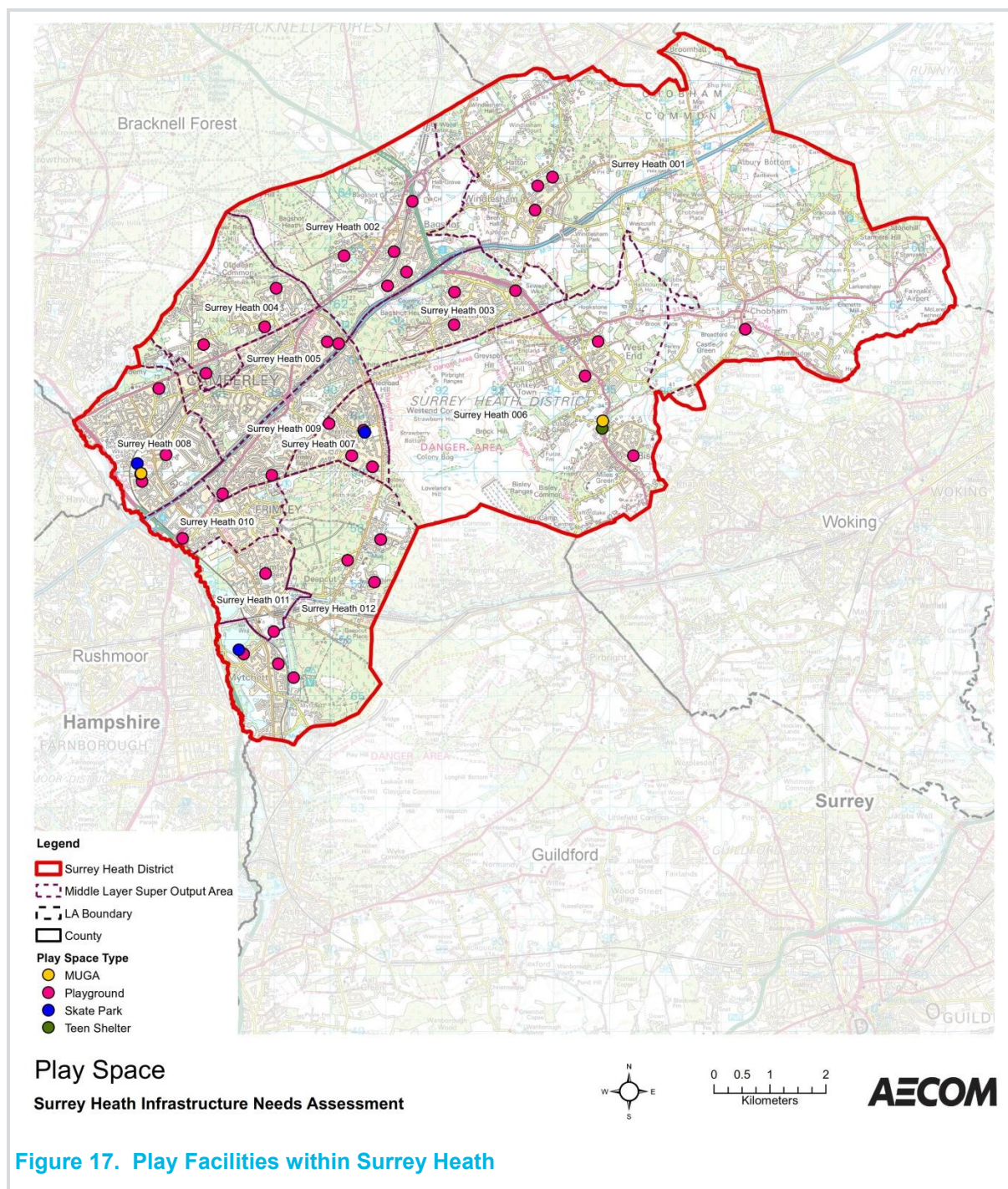
Name of Facility	Type of play provision
Albert Road Play Area	Playground
Bagshot Playing Fields Play Area	Playground
Basingstoke Canal Central Play Area	Playground
Benner Lane Playground	Playground

<sup>56</sup> Surrey Heath Playing Pitch Strategy and Action Plan, (2016); Surrey Heath Borough Council

<sup>57</sup> Open Space Assessment, (2016); Knight, Kavanagh, and Page, for Surrey Heath Borough Council

Name of Facility	Type of play provision
Bentley Copse Play Area	Playground
Briar Avenue Play Area	Playground
Burrell Road Play Area	Playground
Camberley Park Play Area	Playground
Cheylesmore Park Play Area	Playground
Chobham Recreation Ground	Playground
Chobham Road Recreation Ground	Playground
Clews Lane Play Area	Playground
Cyprus Road Play Area	Playground
Deanside Play Space	Playground
Evergreen Road Play Space	Playground
Freemantle Road Play Area	Playground
Frimley Green Recreation Ground	Playground
Frimley Lodge Park Play Area	Playground
Frimley Lodge Park Play Area	Playground
Heatherside Recreation Ground	Playground
Heathside Park Play Space	Playground
Kings Lane Play Area Rural	Playground
Lightwater Country Park Play Area	Playground
Lightwater Recreation Ground Play Area	Playground
Loman Road Play Area	Playground
Maguire Open Space	Playground
Martell Close Play Area	Playground
Mytchett Recreation Ground Play Area	Playground
Old Dean Rec Play Area	Playground
Orchard Way Playspace	Playground
Rosewood Way Play Area	Playground
School Lane Play Area	Playground
Suffolk Court Play Area	Playground
Upland Road Play Area	Playground
Whitmoor Road Play Area	Playground
Windlesham Field Of Remembrance Play Area	Playground
Windmill Field Play Area	Playground
Woodend Road Play Area	Playground
Crabtree Park Skate Area	Skate park
Heatherside Recreation Ground Skate Park	Skate park
Mytchett Recreation Ground Skate Park	Skate park
Bisley Multi Use Games Area	MUGA
Bisley Green Teen Shelter	Teen shelter

Source: Surrey Heath Open Space Assessment 2016

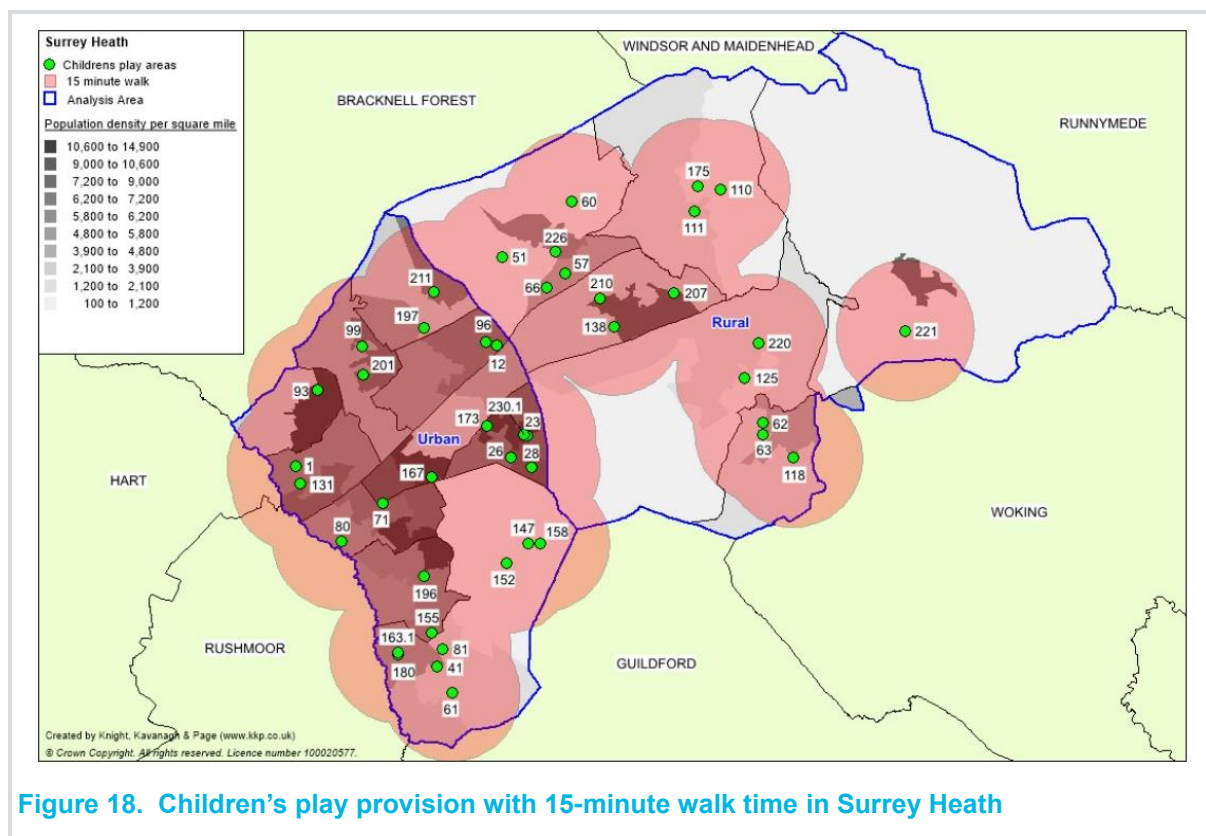


**Figure 17. Play Facilities within Surrey Heath**

6.4.4 Fields in Trust (FiT) provide a benchmark for provision of play facilities: a target of 0.8 ha per 1,000 population. This is broken down as 0.25ha of equipped play space, and 0.55ha of informal play space. It found however, that provision in the Borough equated to approximately 0.03ha per 1,000 population, considerably below the 0.8ha target.

6.4.5 Recently published guidance by FiT suggests an approximate catchment guideline of a 5-10 minute walk. The Assessment notes however that the most common travel time expected by respondents in order to access children’s play areas within the Borough is a 10-15 minute walk (45%). Applying this standard, Figure 18 (taken from the Surrey Heath Open Space Assessment 2016<sup>58</sup>) identifies where areas of deficiency in provision may exist, on the basis of a 15 minute catchment from dwellings.

<sup>58</sup> Open Space Assessment, (2016); Knight, Kavanagh, and Page, for Surrey Heath Borough Council



**Figure 18. Children’s play provision with 15-minute walk time in Surrey Heath**

### 6.4.6 Future Demand and Planned Provision

6.4.7 The findings of the Open Space Assessment indicate that there is currently a reasonable level of play provision, with quality of play provision across Surrey Heath being reasonably high as 73% of facilities scored above the threshold for quality. User surveys undertaken as part of the assessment suggested that the quantity of provision is viewed as being sufficient; however quality of equipment and surfaces at a number of sites require attention.

6.4.8 Surrey Heath Borough Council has invested considerably in new play areas over the past five years via Planning Infrastructure Contributions and Capital funding. Play sites that have been improved or refurbished include:

- Camberley Park (2015);
- Bentley Copse (2014);
- Old Dean Recreation Play Area (2011 and 2013);
- Albert Road Play Area (2013);
- Frimley Green Recreation Ground (2013);
- Frimley Lodge Park Play Area (2011); and
- Watchetts Recreation Ground Play Area (2016).

6.4.9 It is considered reasonable to assume that as part of the development of the former Deepcut Barracks site, play facilities to support the population of the new settlement will be provided and funded by the developer.

## 6.5 Key Findings

- Publically accessible indoor sports facilities are situated at Arena Leisure Centre, Lightwater Leisure Centre, and Tomlinscote School Sports Centre. These include

sports hall, gym, tennis, gymnastics, badminton, football, and swimming. Additionally there are a number of privately operated clubs and facilities in the Borough, including two school sports centres (Kings International College, and Collingwood College) which offer hireable sports facilities for use by sports clubs.

- There are 40 publically accessible outdoor sports facilities within the Borough which provide a range of pitches and courts for sport, including football, cricket, tennis, rugby, and hockey facilities. There are a variety of sports clubs and accessibility across the Borough is good.
- There are 43 play facilities in the Borough including three skate parks, one MUGA, and one teen shelter area. The FiT benchmark for provision of play facilities targets provision of 0.8 ha per 1,000 population, however, provision in the Borough equates to only 0.03ha per 1,000 population. Despite this however, the majority of play facilities are accessible within a 15 minute walking distance of dwellings.

## 7. Infrastructure Baseline – Green Infrastructure

### 7.1 Introduction

- 7.1.1 Natural England’s Green Infrastructure Guidance states that green infrastructure is a “*strategically planned and delivered network comprising the broadest range of high quality greenspaces and other environmental features*”. According to Natural England, green infrastructure includes: parks and gardens, amenity greenspace, natural and semi-natural urban greenspaces, green corridors, spaces for agriculture (such as allotments), as well as cemeteries and churchyards. Green infrastructure includes spaces which are multifunctional and can deliver a series of environmental, social and economic benefits. For example, an area of green infrastructure might be particularly biodiverse and play an important ecological role. An area of green infrastructure may also promote physical activity and encourage more people to get out into nature, improving health and wellbeing. Areas of green infrastructure can also attract many visitors which may inject money into an area by creating jobs required to manage the space.
- 7.1.2 In this chapter, each of the various components of green infrastructure is considered in terms of existing levels of provision versus demand in Surrey Heath. Information (including mapping) is drawn from and consistent with the Surrey Heath Borough Council Open Space Assessment Report (September 2016)<sup>59</sup>.

### 7.2 Context

- 7.2.1 Surrey Heath has an important network of green infrastructure across the Borough, including an abundance of natural and semi-natural greenspace and amenity greenspace, and some smaller areas of parks, gardens and churchyards. These assets are used for ecological and social value across the Borough, but there are also areas where provision could be greater, better and more evenly spread.
- 7.2.2 Surrey Heath falls under a number of regional strategies which are looking to maintain and improve green infrastructure. This includes membership of the Surrey Local Nature Partnership, which champions the value of the natural environment in decision making and has two main projects:
- Valuing Surrey, which looks to understand the value of the County’s natural assets, and
  - Biodiversity Offsetting which allows the biodiversity loss from unavoidable development to be compensated.

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<sup>59</sup> Surrey Heath Borough Council, 2016. Open Space Assessment Report. Surrey Heath Borough Council. Available at: [http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/OpenSpaces/Open%20Space%20Assessment%202016\\_0.pdf](http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/OpenSpaces/Open%20Space%20Assessment%202016_0.pdf)



7.2.3 All of Surrey Heath is also impacted by the nearby Thames Basin Heaths Special Protection Area (TBH SPA). As outlined in the TBH SPA Supplementary Planning Document<sup>60</sup>, there are various measures that enable delivery of dwellings in the protected TBHSPA without having a major negative impact on the area. The main solution is the provision of or contribution to Suitable Alternative Natural Greenspace (SANG).

7.2.4 Surrey Heath has been divided into a couple of analysis areas in the Open Space Assessment Report to represent the difference in population and geography between them. This has resulted in the emergence of a rural analysis area to the east and an urban analysis area to the west (see Figure 19 below). This allows more specific analysis and recommendations to be made where necessary.

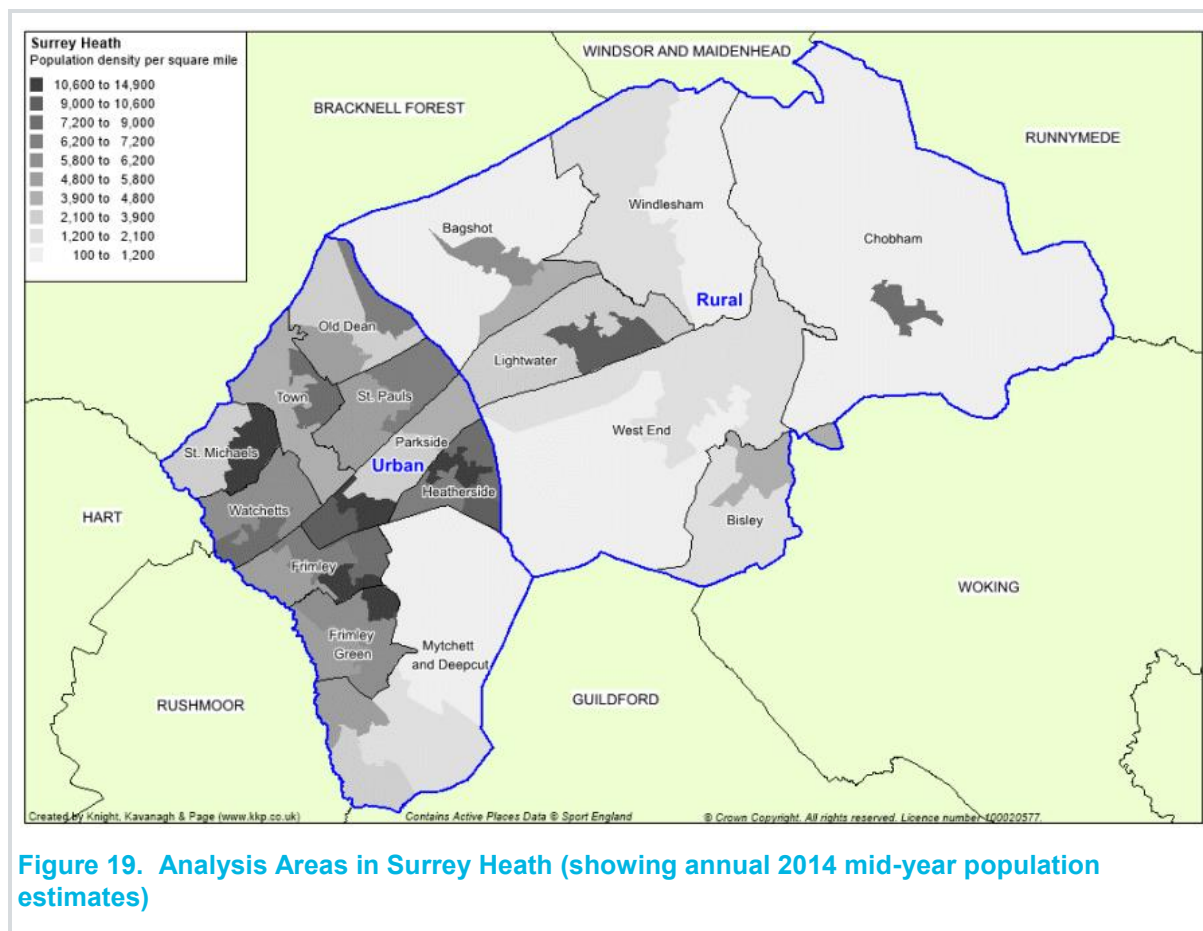


Figure 19. Analysis Areas in Surrey Heath (showing annual 2014 mid-year population estimates)

<sup>60</sup> Surrey Heath Borough Council, 2012. *Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document*. [pdf] Surrey Heath Borough Council. Available at: <http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/TBH/TBHAdoptedSPD.pdf>

## 7.3 Natural and Semi-Natural Greenspace

### 7.3.1 Scope

7.3.2 Natural and semi-natural greenspace includes any area which has an inherently natural character to it. For the purposes of the Surrey Heath Borough Council Open Space Assessment Report<sup>59</sup>, this includes woodlands, country parks, scrub, grasslands (such as downland, commons and meadows), heaths/moors, wetlands, wastelands, and bare rock habitats.

### 7.3.3 Supply

7.3.4 Overall, there is a significant provision of natural and semi-natural greenspace in the Borough. According to the Surrey Heath Open Space Assessment Report<sup>59</sup>, there are 61 sites of natural and semi-natural greenspace with an area of 1,852 hectares, or a standard of 21.16ha per 1,000 people. It should be noted that 17 of the sites have not been included in the quality and accessibility analysis from the Report as they are too small or have limited access, and as such only 44 sites with 746 hectares of area have been audited for these purposes. For reference, the FiT<sup>61</sup> recommended quantity standard is 1.80ha per 1,000 people, demonstrating the significant provision in the Borough.

7.3.5 However, this supply is disproportionately focused across the rural analysis area of the Borough to the east (see Figure 20 below). It amounts to 1,262ha of natural and semi-natural greenspace in the rural area or 42.5ha per 1,000 people, and 590ha in the urban area or 10.2ha per 1,000 people. The majority of provision in the Borough is made up by five large sites (both in the urban and rural analysis areas), particularly Chobham Common to the east (area 233 on Figure 20), which makes up almost a third of total provision. In the absence of a quantity standard in the Open Space Assessment Report<sup>59</sup>, it is suggested that provision remains at 42.50ha per 1,000 people in the rural analysis area and 10.2ha per 1,000 people in the urban analysis area.

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<sup>61</sup> Fields in Trust, 2015. *Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard*. [pdf] Fields in Trust. Available at: <http://www.fieldsintrust.org/Upload/file/PAD/FINAL%20ONLINE%20Planning%20Guidance%20for%20Outdoor%20Sport%20and%20Play%20Provision%20Oct%202015.pdf>

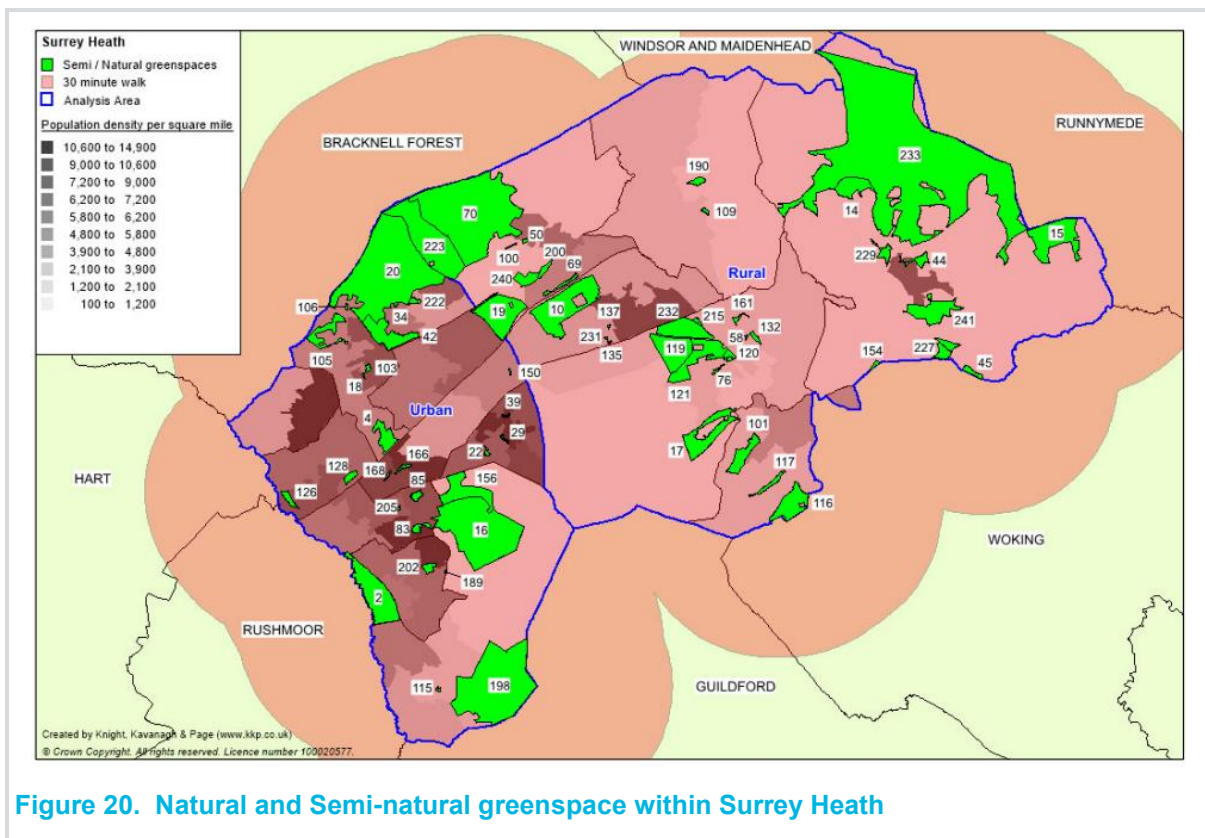
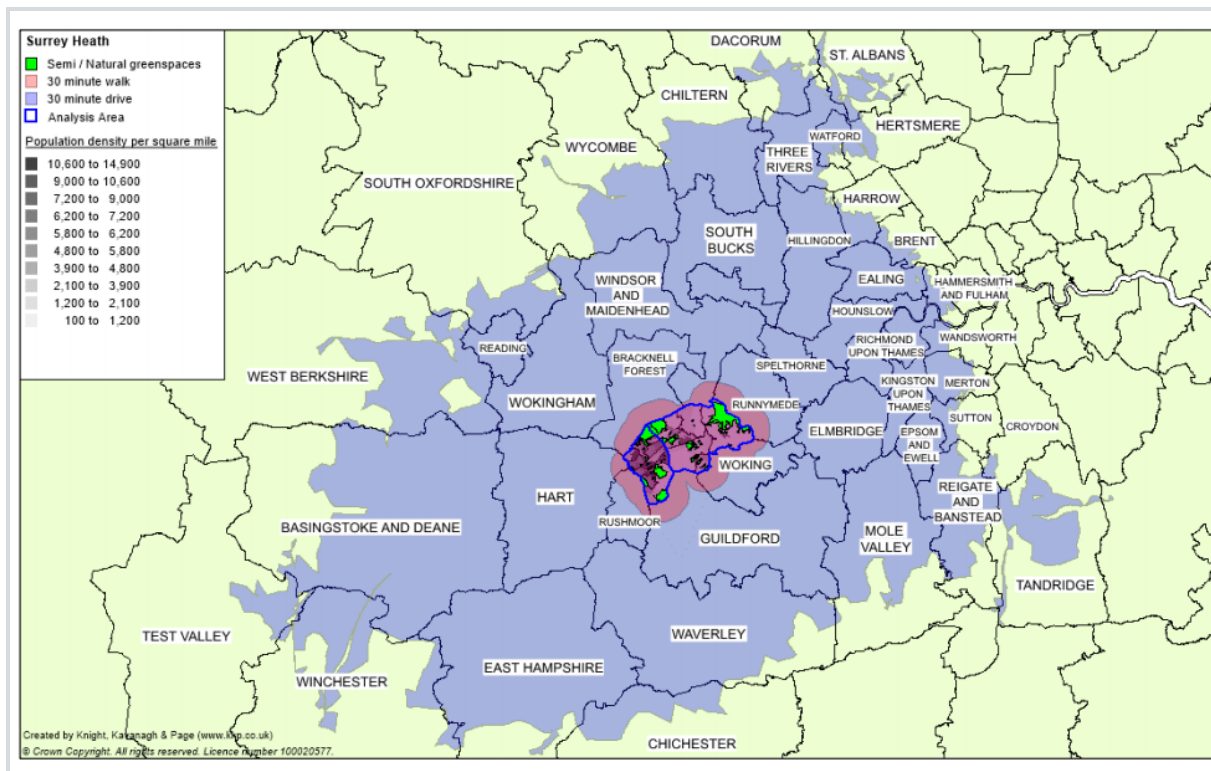


Figure 20. Natural and Semi-natural greenspace within Surrey Heath

7.3.6 Quality of the sites was assessed in the Open Space Assessment Report<sup>59</sup> using criteria based on the Green Flag Award Scheme which provides a score. It showed that around 56% of sites were below the threshold quality score, marking them as low quality. The lowest scoring sites often have issues with ancillary features, paths, maintenance and cleanliness. It should also be noted that there are a number of sites falling just below the threshold score, as well as particularly high quality sites. Natural and semi-natural greenspace has a lower threshold quality score as ancillary features may not be appropriate for this typology, which looks to encourage biodiversity and other more natural measures.

7.3.7 Surrey Heath meets accessibility standards across the Borough. Accessibility can be assessed using Natural England's Accessible Natural Greenspace Standard (ANGSt) benchmarks. These benchmarks provide buffer zones for different size of site, meaning that larger sites can be less accessible but smaller sites should be more accessible. With the presence of Chobham Common and Lightwater Country Park, Surrey Heath meets all these benchmarks. The Open Space Assessment Report<sup>59</sup> recommends that local guidance should be given preference over ANGSt, and this guidance follows the findings from the Parks and Open Spaces Survey on the willingness of residents to travel to open space. The two most common travel times from this were 30 minutes by car and 30 minutes of walking. These have been mapped in Figure 21 below which demonstrates that the whole Borough is well served according to these accessibility standards, and other nearby Boroughs are also served by them.



**Figure 21. Natural and semi-natural greenspace within a 30 minute drive and 30 minute walk from the Borough**

### 7.3.8 Designated Sites

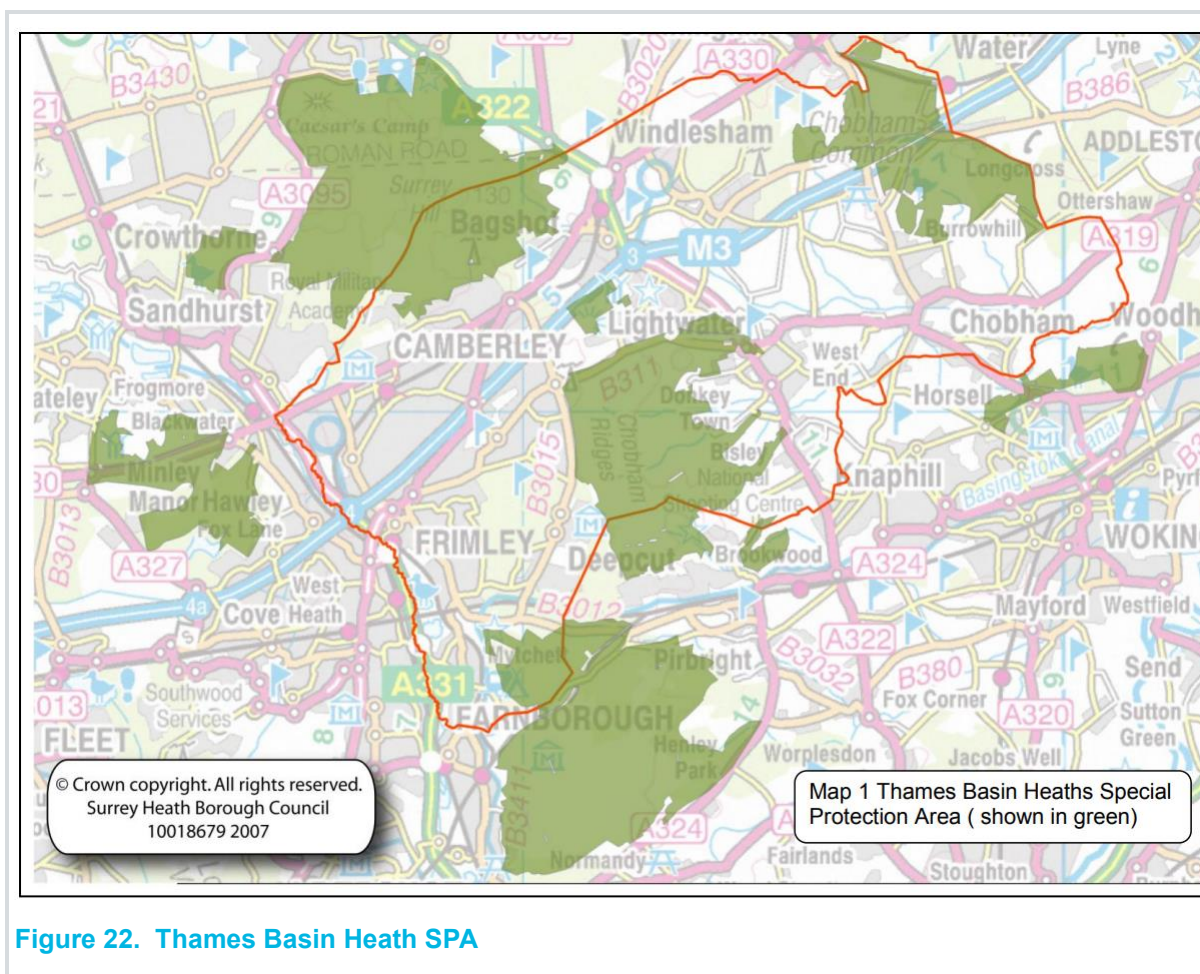
- 7.3.9 Designated sites are areas which are recognized as of particular importance for plants, animals, geology or their physical features and are protected from development. Internationally designated sites are afforded a higher level of protection than sites designated on a national level and even more so than locally-designated sites.
- 7.3.10 The designated areas of nature conservation in the Borough include areas of European designation such as the Thames Basin Heaths Special Protection Area (TBHSPA), and the Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC) which consists of dispersed sites across the Borough. There are also areas of national and local designation such as the five Sites of Special Scientific Interest (SSSIs), one National Nature Reserve (NNR) and two Local Nature Reserves (LNRs)<sup>62</sup>. These designated sites are mainly associated with Chobham Common, Bagshot Heath, and the commons and heaths in the south of the Borough. These sites are recognised internationally, nationally and locally. With regard to the TBHSPA there is the requirement to provide avoidance measures to mitigate the impact of residential development on the SPA, particularly on ground nesting birds in the SPA.

### 7.3.11 SANGs

- 7.3.12 All new housing in the Borough should be mitigated to avoid ecological damage to these areas, and this requires the use of Suitable Alternative Natural Greenspace (SANG). SANGs are areas of natural and semi-natural greenspace which mitigate any negative impacts on sites of European designation by encouraging recreational activity away from the designated sites.
- 7.3.13 In Surrey Heath there is particular recreational pressure on the TBHSPA which is an area of lowland heath and woodland spreading across 11 local planning authorities including Surrey Heath, consists of a number of SSSIs and is designated due to the presence of breeding bird populations. As a result, in 2012 the Thames Basin Heaths SPA Avoidance Strategy Planning Document<sup>63</sup> was published by the council, which set out the guidance on avoiding negative impact through residential development and initiated the creation of numerous SANGs.

<sup>62</sup> MAGIC Map, 2017. Available at: <http://www.natureonthemap.naturalengland.org.uk/magicmap.aspx>

<sup>63</sup> Surrey Heath Borough Council, 2012. *Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document*. [pdf] Surrey Heath Borough Council. Available at: <http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/TBH/TBHAdoptedSPD.pdf>



**Figure 22. Thames Basin Heath SPA**

7.3.14 According to the Open Space Assessment Report<sup>59</sup>, these SANGs included: Clewborough, Bisley Common, Notcutts, Diamond Ridge Wood, Chobham Place Woods, and Chobham Meadows. Furthermore, three SANGs sit outside the Borough but have catchment areas which fall inside the Borough. SANGs are either provided on-site for developments of over 100 new homes based on at least 8ha per 1,000 people or through a financial contribution to a SANG, if capacity exists. Alongside SANG there is a requirement to also make financial payment to the Strategic Access Management and Monitoring (SAMM) project, which relates to the management and monitoring of the actual SPA.

## 7.4 Parks and Gardens

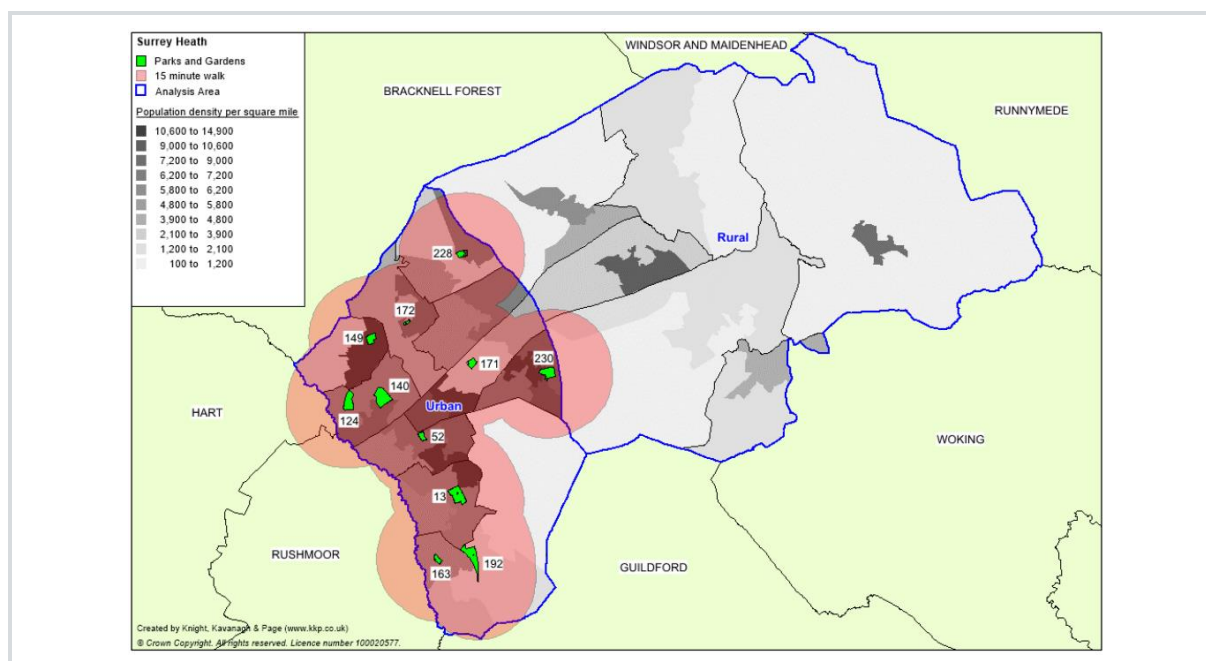
### 7.4.1 Scope

7.4.2 Parks and gardens is a typology which describes a more formally managed area than natural and semi-natural greenspace, and includes urban parks and formal gardens.

### 7.4.3 Supply

7.4.4 The Borough has a relatively low quantity of parks and gardens which are solely distributed in the urban analysis area, as shown in Figure 23 and therefore hard to access from the rural analysis area. The parks and gardens that are available tend to be of fairly high quality though. According to the Open Space Assessment Report<sup>59</sup>, there are 11 parks and gardens in the Borough with a total area of 50.11ha, or a standard of 0.57ha per 1,000 people. For reference, the FiT<sup>61</sup> recommended quantity standard is 0.80ha per 1,000 people, demonstrating the slightly low quantity of parks and gardens in Surrey Heath. It has been argued that this provision level is supplemented by the significant provision of natural and semi-natural greenspace including country parks such as Lightwater Country Park which have a recreational function.

7.4.5 The Open Space Assessment Report<sup>59</sup> lays out findings from the Parks and Open Spaces Survey that the most respondents were willing to walk up to 15 minutes to get to a park. Therefore, a 15 minute walk time was used on these sites demonstrating that in terms of accessibility almost all of the rural analysis area is underserved and some of the urban analysis area as well. Despite this seeming under provision, most residents were satisfied with the level of park and garden provision according to consultation and the Parks and Open Spaces Survey, perhaps due to the multifunctional and abundant natural and semi-natural greenspaces in the Borough.



**Figure 23. Parks and gardens in Surrey Heath, including a 15 minute walk time buffer**

- 7.4.6 The Open Space Assessment Report<sup>59</sup> shows that the majority of parks and gardens in the area are of high quality, with around 64% of sites rating above the quality threshold, and most respondents to the Parks and Open Spaces Survey are satisfied with the quality of parks and gardens. Those sites which are rated particularly highly, such as Frimley Lodge Park and Heatherside Recreation Ground, have a high level of maintenance and ancillary features, whereas those lower rating sites often lack ancillary features. Frimley Lodge Park is the only Green Flag Award scheme site in the Borough at present, which is the benchmark national standard for parks and gardens across the UK. According to the Open Space Assessment Report<sup>59</sup>, due to the extra provision of natural and semi-natural greenspace and the views of the public it is not considered necessary to increase quantity of parks and gardens. Instead improvement in quality could be pursued.

## 7.5 Amenity Greenspace

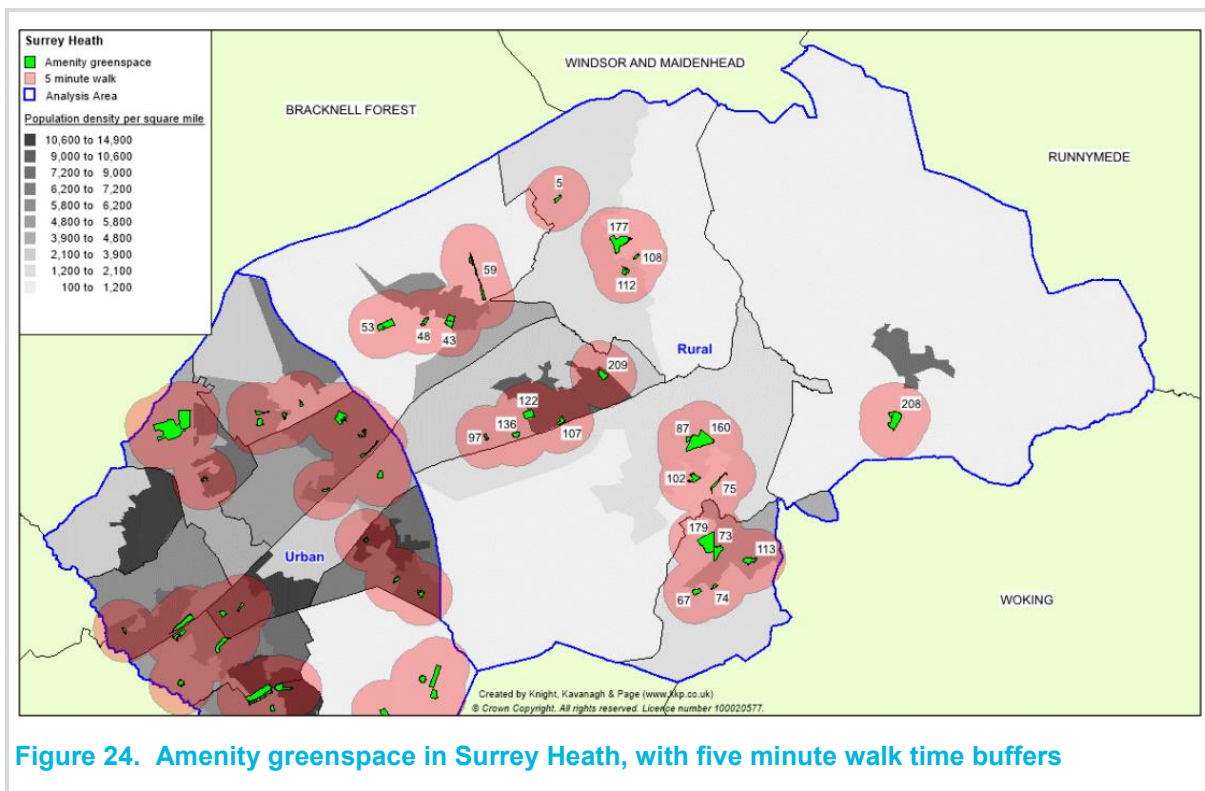
### 7.5.1 Scope

- 7.5.2 Amenity greenspace describes areas which are most commonly but not exclusively associated with housing. This includes informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens.

### 7.5.3 Supply

- 7.5.4 Surrey Heath has a good quantity and fair quality of amenity greenspaces, but much of the Borough is underprovided in terms of accessibility. According to the Open Space Assessment Report<sup>59</sup>, there are 57 amenity greenspaces in the Borough with a total area of more than 104ha, or a standard of 1.19ha per 1,000 people. For reference, the FIT<sup>61</sup> recommended quantity standard is 0.60ha per 1,000 people, demonstrating the high quantity of amenity greenspace in Surrey Heath. As Figure 24 below shows, there is a decent spread of sites, but there are some gaps towards the south and east in the rural analysis area.
- 7.5.5 The Open Space Assessment Report<sup>59</sup> lays out findings from the Parks and Open Spaces Survey that the most respondents were willing to walk up to five minutes to get to an amenity greenspace. As such, a five minute walk time was used for analysis which showed that there are accessibility gaps across the Borough. It has been demonstrated in the Parks and Open Spaces Survey that most respondents are satisfied with the level of amenity greenspace, perhaps due to these gaps being plugged by natural and semi-natural greenspace.





7.5.6 The Open Space Assessment Report<sup>59</sup> shows that a slight majority of amenity greenspace in the area are high quality, with 53% of sites scoring above the threshold quality. Once again, similarly to the other typologies, high scoring sites are those which have good ancillary facilities, and high maintenance and cleanliness standards; whereas low quality sites lack in these features and sometimes have accessibility issues. The majority of respondents to the Parks and Open Spaces survey are satisfied with the quality of amenity greenspace in the Borough.

## 7.6 Green Corridors

### 7.6.1 Scope

7.6.2 Green corridors are linkages which connect separate areas, allowing humans and wildlife to move from one area to another. They include river and canal banks, cycle ways and rights of way.

### 7.6.3 Supply

7.6.4 While green corridors are recognised as a typology in the Open Space Assessment Report<sup>59</sup>, they are excluded from the assessment itself. It is not appropriate to set accessibility or quantity standards for green corridors, but their importance must be noted nonetheless. They are particularly important for linking areas together for the necessary movements of residents and wildlife between them. Therefore quantity, accessibility and quality of green corridor provision should be maintained at present level.

## 7.7 Allotments

### 7.7.1 Scope

7.7.2 Allotments provide an opportunity for smaller-scale agriculture, individually or as part of a group to promote understanding of food and horticulture, as well as health and wellbeing. For the purposes of this study, this includes allotments, community gardens and city farms.

### 7.7.3 Supply

7.7.4 Surrey Heath has quite a low quantity of allotments, but they are highly accessible and of high quality. According to the Open Space Assessment Report<sup>59</sup>, there are 13 allotment sites with a total area of 12.54ha, or 0.14ha per 1,000 people. The National Society of Allotment and Leisure Gardeners (NSALG) sets a suggested standard of 20 allotment plots per 1,000 households<sup>64</sup>, which translates to 20 allotment plots per 2,500 people (assuming 2.5 people per house). Each plot is on average 250m<sup>2</sup>, therefore the NSALG standard is 0.2ha per 1,000 people which is greater than the current level in Surrey Heath. As Figure 25 below shows, there is a fairly decent spread of allotments across the Borough, despite the low quantity, although with some potential gaps centrally and to the east.

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<sup>64</sup> National Society of Allotment and Leisure Gardeners Ltd, 2017. Available at: <https://www.nsalg.org.uk/about-us/making-a-difference/>

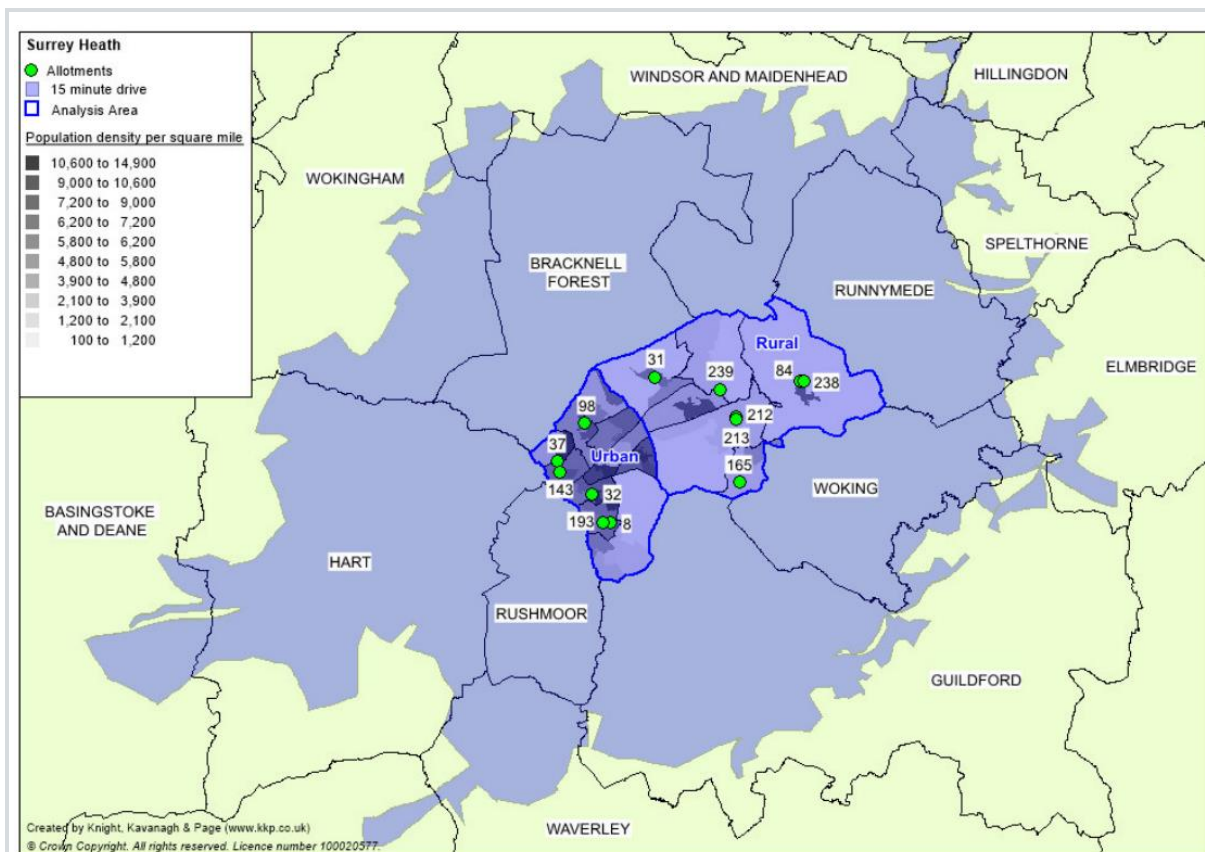


Figure 25. Allotments in Surrey Heath, with 15 minute drive time buffers

- 7.7.5 The Open Space Assessment Report<sup>59</sup> lays out findings from the Parks and Open Spaces Survey that the most respondents were willing to drive 15 minutes to an allotment site. On this basis, the whole Borough is covered in terms of accessibility, and numerous neighbouring boroughs are also covered with these buffer zones. Seven of the 13 allotment sites are council-owned, whereas charities own the other sites. Demand is strong for allotments based on the waiting list of around 60 in the Borough, but the fact that some charity-owned sites are unused at present, which could be used if demand necessitated it, suggests that supply currently meets demand.
- 7.7.6 The Open Space Assessment Report<sup>59</sup> shows that most allotment sites are high quality, as 69% of the sites score above the quality threshold. As well as being well maintained and having good on-site facilities, the high quality sites also have good accessibility including for vulnerable groups. Most respondents to the Parks and Open Spaces Survey did not have an opinion on their satisfaction level with allotment quality, perhaps reflecting the specificity of this typology, but those who did have an opinion were mostly satisfied.

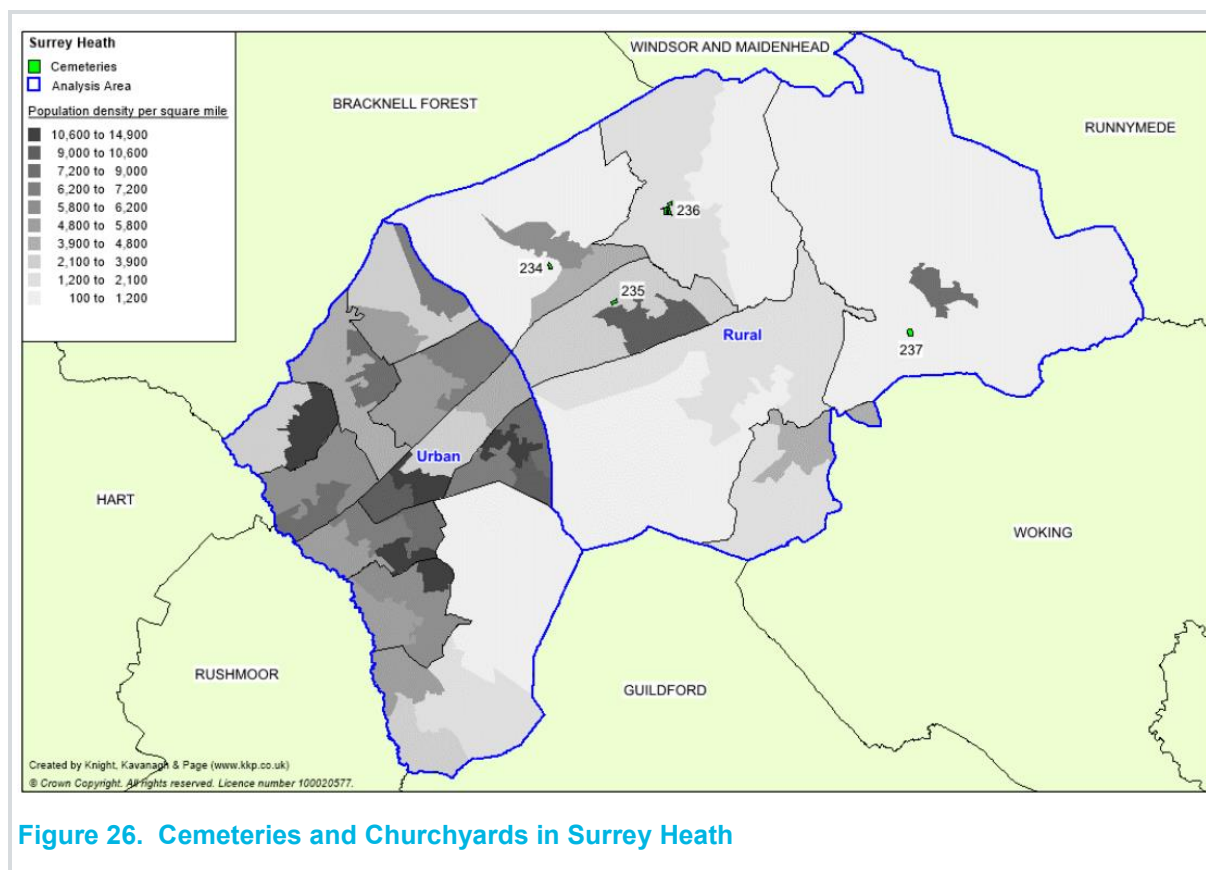
## 7.8 Churchyards and Cemeteries

### 7.8.1 Scope

- 7.8.2 Cemeteries and churchyards are areas of land which are associated with churches and burial of the dead, and can also be used as a space for quiet contemplation.

### 7.8.3 Supply

- 7.8.4 Surrey Heath has a fairly low number of churchyards and cemeteries which are available for burial, but they are deemed to be high quality. There are four cemeteries which have provision for burial with an area of 3.75ha, although there are a large number of closed churchyards which do not have burial capacity and have therefore been excluded from the Open Space Assessment Report<sup>59</sup>. While this typology acts as green infrastructure informally, provision would be assessed differently as it does not use simple quantum per population, but would instead use capacity for burial space for provision assessment.
- 7.8.5 The Open Space Assessment Report<sup>59</sup> does not provide details of burial capacity, so an assessment of quantity cannot be undertaken. However 3.75ha of burial capacity for a district population of 87,533 as stated in the Open Space Assessment Report<sup>59</sup> is a particularly small amount per person. As Figure 26 below shows, provision is sparse and only in the rural analysis area, and there are also gaps in the west, south, and east of the Borough. However, closed churchyards can act as green infrastructure, if not for their primary purpose of burial. It is not considered appropriate to set an accessibility standard for this typology as its primary purpose is for burial.
- 7.8.6 The Open Space Assessment Report<sup>59</sup> shows that most cemeteries and churchyards are of high quality, with 75% of sites scoring above the quality threshold. They are often well served by facilities and well kept, and the one cemetery which scores relatively poorly (Bagshot Cemetery) does so because of accessibility shortfalls such as lack of signage and public transport links, perhaps due to it being the smallest site.



**Figure 26. Cemeteries and Churchyards in Surrey Heath**

## 7.9 Key Findings

- There is significant provision of **natural and semi-natural greenspace** in the Borough, far higher than the FiT<sup>61</sup> recommended quantity standard, but, there is disproportionately more coverage in the rural area. These sites all exceed accessibility standards but the majority are deemed to be low quality. There are numerous designated sites in the Borough, including the prominent TBHSPA. Due to recreational pressure on the TBHSPA it is particularly important to mitigate the impact of new development nearby. As such, TBHSPA guidance states that development within 5km of the TBHSPA should provide financial contribution towards SANGs at the level of at least 8ha per 1,000 people and the SAMM project, in order to relieve recreational pressure. It has been suggested that quantity and accessibility of this typology is maintained, and quality is improved.
- There is a low quantity of **parks and gardens**, lower than the FiT<sup>61</sup> recommended quantity standard. Furthermore, they are only located in the urban analysis area and therefore this typology is seen to have poor accessibility. However parks and gardens are seen to be supplemented by the abundance of natural and semi-natural greenspace and therefore do not need increasing in quantity. The majority of parks and gardens that do exist are of high quality.
- There is a good overall quantity of **amenity greenspace**, with about twice as much as the FiT<sup>61</sup> recommended quantity standard, and it is of high quality. However, much of the Borough is underprovided in terms of accessibility (particularly to the south and east in the rural analysis area). This shortage in accessibility has not affected high satisfaction levels with this typology, perhaps again due to abundance in natural and semi-natural greenspace.
- **Green corridors** were not assessed but should effectively link up areas of green infrastructure, so that areas of employment, housing and community facilities are served by a network of green infrastructure.

- There are quite low numbers of **allotments** in Surrey Heath, with about half of recommended NSALG quantity standard. However, based on willingness to travel, accessibility to allotments is sufficient for the whole Borough. The lack of use of some allotment sites when they could be used if necessary, could mean that supply broadly meets demand for allotments, despite the waiting list. Allotment sites are deemed to be of high quality.
- There are only four **churchyards and cemeteries** available for burial in the Borough, which suggests a lack of provision despite the unavailability of burial capacity figures. This sparse provision is also only located in the rural analysis area. Closed churchyards can, however, act as valuable green infrastructure assets despite lacking burial capacity. The few churchyards and cemeteries available for burial are of particularly high quality.

## 8. Infrastructure Baseline – Transport

### 8.1 Introduction

8.1.1 This chapter describes existing transport infrastructure in Surrey Heath, including current strengths and constraints associated with the different transport modes. It also sets out transport projects which are planned to address existing issues and cater for future growth in the Borough.

8.1.2 The Borough features the following strategic road and rail corridors:

8.1.3 The M3 which runs east west through the Borough connecting Sunbury-on-Thames and the M25 in the east and the M27 and the Solent area in the west. Two points of access to the M3 are provided in the Borough via the A331 junction 4 at Frimley and the A322 at junction 3. The A322 provides a further strategic connection to the M4 via the A329(M).

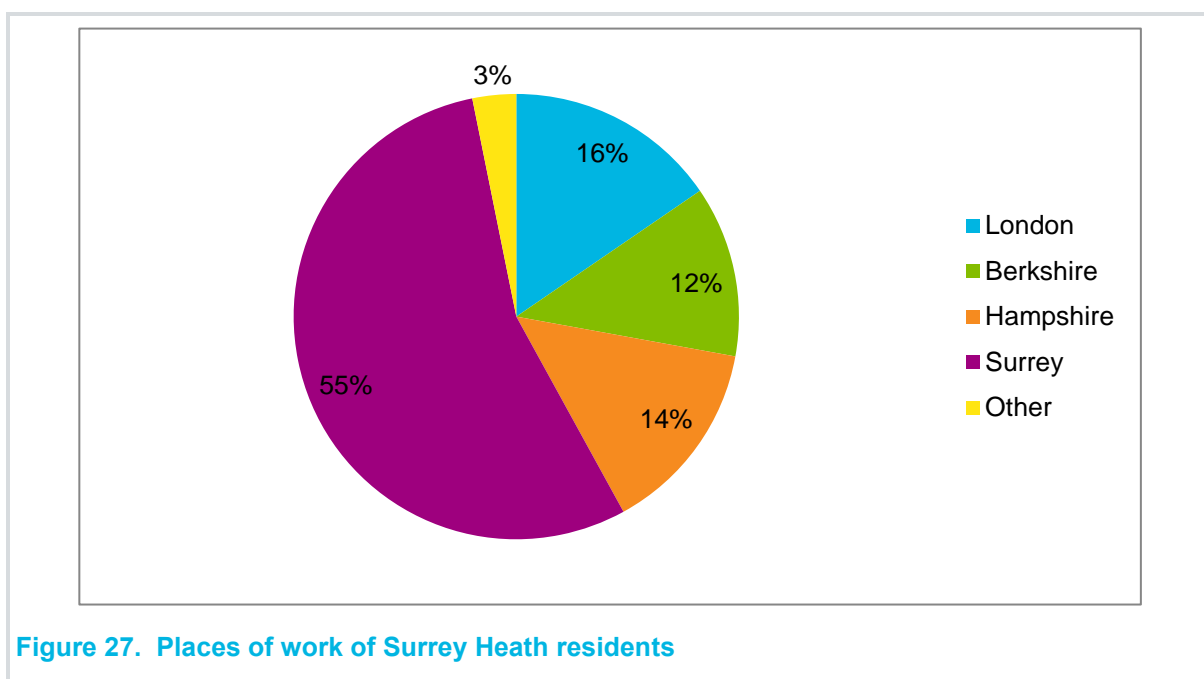
8.1.4 Three rail stations at Frimley, Bagshot and Camberley, all served by the South Western Railway line between Ascot and Guildford.

8.1.5 A network of bus services exist across the Borough run by various operators, however this is concentrated around the main urban hubs of Frimley and Camberley, leaving the eastern part of the Borough with a limited bus network.

8.1.6 There is a network of public rights of way which connect rural and urban areas, however due to the substandard condition of some of these routes, they are limited to leisure use.

#### 8.1.7 Travel to Work Analysis

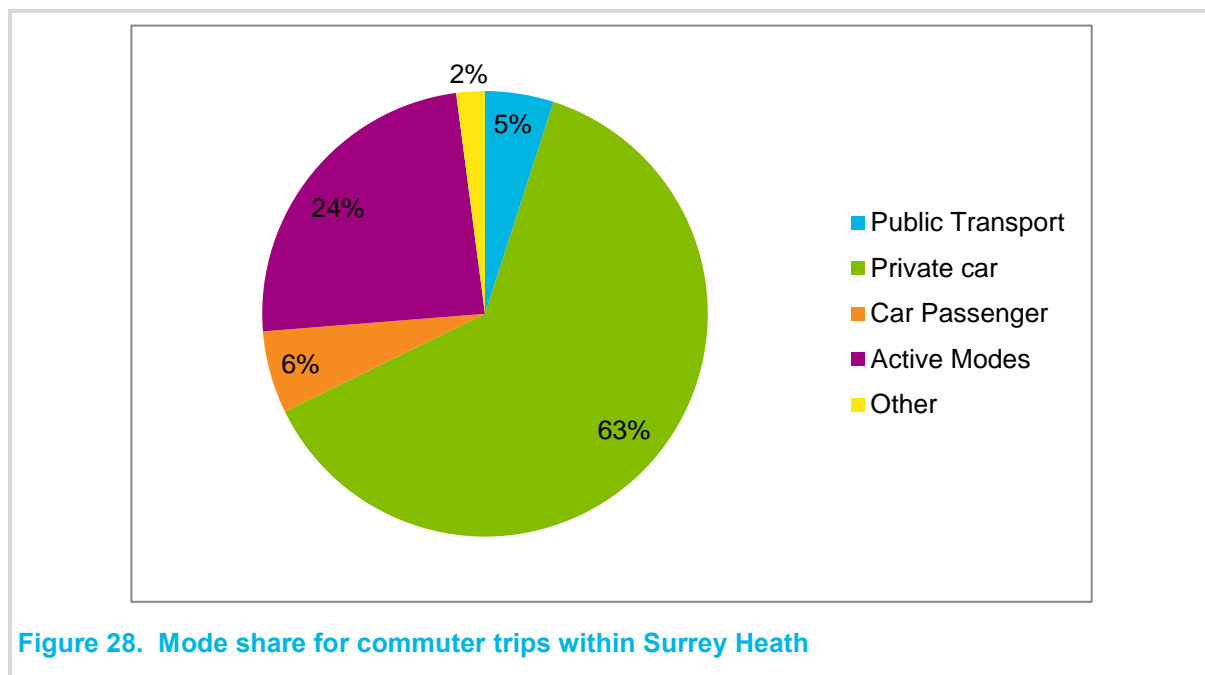
8.1.8 The origin destination census 2011 dataset provides insight into the existing commuting patterns for Surrey Heath. Figure 27 illustrates the main commuter destinations of residents in Surrey Heath.



8.1.9 The majority (55%) of the Borough’s residents work within Surrey, and over half of those in Surrey Heath itself. The other work destinations are London, Hampshire and Berkshire.

8.1.10 For all destinations, the majority of residents travel by private car (77% on average). Low levels of train use are prevalent across most destinations, bar London where 32% travel by train. Travel by active modes and bus is unpopular across all destinations, with only trips within Surrey undertaken by foot.

8.1.11 The majority of residents who live and work in Surrey Heath travel to work by private car (63%), followed by 24% of trips undertaken by active modes. Low levels of trips are undertaken by bus and bicycle (4% respectively) and only a negligible number are undertaken by train.



8.1.12 In order to ascertain the distance travelled by commuters residing in Surrey Heath, census data has been extracted (excluding those who work from home or do not have a fixed place of work) and is illustrated in Table 13.

**Table 13. Distance travelled to work**

Distance travelled to work	Percentage
Less than 2km	17%
2km to less than 5km	25%
5km to less than 10km	22%
10km to less than 20km	15%
20km to less than 30km	7%
30km to less than 40km	4%
40km to less than 60km	4%
60km and over	7%

Source: Nomisweb WP702EW



- 8.1.13 Table 13 illustrates that the majority of commuters (64%) live within 10km of their workplace and 17% are within 2km. The CIHT<sup>65</sup> recognises 1.2km as an acceptable distance to replace car trips in rural areas, whilst the Department for Transport (DfT) state that for commuter trips a distance of 8km is not uncommon by bicycle. This aligns with the mode share data which shows that 24% of residents who live and work in Surrey Heath walk or cycle to work. However, only a small percentage travel by public transport (5%), which suggests that the limited public transport infrastructure restricts travel options.
- 8.1.14 Census data for the level of car ownership within Surrey Heath illustrates that 90% of residents have at least one vehicle, the largest proportion owning two vehicles (40%). This is similar to the results seen across Surrey (where only 13% do not own a car), however significantly less than the UK (where 26% do not own a car).

## 8.2 Roads

### 8.2.1 Existing infrastructure

- 8.2.2 The key feature of the area in terms of road infrastructure is the presence of the M3 which bisects the Borough and provides a strategic connection to Greater London and the M25 in the east and towards key container and Ro-Ro ports of the Solent (Portsmouth and Southampton) and M27 in the west. Work to upgrade the M3 to a smart motorway between junctions 2 and 4 in order to address high levels of congestion has recently been completed. In 2012 the Enterprise M3 Local Enterprise Partnership (LEP) identified major pinch points at junctions along the M3 as a barrier to growth in the area.
- 8.2.3 Access to the M3 from the local highway network in the Borough is via Junction 4 at Frimley, which links it to the A331, and Junction 3 with the A322 at Bagshot.
- 8.2.4 The A331 is a dual carriageway which runs through Camberley in the southwest of the Borough, leading to the A31 and Guildford in the south and to the A30 in the north. The A30 within the Borough is a single carriageway road along the majority of its length and runs through the centre of Camberley. The A30 continues westwards into Hampshire and eastwards through Bagshot. The A30 and A331 intersect at Blackwater to form the Meadows Gyratory; a signal controlled gyratory providing a key link between the M3 and Camberley. High volumes of traffic pass through the gyratory, leading to significant and regular queuing along the A30, A331 and A321 approaches<sup>66</sup>.
- 8.2.5 The A322 is a dual carriageway which provides a strategic connection to Bracknell and to the M4 (via the A329 (M)). High levels of congestion are also experienced along the northern section of the A322, from traffic travelling northwards to the M4.
- 8.2.6 The Surrey Congestion Programme identifies the main challenges in the Borough as congestion in Camberley Town Centre, the M3 corridor between Junctions 2-4, A325 in Frimley, A319 Blackwater Valley Route (BVR) corridor and A319 in Chobham. It also identifies the following congestion bottlenecks:
- B311 Red Road - Lightwater
  - B3015 The Maultway
  - A319 – A3064 - Chobham
  - A319/ A8383 Chertsey Road/ Chobham High Street – Chobham
  - A30 Blackwater to Bagshot – Bagshot and Windlesham
  - A325 Corridor – Camberley and Frimley

<sup>65</sup> Providing for journeys on foot – Chartered Institute of Highways and Transportation (CIHT)

<sup>66</sup> A30 – A331 Meadows Gyratory Improvement Fact Book Draft

- A331 Corridor - Camberley
- M3/A322 junction
- A325/B3411 junction – Frimley

8.2.7 At present, poor management of HGV routing leads to use of inappropriate routes, including through Chobham, West End and Windlesham, made worse by the narrow nature of the roads. In addition, HGV parking in laybys on the A322 occurs and the Chobham High Street Lorry Ban is not enforced.

### 8.2.8 Planned Infrastructure

8.2.9 The Surrey Heath Borough Forward Programme supplements the Surrey Heath Local Plan and outlines short, medium and long term infrastructure schemes proposed across the Borough. The document sets out the following highway improvements:

- Improvements to Camberley rear service access
- A30 London Road/ Park Street
- A30 Long Road / Knoll Road/ Kings Ride
- Knoll Road / Portesbery Road
- High Street / Portesbery Road / Pembroke Broadway
- A30 London Road between Camberley Town Centre and Meadows Gyratory
- Meadows Gyratory (see below for more detail)
- Improved access between Yorktown and surrounding highway network
- Toshiba Roundabout (see below for more detail)
- Frimley Transport Network Improvements
  - Buckingham Way traffic management
  - On way system at 'The Green' and into the 'Hatches'
  - Frimley Green Junction with Henley
  - D3448 Coleford Bridge
- Traffic flow mitigation measures in various locations
  - A3046 Chobham High Street / Station Road junction
  - A30 London Road in Bagshot
  - B311 Red Road / Macdonald Road junction
  - A30 London Road in Windlesham
  - B3448 Coleford Bridge / Hamesmoor Road junction
- Weight Restrictions in various locations (see below for more detail)

### 8.2.10 Meadows Gyrotory Improvements

8.2.11 In order to alleviate congestion along the A30, A31 and the Meadows Gyrotory, a package of measures is proposed which aim to reduce delays and congestion by addressing capacity and improving access to Camberley town centre via all modes of transport, with works expected to commence in spring 2018. In addition, a package of transport improvement measures for the A30 and Camberley Town Centre highway network will aim to reduce peak hour delays and increase accessibility for pedestrians and cyclists.

### 8.2.12 Toshiba Roundabout

8.2.13 The A325 between the Toshiba Roundabout and the Hospital Roundabout is currently being widened to provide two lanes for eastbound traffic with the aim of improving the flow of traffic between the two roundabouts and hence relieving congestion.

### 8.2.14 HGV Restrictions and improvements

8.2.15 Weight restrictions and rerouting of HGVs will be implemented to reduce the number of HGVs travelling through villages around the M3 including Lightwater, Bagshot, Frimley, Camberley and Windlesham. Lucas Green Road in West End will be widened to enable the increase flow of HGVs without damage to the verges.

## 8.3 Rail

### 8.3.1 Existing Infrastructure

8.3.2 South Western Railway operates the Windsor rail line to London Waterloo which runs through Surrey Heath, however only the Ascot to Aldershot Line has stops within the Borough. The North Downs Line between Reading and Redhill and the South West Main Line between London Waterloo and Basingstoke operate via stations in Farnborough, both located directly to the west of Surrey Heath's western border, in Hampshire. This line provides stops at Blackwater, adjacent to the Borough's boundary.

8.3.3 There are three rail stations in Surrey Heath: Bagshot, Camberley and Frimley. As each of these stations is on the branch line between Ascot and Guildford, passengers need to change trains at Ascot in order to reach London Waterloo. The table below shows the main destinations from the these stations and the frequencies. Due to the lack of direct services to London Waterloo rail patronage in the Borough is relatively low. Many residents drive to other local stations outside of the Borough such as Brookwood, Farnborough or Sunningdale to use direct services to London Waterloo.

**Table 14. Train Frequencies at Bagshot, Frimley and Camberley Stations**

Station	Destination	Frequency during the AM Peak (08:00 – 09:00)	Duration (minutes)
Bagshot	Ascot	2	7
	London Waterloo (via Ascot)	2	71 - 73
	Guildford	2	52-56
	Aldershot	2	22
Camberley	Ascot	2	12
	London Waterloo (Via Ash Vale and Woking)	5	72 - 80
	Guildford	2	46
	Aldershot	2	16
Frimley	Ascot	2	20

Station	Destination	Frequency during the AM Peak (08:00 – 09:00)	Duration (minutes)
	London Waterloo (Via Ash Vale and Woking)	3	68 - 74
	Guildford	2	42
	Aldershot	2	11

Source: National Rail

8.3.4 In April 2017 Camberley platform extensions were completed. This enabled ten car trains to serve the station. The platform extension at Camberley is part of an £800 million upgrade by South West Trains to expand capacity between London Waterloo and Reading.

### 8.3.5 Planned Infrastructure

8.3.6 The South West Main Line Route Utilisation Strategy was published in March 2006 and sets out short, medium and long term improvement recommendations to tackle overcrowding, track capacity issues and freight capacity. The document does not set out any planned improvements for any of the three rail stations within Surrey Heath.

8.3.7 The Wessex Route Study (August 2015) supplements this document, and sets out what capacity and capability will be required from the railway network between 2019 and 2043. Whilst no committed schemes are included, it highlights the need for additional improvement to connectivity along the Windsor Line. Examples of service specification include the provision of a new service between London and Bagshot, Camberley and Frimley at a frequency of 2 per hour.

8.3.8 In 2016 a study was undertaken to determine the costs and benefits of providing a direct train line from Camberley to London Waterloo. Several options were suggested to enable the provision of a direct service. The report concluded that the preferred option is the construction of an at-grade chord (Ash Vale Chord) that connects the existing branch line to the Alton Line located to the north of the existing crossing point of the Frimley and Alton Lines. This would connect on to the South West Main Line via the existing Pirbright junction. In terms of the Benefit to Cost Ratio (BCR) the scheme did not achieve the BCR that the DfT require. Therefore the scheme was not pursued any further. The study concluded that there was no viable option to enable direct services to London Waterloo from Camberley.

8.3.9 Therefore, at present there are no committed infrastructure schemes planned for any of the railway stations within Surrey Heath.

## 8.4 Bus

### 8.4.1 Existing Infrastructure

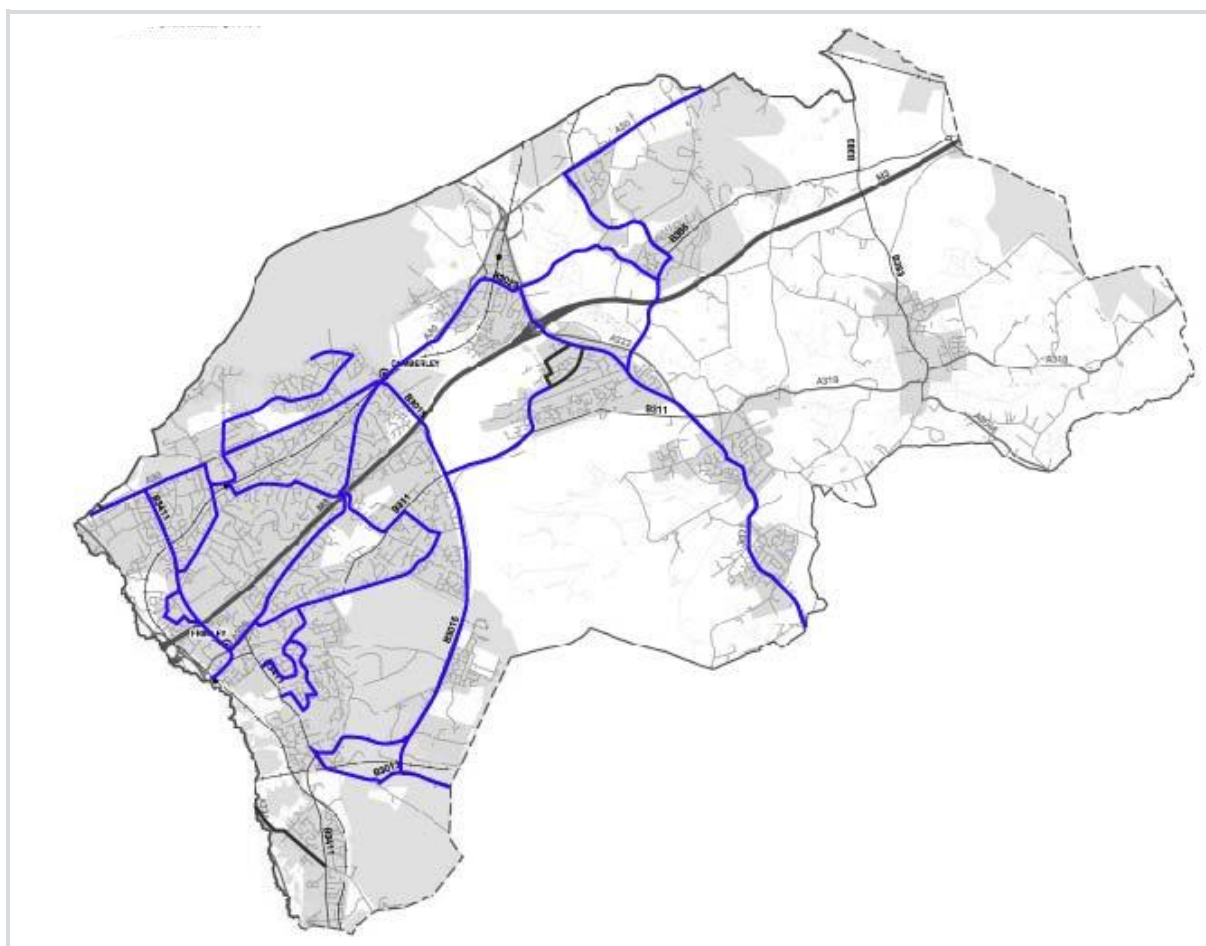
8.4.2 The Borough is served by two main bus operators, Stagecoach and Arriva, although there are also a few smaller operators provide some localised services. The table below shows the details of the regular bus services which cover Surrey Heath. Figure 29 illustrates the bus routes across Surrey Heath.

**Table 15. Bus Services in Surrey Heath**

Operator	Bus Number	Destinations	Frequency during the AM Peak (08:00 – 09:00)
Stagecoach	1	Aldershot – Farnborough – Frimley – Camberley - Old Dean	Every 10 minutes

Operator	Bus Number	Destinations	Frequency during the AM Peak (08:00 – 09:00)
	2	Camberley – Sandhurst – Blackwater - Yateley	Every 20 minutes
	3 / 3A	Aldershot - Ash - Frimley - Camberley - Yateley	Every 30 minutes
	11	Farnborough – Frimley – Mychett – Deepcut – Paddock Hill	Hourly
Arriva	34 / 35 / 134	Guildford - Woking - Camberley	Hourly
Courtney Buses	194	Bracknell - Camberley	Every 30 minutes
Buses Excetera	28	Guildford - Woking - Chobham	Hourly
Dickens Travel	500	Frimley Park Hospital - Camberley - Staines	No services from Camberley during peak hour
	48	Frimley Park Hospital – Deepcut – Horsell - Woking	No services during peak hour

Source: Stagecoach, Arriva, Buses Excetera, bustimes.org.uk



### Figure 29. Bus routes in Surrey Heath

- 8.4.3 Figure 29 shows that the bus routes are concentrated in the west of the Borough around Camberley and Frimley, with limited bus facilities provided in the east of the Borough.
- 8.4.4 Bus routes 1, 3 34 / 35 are Quality Bus Partnerships. In addition to the timetabled bus services, there are several school bus services.
- 83/84/87 - Chobham - Collingwood College
  - 417 - Chobham - Farnborough Sixth Form College

- 8.4.5 In 2016 a review of subsidised bus services in Surrey was undertaken. In Surrey Heath, the services remained broadly the same with only some minor alterations such as the reduction of some early morning services on route 11.

#### 8.4.6 Planned Infrastructure

- 8.4.7 As part of the Section 106 agreement for the Princess Barracks site in Deepcut, a bus service will be facilitated through the site upon site occupation. At this stage it is unclear whether this will be a new bus service or the diversion of an existing service.
- 8.4.8 The A30 and Camberley town centre improvement scheme proposes to reduce peak hour delays along the A30 and maintain bus reliability. A LEP business case will be submitted by Surrey County Council for the proposed scheme in early 2018.
- 8.4.9 The Blackwater Valley Better Connectivity (BVBC) proposal aims to provide better connectivity between local train stations and residential, business and town centres by upgrading active mode infrastructure, but also through the provision of bus passenger waiting infrastructure and information.

### 8.5 Pedestrians and Cycling

#### 8.5.1 Existing Infrastructure

- 8.5.2 A network of public rights of way (footways and bridleways) exist across the Borough, mainly concentrated around the rural settlements. Connections between Lightwater, West End, Bagshot, Windlesham and Chobham provide a route on foot, however the quality of these is substandard, with no lighting, posing a personal safety risk. A lack of pedestrian crossing facilities at key junctions and along the A322 also leads to severance between the east and west of the Borough.
- 8.5.3 A large area of Camberley town centre is pedestrianised, however narrow footways are present along the High Street. Pedestrian and cycle movement between the town centre and the surrounding residential is reasonable.
- 8.5.4 The cycling network across Surrey Heath is sparse, with the only provision focused along the A30 London Road through Camberley, Frimley Road and a small section on the Maultway (B3015). However these cycle routes do not provide a connection to other destinations. The majority of the cycling routes located in Camberley take the form of shared cycle and pedestrian footways, with an on-road cycle lane present along Frimley Road. It is evident that the cycle network is incomplete in urban areas. A new cycle/ footpath route has been opened along the BVR which runs from the Meadows Roundabout and Watchmoor Park. This provides safe access to and from Blackwater Station.
- 8.5.5 A towpath runs along the Basingstoke Canal, a small section of which is located in the southern corner of the Borough, which continues eastwards to Woking and southwards to Aldershot.

#### 8.5.6 Planned Infrastructure

- 8.5.7 Improvements to existing cycle and pedestrian infrastructure and provision of new cycle routes to fill existing gaps are proposed across the Borough, including the following<sup>67</sup>:
- Better cycle infrastructure through the Meadows Gyrotory;
  - Improved cycle and pedestrian routes between railway stations and residential, business areas and town centres as part of the BVAC scheme;

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<sup>67</sup> Surrey Heath LTS Forward Programme December 2014

- Four new cycle routes to improve cycle accessibility to Camberley;
- Camberley Town Centre public realm improvements;
- Cycleway/footway along Frimley Road, B3411 corridor and A331 BVR;
- New pedestrian crossings on the A322, Bagshot Road, Chertsey Road and B311 Red Road.
- Improved cycle / footways and cycleways linking villages; and
- Improved routes along the Basingstoke Canal.

## 8.6 Alternatives to conventional cars

### 8.6.1 Existing infrastructure

8.6.2 At present there is limited electric charging infrastructure or car sharing facilities across the Borough. There are six electric charging points available across Surrey, two of which are located within car parks in Camberley, one at Frimley Hospital and one within a hotel car park near Bagshot. There are no car clubs available within the Borough.

### 8.6.3 Planned Infrastructure

8.6.4 There are no proposals for car clubs or electric charging points in Surrey Heath. However the new Local Plan, which is currently being undertaken by SHBC, will offer opportunities to seek charging points, or other future technologies, through the Plan period (2014-2032).

## 8.7 Key Findings

- 55% of commuters work within Surrey Heath and the surrounding Surrey districts. London, Berkshire and Hampshire are also key commuting destinations for the Borough's residents. The majority of commuters travel by private car, with travel by active modes and public transport low.
- Surrey Heath is bisected by the M3 which can be accessed via junctions 4 and 3 at Frimley and Bagshot respectively. The M3 has recently been upgraded to smart motorway in order to tackle the high levels of congestion currently experienced.
- The A30 and the A331 provide strategic highway connections within Surrey Heath and connect at the Meadows Gyratory located near Camberley. High traffic volumes lead to peak hour delays in this location. Improvements to the junction will aim to address these issues.
- Traffic management schemes are proposed to address the congestion bottlenecks experienced through smaller settlements in Surrey Heath.
- Poor routing of HGVs has led to the inappropriate use of narrow roads.
- Three stations are located in Surrey Heath. None provide a direct service to London Waterloo. There are no proposed rail infrastructure improvements although a new service to London Waterloo was suggested in the Wessex Route Study. A new timetable will come into operation in 2018 which seeks to improve journey times from Camberley to Waterloo via Ash Vale.
- Bus provision is concentrated in the western part of the Borough, particularly around Frimley and Camberley leaving the east of Surrey Heath with limited provision. Access to Camberley via bus along the A30 will be improved as part of the package of measures proposed in Camberley town centre. New development brought forward in Deepcut includes the provision of a new bus service.
- A network of public rights of way provide connections between the rural and urban



settlements across the Borough, however due to the poor condition of these routes they are mostly limited to leisure use. Cycle routes in urban areas are unconnected and little dedicated provision is present. As part of the Camberley Town Centre scheme, new cycle routes into the centre will be provided. New and improved pedestrian crossings are also proposed.

## 9. Infrastructure Baseline – Utilities

### 9.1 Introduction

9.1.1 This section describes the current provision of utilities in Surrey Heath, including any capacity issues. It covers: electricity, gas, potable water, wastewater, renewables and broadband). The data presented in this chapter is sourced from publicly available information such as utility company Long Term Development Statements, Water Resource Management Plans, Water Cycle Strategies and government planning database extracts.

### 9.2 Electricity

9.2.1 Electricity in the UK is transmitted via the National Grid, which connects power stations and major substations to ensure the electricity generated in England, Scotland, and Wales can be used to satisfy demand. In England it is owned by the National Grid Electricity Plc (NGET) and operated by a single System Operator (SO). Regional distributors tap onto the National Grid via Grid Supply Points (GSPs) to distribute the electricity regionally, and electricity suppliers sell it on to customers.

9.2.2 National Grid High Voltage Overhead Electricity Lines run between the two grid substations in Bramley to the west and Weybridge to the east through Surrey Heath. These are 400/275kV networks.

9.2.3 Regional Energy Distributor for Surrey Heath is Scottish and Southern Electricity Networks (SSE).

9.2.4 SSE's Southern Electric Power Distribution Plc (SEPD) Long Term Development Statement (LTDS) May 2016 covers the period 2015/16 - 2019/20 and assesses opportunities available to make new or additional use of the distribution system for existing and prospective users. SEPD serve just over 3 million customers in the south of England with 78,000 km of overhead and underground network cables as stated in their Distribution Business Plan Commitment Report 2015/16.

9.2.5 The most recent SSE LTDS states that there are constraint areas for accepting new generation or load, as well as background fault levels at most voltages being generally high. The addition of generation to the network impacts the system fault levels which mean that network reinforcement works are necessary to continue to support connections. This must be properly monitored and controlled to avoid system overload. To ensure that the distribution system has adequate capacity to meet system demand, voltage and current flows are constantly monitored and where shortfalls in network capacity are identified, reinforcements or alternative solutions are planned accordingly.

### 9.3 Gas

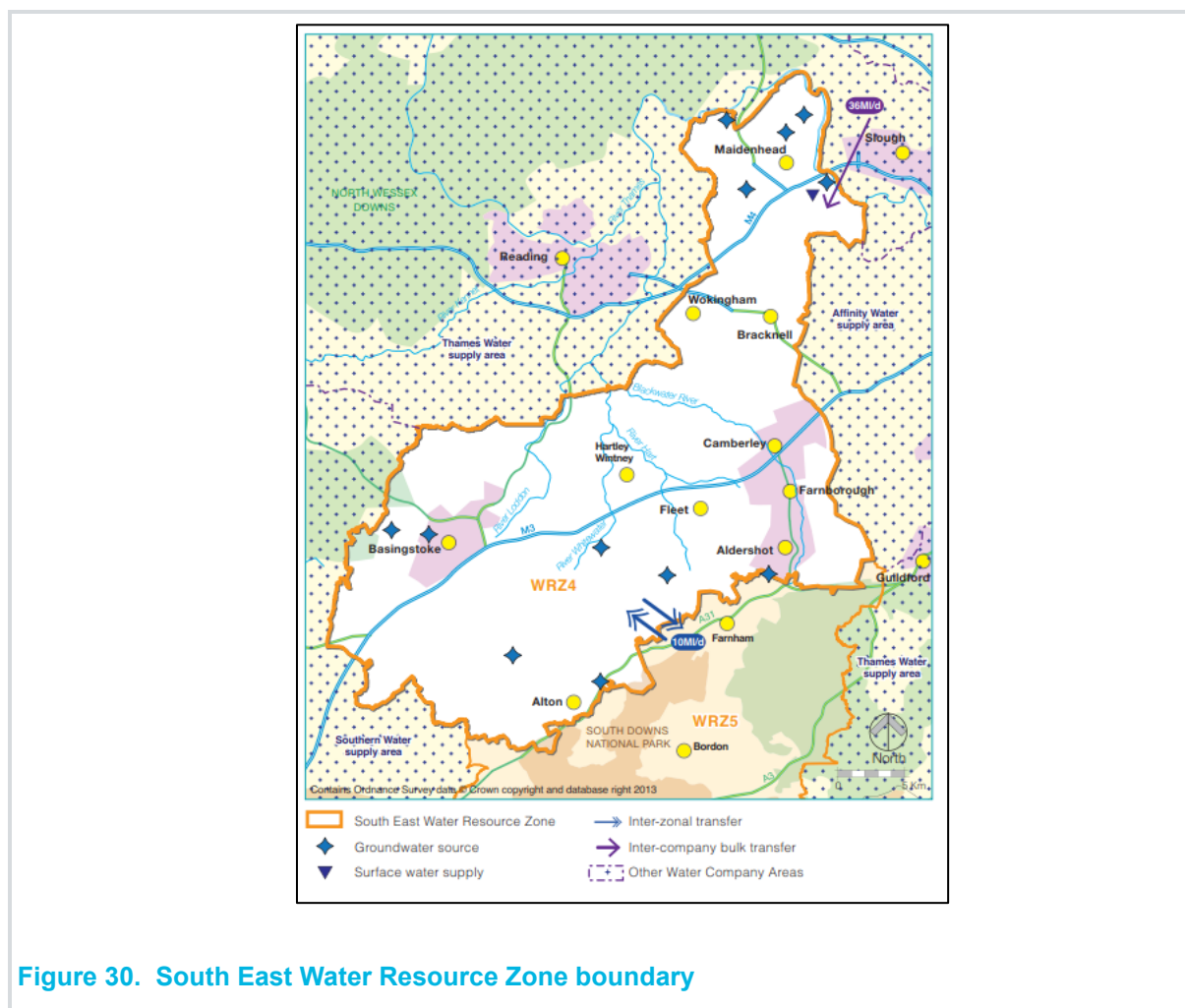
9.3.1 Gas is transmitted through a National Transmission System (NTS), in which it is then supplied to towns and villages through Local Distribution Zones (LDZ). The Gas Distribution Network Operator for Surrey is Southern Gas Networks (SGN).

9.3.2 SGN has a duty to extend or improve the National Transmission System (NTS), where necessary, to ensure an adequate and effective network for the transportation of gas. No specific upgrades have been identified within the study area but future works may be required to respond to the wider demand for gas.

9.3.3 No Current Capacity issues have been identified.

### 9.4 Potable Water

- 9.4.1 The water industry operates on five-yearly cycles called Asset Management Plan (AMP) periods. Prices are set by The Water Services Regulation Authority (Ofwat) at the beginning of each period, following submissions from each company about what it will cost to deliver their business plans. Each year every water company sends Ofwat a detailed breakdown of its performance in a document called the June Return. This return is then used to monitor and compare companies' performances. The current AMP6 period covers 2015 to 2020. AMP7 will commence in 2020 and run through to 2025.
- 9.4.2 All water companies have prepared Water Resource Management Plans (WRMPs) for 2015 to 2040. These are updated every five years with the current review completed in 2014. These seek to accommodate the potential increase in demand from new development, manage the existing supply of water and take account of likely future changes due to climate change.
- 9.4.3 Two water-only companies operate in Surrey Heath: South East Water Limited (SEWL) and Affinity Water Limited (AWL). One third of the study area in the west is covered by SEWL whilst two thirds in the east are supplied by AWL. AWL supplies the eastern wards of Surrey Heath, equivalent to approximately 34% of Surrey Heath's current housing stock whilst SEWL supplies the rest 66%. The study area is in SEWL water resource zone (WRZ) 4 and AWL's WRZ6 (Wey).
- 9.4.4 SEWL reports that WRZ4 has an average daily demand of approximately 181MI/d. 20% of water is supplied by one surface water source and 65% of water is supplied by 12 groundwater sources from Chalk, Greensand and Hythe aquifers. SEWL WRZ4 has inter-zonal transfer with WRZ5 to the south east and inter-company transfers with AW (36MI/d). SEWL report that in WRZ4 water available for use (WAFU) between 2010 and 2015 has, on average, reduced by approximately 19% and that WRZ4 is identified as being highly vulnerable to climate change.



**Figure 30. South East Water Resource Zone boundary**

- 9.4.5 AWL reports that water resources in WRZ6 has an average deployable output (ADO) of 201.7MI/d. It forecasts a reduction of 8.50MI/d in the ADO in WRZ6 between 2010 and 2035.
- 9.4.6 The existing level of metering within the SEWL WRZ4 is 66%. SEWL's future target for meter penetration on domestic water supplies is 91% by 2032. SEWL WRMP states that meter installation will continue to a target of 92% of domestic water supplies to be metered by 2040.
- 9.4.7 SEWL has identified a number of schemes that will benefit the WRZ. These schemes enable SEWL to maintain supply/demand balance throughout the planning period. The measures include:
- Reinforce pumped delivery mains at Cookham and Boxalls;
  - Leakage reductions (2015-2020);
  - Ensure water efficiency (2015-2040);
  - Complete Boxall's Lane groundwater scheme (2015-2020);
  - Improvements to existing treatment works (2030-2040), and
  - Windsor to Surrey Hills regional transfer scheme (2030-2040).

- 9.4.8 The existing level of metering within the AWL WRZ is 48%. AWL's future target for meter penetration on domestic water supplies is 96% by 2025 and to remain at this level up to 2032. AWL WRMP states that meter installation will continue to the target of 96% of domestic water supplies to be metered by 2040.
- 9.4.9 AWL has identified a number of schemes that will benefit the WRZ. These schemes enable AWL to maintain headroom surplus throughout the planning period. The measures include:
- Reduction of leakage through active leakage control between 2015 and 2020;
  - Increase import from Thames Water (2036);
  - Recommission local sources (2039), and
  - Source Optimisation near Guildford (2039).

## 9.5 Wastewater

- 9.5.1 Thames Water Utilities Limited (TWUL) is the statutory undertaker for wastewater drainage in Surrey Heath. While they are a private company, they are also responsible for dealing with flooding from the public foul and surface water sewer network. Thames Water removes and treats more than 4 billion litres of sewage for 15 million customers in areas in and around London and the Thames Valley.
- 9.5.2 Sewage catchments do not follow authority boundaries, so some wastewater originating from Surrey Heath catchment may be served by other Treatment Works that are outside the study area. The three works identified within Surrey Heath currently have sufficient capacity to treat the entering load:
- 9.5.3 Camberley wastewater treatment works (WwTW) has a design capacity of 146,000 population equivalent (PE) with a generated loading (2013) of 136,000 PE.
- 9.5.4 Lightwater WwTW has a design capacity of 26,300 PE with a generated loading (2013) of 18,600 PE.
- 9.5.5 Chobham WwTW has a design capacity of 11,698 PE with a generated loading (2013) of 11,000 PE.
- 9.5.6 Hart, Rushmoor and Surrey Heath Water Cycle Study (WCS) (AECOM May 2017) provides further information on the above WwTW;
- Camberley WwTW: Information provided by TWUL confirms that the WwTW currently has no hydraulic capacity, and calculations carried out as part of the WCS demonstrate that the WwTW may already be exceeding its permitted flow. TWUL have confirmed that the WwTW is currently subject to investment in AMP6 including upgrades to phosphate treatment processes to address the tighter phosphate quality standard due to be implemented in April 2018. However, there are currently no plans for upgrades to add flow headroom capacity to the WwTW or upgrades to ammonia treatment processes.
  - Lightwater WwTW: the assessment has demonstrated that the Works does not currently have sufficient flow headroom in its existing discharge permit to accept development. In addition, according to data provided by TWUL, the WwTW is already exceeding its existing DWF permit by approximately 300m<sup>3</sup>/d.
  - Chobham WwTW: This WwTW will have acceptable available permitted headroom to facilitate future growth within its catchment.

- 9.5.7 The WCS further reports that TWUL pipe network in Surrey Heath has “low” “predicted pipe volume capacity” making it vulnerable to highly probably storm events (1 in 2 year return).

## 9.6 Renewable Energy

- 9.6.1 Surrey Heath Borough Council is one of eleven borough and district councils as well as the County council, Surrey Police and Action Surrey who collaborate in The Surrey Energy and Sustainability Partnership.
- 9.6.2 The objectives of the Partnership include improving the energy efficiency of homes across Surrey, with a particular focus on supporting vulnerable households; improving energy efficiency and renewable energy generation on estates owned by the partner organisations; investigating opportunities for and enabling supply chains for local renewable resources; learning about sustainability and energy efficiency in schools; understanding climate change impacts and improving climate change resilience.
- 9.6.3 A search of the Renewable Energy Planning Database Monthly Extract<sup>68</sup> for July 2017 has confirmed that there are no operational, planned or abandoned renewable energy projects within Surrey Heath.

## 9.7 Broadband

- 9.7.1 Surrey County Council (SCC) signed a contract with BT to deliver fibre broadband infrastructure to those homes and businesses in Surrey that would not benefit from commercial rollouts under the Superfast Surrey Programme. The Superfast Surrey Programme is funded through SCC, BT, and Broadband delivery UK (BDUK) and has allowed more than 86,000 premises to now be covered by the fibre broadband network. The programme alongside commercial rollouts has enabled 96% of all Surrey residents to access fibre download speeds of 15mbps or above.
- 9.7.2 The project is expected to have a positive impact on the economic and social development of Surrey; an economic benefit of more than £30m every year, according to a World Bank estimate based on GDP.
- 9.7.3 Approximately 20,000 premises in Surrey are still unable to obtain a Next Generation Access (NGA) download speed of 15Mbps or more, of which 15,300 are not included in any further commercial rollout plans. The main reason for this is long telephone lines between the upgraded cabinet and the property. Some telephone cabinets and other structures serving premises in Surrey have not yet been upgraded to the fibre network due to engineering complexity or associated high cost.
- 9.7.4 In December 2016, the County Council cabinet agreed to invest Gainshare funding that had been generated by the Superfast Surrey programme’s contract into extending fibre broadband infrastructure to as many premises as possible that were not included in any commercial rollout plans and were unable to access fibre download speeds of 15mbps or above. BT have now identified nearly 6,000 additional premises that will benefit from fibre broadband download speeds of 24mbps or more over the next two years as part of the Gainshare deployment. Work is commencing on detailed design and planning with deployment due to commence at the end of 2017 and final works to be completed in early 2019.

## 9.8 Key Findings

- Regional Energy Distributor Scottish and Southern Electricity Networks (SSE)'s most recent LTDS states that there are constraint areas for accepting new generation or

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<sup>68</sup> <https://www.gov.uk/government/publications/renewable-energy-planning-database-monthly-extract>

load, as well as high background fault levels which mean that network reinforcement works are necessary to continue to support connections.

- No specific upgrades have been identified for the gas distribution network (the operator is Southern Gas Networks) within the study area but future works may be required to respond to the wider demand for gas.
- South East Water Limited (SEWL) water resource zone (WRZ) 4 and Affinity Water Limited (AWL) WRZ6 (Wey) covers the study area. SEWL report that in WRZ4 water available for use (WAFU) between 2010 and 2015 has, on average, reduced by approximately 19% and that WRZ4 is identified as being highly vulnerable to climate change. AWL reports that water resources in its WRZ6 have an average deployable output (ADO) of 201.7Ml/d which is expected to be reduced by 8.50Ml/d between 2010 and 2035.
- Thames Water Utilities Limited (TWUL) The Hart, Rushmoor and Surrey Heath Water Cycle Study (WCS) (AECOM May 2017) reports that TWUL pipe network in Surrey Heath has "low" "predicted pipe volume capacity". There are three wastewater treatment works (WwTW) within Surrey Heath; Camberley, Lightwater and Chobham. Camberley WwTW has no hydraulic capacity currently however is subject to investment in AMP6. Lightwater WwTW is already exceeding its existing DWF permit and does not currently have sufficient flow headroom in its existing discharge permit to accept development. Chobham WwTW will have acceptable available capacity to facilitate future growth within its catchment.
- There are no operational, planned or abandoned renewable energy projects within Surrey Heath.
- Large sections of Surrey have already been covered by the main Superfast Surrey deployment. In December 2016, Surrey County Council cabinet agreed to invest Gainshare funding into extending fibre broadband infrastructure to as many premises that were not included in any commercial rollout plans. BT have now identified nearly 6,000 additional premises that will benefit from fibre broadband over the next two years as part of the Gainshare deployment.

## 10. Infrastructure Baseline – Waste

### 10.1 Introduction

- 10.1.1 Waste is defined as including waste disposal and recycling services, which is managed and planned for by SCC as the Waste Planning Authority (WPA) for Surrey. SCC is responsible for the removal and treatment of both domestic and commercial waste.
- 10.1.2 The strategy for the management of household, commercial and industrial waste is set out by the Joint Municipal Waste Management Strategy<sup>69</sup> and is consistent with the 2014 National Planning Policy for Waste which states that WPAs are responsible for preparing Waste Local Plans and identifying the needs and solutions for waste management in their area.

### 10.2 Existing infrastructure

- 10.2.1 There is no landfill site in Surrey Heath, and most of the Borough's commercial and industrial waste is transported to a landfill site in Redhill. Similarly, there is no facility for the processing of recyclable materials, and these are also transported outside the Borough, to a number of centres elsewhere in Surrey.
- 10.2.2 Of the 11 local authorities within Surrey, Surrey Heath currently has the highest recycling rate (58%) compared with 41% for Spelthorne (the lowest). There are two Community Recycling Centres (CRC): one in Swift Lane and another at Wilton Road. SITA Surrey Ltd operates all 15 CRCs on behalf of SCC.

### 10.3 Planned infrastructure

- 10.3.1 The expected demographic changes and economic growth within Surrey Heath over the Plan period are likely to place additional pressure on the current capacity of waste facilities within Surrey. The 2017 Surrey Infrastructure Study estimated that the funding gap for waste management at a County level will amount to £310,000<sup>70</sup> over the Plan period.
- 10.3.2 The Surrey Waste Plan 2008 is currently being reviewed, and consultation on the Draft Plan is expected for 2018. Until the new Plan is available, the assumption is that there is no planned provision for new waste facilities within Surrey Heath.

### 10.4 Key Findings

- SCC is the WPA for Surrey Heath and is responsible for the removal and treatment of domestic and commercial waste.
- Landfill and recyclables are transported to sites outside of Surrey Heath for disposal and there are two CRC within the Borough.
- There is currently no known planned provision for new waste facilities within the Borough (or Surrey as a whole); however a new Surrey Waste Plan is due to be published in 2018.

<sup>69</sup> Surrey County Council, (2016); Surrey Waste Local Plan 2018-2033 – Policy Paper No.1: Context and Issues

<sup>70</sup> AECOM, (2017), Surrey Infrastructure Study



## 11. Infrastructure Baseline – Emergency Services

### 11.1 Introduction

- 11.1.1 This section considers existing and planned provision of emergency services in Surrey Heath, defined as including ambulance services, police services, and fire services.
- 11.1.2 Within Surrey Heath, different bodies oversee the provision and management of emergency services, depending on the targeted service. It is the responsibility of emergency service providers to manage, maintain and deliver expansion of facilities required to support services.

### 11.2 Ambulance

#### 11.2.1 Existing Services

- 11.2.2 The South East Coast Ambulance Service (SECAmb) NHS Trust provides emergency, urgent care, and patient transport services across six counties (Brighton & Hove, East Sussex, West Sussex, Kent, Surrey, and North East Hampshire) and also provides non-emergency patient transport services within Surrey.
- 11.2.3 There is one Ambulance Station in the Borough, at Frimley Park Hospital, a centre for ambulance dispatch. There are also Patient Transport Services offered from Frimley Park Hospital, for patients who require transportation to and from home via ambulance or accessible vehicle.

#### 11.2.4 Future Provision

- 11.2.5 In their 2015-2016 Annual Report and Accounts, SECAmb acknowledges the challenges it faces in terms of emergency services delivery and identifies the activity growth of the NHS as a potential risk for the ambulance service's efficiency and provision<sup>71</sup>. The Report identified some gaps in the supply of ambulance services, including: limited resources; levels of staff overtime; and the existence of more private ambulance providers threatening the current service<sup>72</sup>.
- 11.2.6 As a Foundation Trust, SECAmb is allowed to manage its own funding, including the borrowing of funds for capital investment. In the 2015-2016 Report, SECAmb had a surplus of £0.5M out of its £206.2M annual budget<sup>73</sup>.
- 11.2.7 Despite being the only ambulance station within Surrey Heath, the existing service at Frimley Park Hospital is understood to accommodate existing ambulance needs, and there is no additional planned provision within Surrey Heath for additional physical infrastructure.

### 11.3 Police

#### 11.3.1 Existing Services

- 11.3.2 Surrey Police is responsible for providing policing services for the eleven boroughs within Surrey. It is overseen by the Office of the Police and Crime Commissioner (PCC) for Surrey. There is only one police station located within Surrey Heath, in Camberley, in a shared location with Surrey Heath Borough Council and the Camberley JobCentre Plus. The Borough is also equipped with a network of Closed Circuit Television (CCTV).

<sup>71</sup> South East Coast Ambulance Services, (2016); Annual Report and Account 2015-2016

<sup>72</sup> South East Coast Ambulance Services, (2016); Annual Report and Account 2015-2016

<sup>73</sup> South East Coast Ambulance Service NHS, website: [www.secamb.nhs.uk](http://www.secamb.nhs.uk)

### 11.3.3 Future Provision

- 11.3.4 Surrey Police funding is overseen and controlled by the PCC for Surrey, which also holds additional funding sources available through application, such as the Victim Fund and the Community Safety Fund.
- 11.3.5 Though natural population growth is likely to place additional pressure on the capacity of police services in Surrey, no additional provision is currently planned in terms of physical infrastructure. Cameras within the CCTV network have an estimated lifespan of three years and are therefore likely require upgrading or replacement. There are also a number of projects planned over the Plan period, focused on the expansion of the CCTV network, and delivery of targeted schemes e.g. no-drinking zones.

## 11.4 Fire

### 11.4.1 Existing Services

- 11.4.2 Fire services within Surrey Heath are co-ordinated by the Surrey Fire and Rescue Service (SFRS) which is overseen by Surrey County Council<sup>74</sup>.
- 11.4.3 The SFRS comprises a network of 26 fire stations, serving a total population of 1,040,000, and employing 524 FTE firefighters. This represents a 17% decrease in personnel compared to 2013, when 635 FTE firefighters were employed across the County<sup>75</sup>.
- 11.4.4 There is one fire station within Surrey Heath, in Camberley, which has two fire engines permanently stationed there. SFRS also coordinates with other fire and rescue services across the County and coordinates and dispatches vehicles from other fire stations according to need in emergency situations.

### 11.4.5 Future Provision

- 11.4.6 The 2016 Surrey Draft Public Safety Plan identifies that population growth within the County is likely to result in increased demand for fire services, and notes the current limited financial resources available to expand fire service provision<sup>76</sup>.
- 11.4.7 The SFRS is allocated funds by Surrey County Council, which for 2014-2015 amounted to £35M. Additional funding is also available through the central government's Fire Services Improvement Fund, through which Surrey County Council was awarded £5.96M in 2014<sup>77</sup>.
- 11.4.8 There is currently no identified shortfall in fire stations capacity and no additional physical or personnel capacity expansion is planned at present. Though new fire stations are opening within other parts of the County (in Guildford, Woking and Spelthorne), no additional provision has been planned for Surrey Heath<sup>78</sup>.

## 11.5 Key Findings

- 11.5.1 There is no evidence of a shortfall in the provision of physical infrastructure for the emergency services with Surrey Heath. However police and fire services both identify projected population growth within Surrey as a potential risk to the continued quality and efficiency of service provision over the short to medium term.

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<sup>74</sup> Surrey County Council, (2015); Constitution of the Council

<sup>75</sup> Surrey County Council, (2016); Draft Public Safety Plan 2016-2025

<sup>76</sup> Surrey County Council, (2016); Draft Public Safety Plan 2016-2025

<sup>77</sup> Surrey Fire and Rescue Service, (2016); Statement of Assurance 2014-2015

<sup>78</sup> Surrey County Council, (2011), Surrey Fire and Rescue Authority Public Safety Plan 2011-2020

## 12. Infrastructure Baseline – Flood Defences and Sustainable Drainage

### 12.1 Flood risk overview

12.1.1 Surrey Heath sits in the Thames catchment and covers an area of 95 km<sup>2</sup>. The principal watercourses in Surrey Heath are the Addlestone Bourne, Hale Bourne (also known as the Mill Bourne), and a short section of the River Blackwater, flowing along the western boundary of the Borough. The Basingstoke Canal also flows through the Borough and, although unlikely to flood, it does have overflow systems and its own floodplain.

12.1.2 The Thames Catchment Flood Management Plan (CFMP) gives an overview of the flood risk across the catchment. The study area is covered by the following sub-areas:

- Sub-area 7 – Expanding towns in floodplain locations: *“Areas of low, moderate or high flood risk where we are already managing flood risk effectively, but where we may need to take further actions to keep pace with climate change”*; and
- Sub-area 8 – Heavily populated flood plain: *“Areas of moderate to high flood risk where we can generally take further action to reduce flood risk”*.

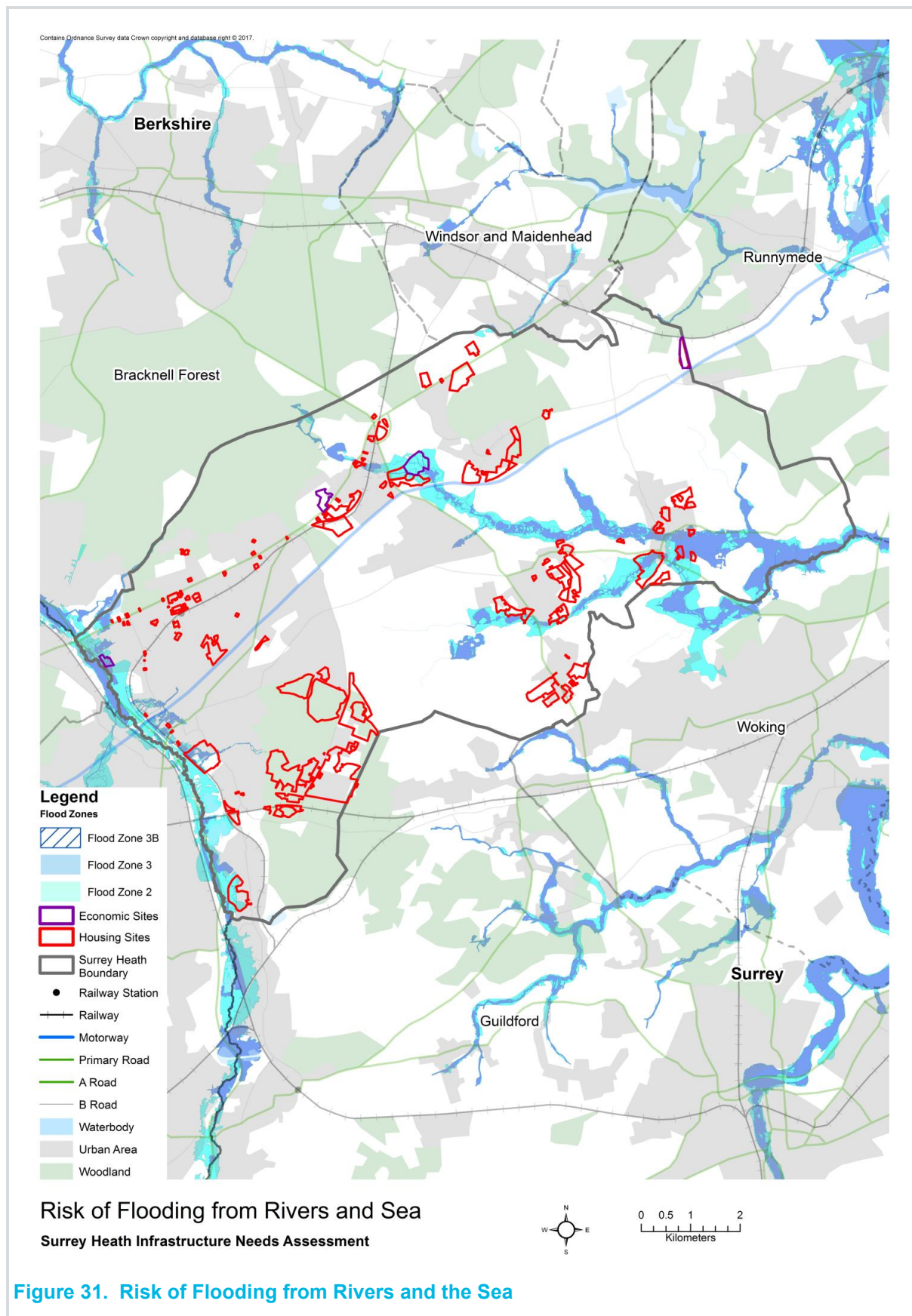


Figure 31. Risk of Flooding from Rivers and the Sea

- 12.1.3 In 2009 the Thames Catchment Flood Management Plan stated that between 250 and 500 properties were at risk of flooding from a 1% annual probability river flood event. The current forecast for housing growth is expected to be 4,216 (12%) by 2031 with a predicted population increase in of 6,876 (8%) by 2031<sup>79</sup>. This, in addition to the impact of climate change, is likely to worsen the flood risk situation without suitable flood risk management.
- 12.1.4 The majority of flooding from a 1 in 100 year return period event within the Borough is limited to open space and rural or semi-rural areas; however, a few developed areas are also at high risk of flooding. The Environment Agency's Communities at Fluvial Flood Risk report for Surrey (2013)<sup>80</sup> ranked several settlements within Surrey Heath as having a significant chance of fluvial flooding. These include:
- Properties in Bagshot between Bridge Road (B3029), the railway, and between the railway and Freemantle Road;
  - Properties in Lightwater, including properties on Riverside Avenue, The Willows, and Birchwood Drive;
  - Land, roads and properties in Chobham south of the A319 and around the High Street flood from the Hale Bourne (Chobham has suffered from serious flood events in recent years, including 47 reported incidents in July 2007);
  - Frimley Business Park, Albany Park Industrial Estate, Lyon Way Industrial Estate, and properties in Frimley Village (all within EA Flood Zone 3). In 2013, the Communities at Risk report for Surrey Heath estimated there were 101 properties at risk;
  - Properties in Camberley.
- 12.1.5 Other sources of flooding within the Borough have also caused disruption and damage to residential property and businesses in the past. These other sources of flooding have been identified through the Surrey Heath Strategic Flood Risk Assessment<sup>81</sup> and include surface water, groundwater, sewers and possible breach of the Basingstoke Canal.
- 12.1.6 A summary table of perceived flood risk in Surrey Heath is provided below.

**Table 16. Summary of perceived flood risk in Surrey Heath**

Source of flooding	Summary of perceived flood risk
Fluvial	<p>Fluvial flood risk is detailed along the river valleys of the Blackwater and Bourne catchment areas, including some main-river designated tributaries. In the Bourne catchment, floodplains are wide with large areas (largely undeveloped) at risk of flooding. Some developed areas within the Blackwater catchment are at medium to high level of flood risk, including Frimley and Mytchett.</p> <p>In recent years, a number of storms that have occurred within the catchment areas of the Hale and Addlestone Bourne resulted in these rivers overtopping their banks. Significant flood events were recorded in August 2006, November 2000, October 1993, April 1990, and September 1968. These incidents resulted in several houses being flooded and roads being blocked. In 1990 at Frimley Green, Sturt Road under the railway bridge experienced 0.9 m of water. In 2000, the A331 at Mytchett was flooded along with the end of the High Street at Frimley, and Knightsbridge in Camberley. During the August 2006 flood event, many properties in Windlesham, Lightwater, West End and Chobham were flooded. The main flooding sources were a combination of fluvial, surface and sewer water.</p>
Surface Water	Similar to fluvial flood risk, large undeveloped floodplains are perceived to be at

<sup>79</sup> Surrey Infrastructure Study (2017)

<sup>80</sup> Communities at Fluvial Flood Risk – Surrey Heath Borough (2013)

<sup>81</sup> Surrey Healthy Strategic Flood Risk Assessment (2015); Available at: [http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/SH\\_SFRA\\_Vol2\\_TechRep102015v2.pdf](http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/SH_SFRA_Vol2_TechRep102015v2.pdf)

## Source of flooding Summary of perceived flood risk

	<p>medium (1 in 100 AEP) risk of surface water flooding. Developments at the upstream end of the Hale Bourne, in Bagshot and Lightwater, are thought to have contributed to flooding problems downstream by increasing surface water runoff. Some areas are prone to surface water flooding due to convergent flow paths (e.g. low spot at the junction of Guildford Road and Riverside Avenue in Lightwater, and Barnmead in Chobham). In addition, the lack of capacity in the storm water network has resulted in surface water flooding, following short duration high intensity rainfall events (flash flooding).</p>
Sewers	<p>The developed western side of the Borough experiences more flooding from this source, as denser drainage networks in developed areas increase the probability of sewer flooding incidents<sup>82</sup>. Areas to the east of the Borough are more reliant upon the watercourse network for surface water drainage. There are no combined (surface/foul) sewers within Borough. However; due to the age of some properties, foul drainage systems can accommodate incorrectly connected surface water flows<sup>81</sup>, which can lead to overload and surcharge of the foul drainage in some areas.</p> <p>The DG5 register holds records of 91 flood incidents resulting in internal property flooding, and 129 external flooding incidents within the Borough. The data shows that records of sewer flooding are concentrated towards the west of the Borough, near Camberley<sup>81</sup>. The records indicate that internal property flooding occurs predominantly for the larger scale flooding events (5% AEP), whilst more external flooding has been reported during smaller scale events.</p>
Groundwater	<p>Most of the Borough is at low risk of groundwater flooding. There is elevated flood risk from groundwater at Mytchett, and Central Chobham, in-particular in areas in close proximity to watercourses.</p> <p>Areas of Mytchett &amp; Frimley Green, adjacent to the Blackwater River, were historically excavated for the extraction of gravel. This action has led to a number of lakes being formed along the Blackwater River, expanding the relative sub-soil saturation area<sup>81</sup>.</p>
Artificial Sources	<p>The upper reaches of the Basingstoke Canal are a navigable natural watercourse and surface water connections are known to be present throughout its length. The Basingstoke Canal is therefore subject to high volume flows from heavy or prolonged rainfall. The Basingstoke Canal has discharge channels to convey excess water away when the levels within the canal rise to a certain level. These discharge points can cause problems to neighbouring Boroughs, as well as overtopping within the Borough at Frimley Green. As mentioned previously, a number of waterbodies along the Blackwater River have been formed due to historical gravel extraction. These waterbodies pose a low residual risk of flooding to surrounding areas.</p> <p>On September 15th 1968, insufficient maintenance and a period of exceptionally heavy rain caused the Basingstoke Canal to burst its banks in two places, which led to its restoration. Flooding in Pirbright, Guildford has also been attributed to discharge from the Basingstoke Canal, into a minor watercourse, when excess flows are experienced.</p> <p>Nevertheless, there are comparatively very few reported incidents of flooding from the Basingstoke Canal or from the breach of reservoirs. Due to the low probability of occurrence, residual flood risk from reservoirs is considered extremely low.</p>

Source: Surrey Heath Strategic Flood Risk Assessment

<sup>82</sup> Surrey Heath Strategic Flood Risk Assessment (2015); Available at: [http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/SH\\_SFRA\\_Vol1\\_DecisionSuprtDoc.pdf](http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/SH_SFRA_Vol1_DecisionSuprtDoc.pdf)

## 12.2 Management of flood risk

12.2.1 Under The Flood Risk Regulations (2009) and the Flood and Water Management Act (2010), the Lead Local Flood Authority (LLFA), in this case Surrey County Council, has responsibility for developing, maintaining, applying and monitoring a strategy for flood risk management, including flood risk from surface runoff, groundwater and ordinary watercourses. The Environment Agency (EA) has responsibility for flooding from main rivers, the sea and reservoirs. The EA also have permissive powers to carry out flood defence works to main rivers. The responsibility to maintain these flood defences lies with the riparian land owner, who also has the responsibility to accept flood flows through their land. Flood risk from sewers is managed and monitored by Thames Water within Surrey Heath, as well as maintenance companies, where sustainable urban drainage is used in place of adopted sewers.

12.2.2 Currently adopted policies relating to flooding and development include policy DM10 Development & Flood Risk which states that development within Flood Zones 2&3, or greater than 1 ha, must:

- Pass the Sequential and Exception tests;
- Produce a site-specific FRA which demonstrates that flood risk would be reduced where possible;
- Implement flood resilient and resistant measures so any flood risk is reduced to acceptable levels;
- Reduce the volume of surface water runoff by the incorporation of SuDS; and
- Seek to restore areas of functional flood plain.

## 12.3 Flood Defences

### 12.3.1 Existing Infrastructure

12.3.2 There are currently no major flood defence schemes in Surrey Heath. The key third party asset is the Emmett's Mill sluice, which is owned and operated by the mill owner. However, some existing infrastructure acts as 'informal' flood defence, such as major roads and railway lines. Significant modifications were made to the Blackwater River to facilitate the construction of the A331. The M3 and the railway network cross the River Blackwater and Windle Brook in study area. Although these features are not considered flood defences, they influence flood flow routes and floodplain extents.

12.3.3 The Environment Agency has two flood warning sites in the Chobham area which help monitor river levels and provide timely flood alerts and warnings, namely Grants Bridge on the Addlestone Bourne, and Millbourne Bridge on the Hale Bourne. Further to this, Surrey Heath Borough forms part of the Surrey Local Resilience Forum (LRF) which created the Multi Agency Flood Plan (MAFP) (2010) covering Surrey Heath.

12.3.4 Previous flood incidents within the Borough have shown that there are potent flood risk issues and a need for investment in order to improve flood defence infrastructure. Currently there are hundreds of properties within the Functional Floodplain (Flood Zone 3b) in Surrey Heath, a figure which is forecast to rise with population growth. With reference to the allocated economic and housing sites, there is some overlap with flood risk areas, particularly in Bagshot, Chobham and Frimley. Furthermore, with future climate change predictions it is possible that the extent of flood risk will encroach into areas that were not previously known to flood. To mitigate the growing flood risk it is imperative that flood defences are developed concurrently, particularly in the areas which are targeted for development.

### 12.3.5 Planned Infrastructure

12.3.6 The following data sources were primarily used to identify planned and existing pipeline infrastructure:

- EA Flood and Coastal Erosion Risk Management Strategy for England (2017) (FCERM)
- Surrey County Council Infrastructure Programme (2017)

12.3.7 Only infrastructure projects that have associated project cost estimates have been included as 'existing pipeline infrastructure'. Furthermore, projects that were indicated as maintenance or repair/refurbishment have not been included in the analysis, as these projects do not facilitate future growth but maintain the existing level of protection.

**Table 13-2 Pipeline Flood Defence and Alleviation Schemes (Source: EA)**

Name of Scheme	Risk Management Authority	Estimate of Project Cost (£)
Bagshot FAS	EA	£805,000
Windlesham FAS	EA	£707,000
Chobham South FAS	EA	£1,380,000
Chobham FAS	SHBC	£296,000
Frimley FAS	EA	£94,000
Frimley Fuel Allotments FAS	SHBC	£32,000



- 12.3.8 In the table above, the allocated funding is the estimate of the project cost when the project is first proposed by the RMA and submitted to the Environment Agency to be included in the FCERM 6-year program. When RMAs submit their proposal, the Partnership Funding calculator is included with their submission. This calculator indicates how much Grant-in-Aid funding the project will be eligible for and how much external contribution is required to cover the remaining cost. From this it is then possible to determine if there are any funding gaps in the pipeline schemes.
- 12.3.9 The Chobham Flood Alleviation Scheme, Bagshot FAS and Windlesham FAS are all being delivered as part of an Appraisal Package. Draft modelling is currently programmed to be delivered by the end of 2017, along with the Outline Business Case planned for late 2018.
- 12.3.10 In 2010, a Flood Relief Study commenced to review the flooding issues in Chobham South and surrounding areas (Bagshot, Windlesham). The Chobham Flood Alleviation Scheme has been constructed to partially help attenuate surface water in the area. The Chobham South FAS is currently at the final design stage with flood modelling being undertaken as a joint project between SHBC, Surrey County Council (SCC) and EA. The modelling is reviewing the proposals put forward by SHBC to redefine the extent of floodplain through Chobham village centre by controlled flooding of land now under SHBC ownership, and to undertake various minor work proposals around the village that will be viable following the revisions to floodplain. The modelling process will ascertain the viability of the proposals and help provide a business case that will take advantage of allocated DEFRA funding.
- 12.3.11 To facilitate planned growth to 2035, development must be controlled carefully to ensure that proposed flood risk policies are met, and that existing flood risk is not exacerbated. Particular challenges include mitigating the increasing flood risk from continued development in the floodplain, as well as the management of groundwater flood risk to basement developments.

## 12.4 Sustainable Drainage

### 12.4.1 Introduction

- 12.4.2 The Lead Local Flood Authority (LLFA) is responsible for preparing and implementing planning strategies that help deliver sustainable drainage by encouraging developers to incorporate SuDS (Sustainable Drainage Systems) for proposed developments where possible. For the Borough of Surrey Heath, Surrey County Council acts as the LLFA. This role is supported by the requirements of the National Planning Policy Framework (NPPF).
- 12.4.3 As of 6th April 2015, Local Planning Authorities are responsible for the delivery of SuDS across Surrey Heath and under the NPPF Schedule 3 of the Flood and Water Management Act (2010), have responsibility to ensure that new developments are appropriately flood resilient and resistant, and will not increase overall flood risk. The LPA also has responsibility to undertake a Strategic Flood Risk Assessment to fully understand the flood risk in the area, which was completed in October 2015. The Borough Council also requires new developments to incorporate SuDS where appropriate, in line with the requirements of the NPPF. Under this arrangement, the LLFA acts as statutory consultee in the planning process for major developments and provide technical support to the LPA.

- 12.4.4 SuDS include a range of different drainage systems that are designed to promote the infiltration and evaporation of water as close to the source as possible and to break down pollutants. SuDS are an alternative to drainage through pipes directly to a watercourse and will help enhance water quality and biodiversity, maintain groundwater levels and reduce the risk of flooding. The most appropriate SuDS techniques for use within a development can be determined using site specific investigations for proposals within Flood Zone 2 and 3 and for all major developments. The SuDS management train should be followed when selecting suitable SuDS methods and the impact of climate change should also be accounted for in the design of SuDS.

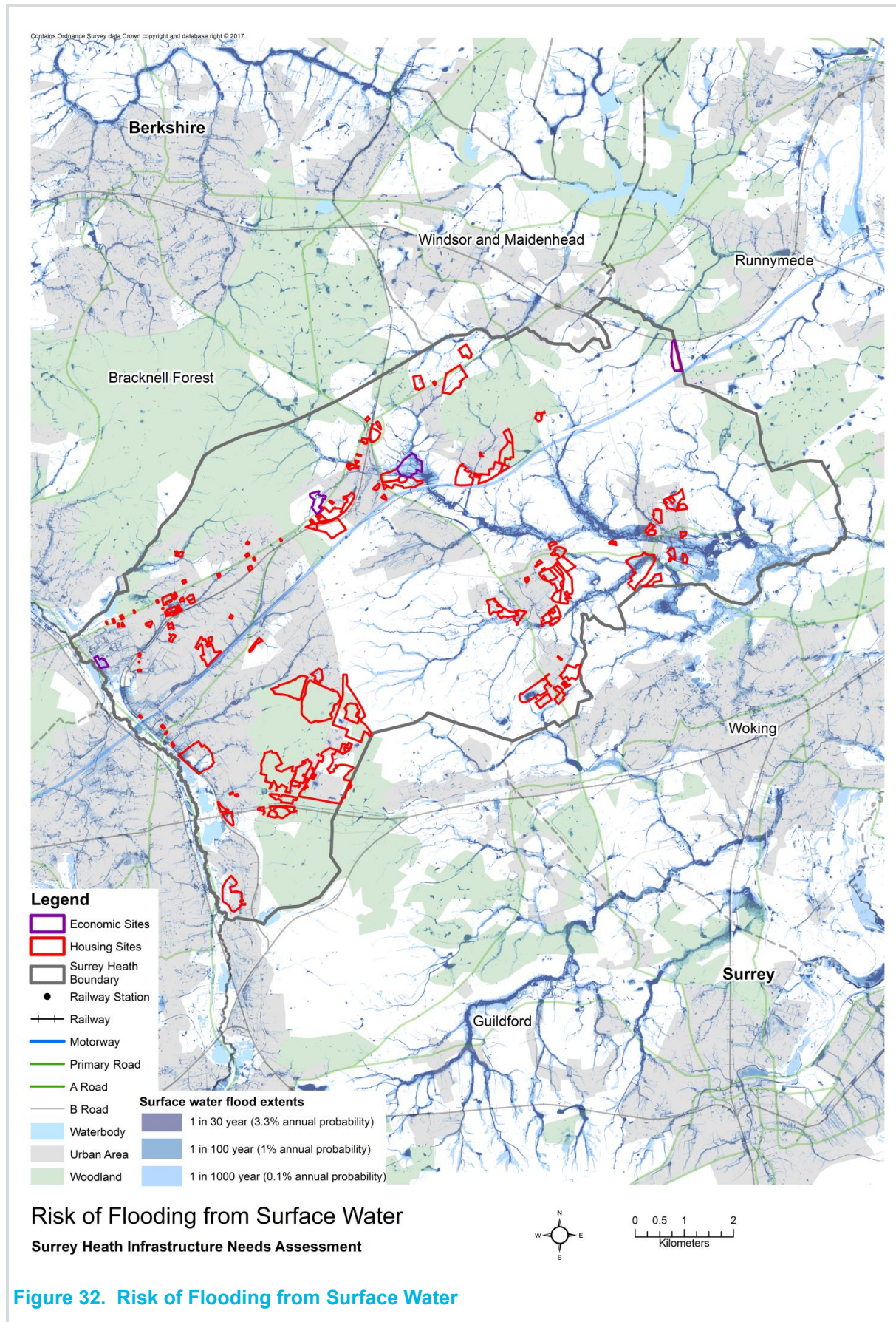


Figure 32. Risk of Flooding from Surface Water

### 12.4.5 Existing Infrastructure

- 12.4.6 Several surface water control structures exist within the Borough which includes different types of bunds, ponds and balance ponds. These are predominantly found in Bagshot, Chobham, Lightwater, Frimley and West End, with additional flood defence measures being continuously undertaken. The locations of balancing ponds and flood defence measures are relative to the problems associated with that catchment; or specific to defend property<sup>83</sup>.
- 12.4.7 Nonetheless, surface water issues still exist across the Borough, in particular at Camberley, which has been ranked 5th most affected urban area within the Surrey council area to surface water flooding<sup>83</sup>. With the aim to reduce these issues, the Surrey Heath SFRA identifies Preliminary Drainage Areas, which are areas where development may increase flood risk, based on hydrological catchments. The SFRA has identified the Blackwater catchment, Camberley, York Town, Frimley and Mytchett to be at high risk of surface water flooding to infrastructure and property. Further development within the upper reaches of these catchments could increase surface water flood risk downstream, along with the impact of climate change resulting in greater rainfall. By utilising SuDS in these areas, the level of future flood risk increasing with development can be mitigated.
- 12.4.8 Parts of Surrey Heath are located on sandstone which is suitable geology for the use of infiltration based SuDS. Sustainable drainage can also be achieved within areas of high groundwater by the use of ponds, swales and wetlands, with appropriate management and implementation. There are no identified groundwater abstraction zones or Source Protection Zones within the Borough, and therefore there are very few limiting factors on the types of infiltration based SuDS. It is recommended that for all sites where infiltration drainage is proposed, on-site tests are carried out to determine specific infiltration rates.
- 12.4.9 On a localised scale, there does not seem to be a system in place to record the use of sustainable drainage features on a Borough-wide basis. To ensure an efficient approach to sustainable drainage, it is recommended that interfacing opportunities are set-up between developers and the LPA, as well as statutory authorities such as Thames Water.

### 12.4.10 Planned Infrastructure

- 12.4.11 The following data sources were primarily used to identify planned and existing pipeline infrastructure:
- Surrey County Council Drainage Programme (2017)
- 12.4.12 Only projects that have estimated capital costs have been considered under 'existing pipeline infrastructure'. Furthermore, projects that were indicated as maintenance or repair/refurbishment have not been included in the analysis, as they do not facilitate growth.

**Table 17. Pipeline Drainage Schemes**

Name of scheme	Risk Management Authority (RMA)	Estimate of Project Cost
Lightwater Bypass A322	SCC	£80,000
Wharf Road	SCC	£30,000
Camberley (SW) Flood Alleviation Scheme (FAS)	EA	£2,535,000

Source: Environment Agency and Surrey County Council

<sup>83</sup> Surrey Heath Strategic Flood Risk Assessment (2015); Available at: [http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/SH\\_SFRA\\_Vol1\\_DecisionSuprtDoc.pdf](http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/SH_SFRA_Vol1_DecisionSuprtDoc.pdf)

- 12.4.13 For the Camberley (SW) FAS the allocated funding is the estimate of the project cost when the project is first proposed by the RMA and submitted to the Environment Agency to be included in the FCERM 6-year program. The Lightwater Bypass A322 and the Wharf Road projects are extracted from the SCC Capital Improvements Programme.
- 12.4.14 On a localised scale, the Borough Council considers the design and integration of sustainable drainage systems (SuDS) as an integral tool in managing surface water run-off and therefore all schemes should demonstrate how they will implement SuDS at a level appropriate to the scale and type of development. An overall increase in the impermeable areas within the Borough will lead to an increased surface water risk, if left unmitigated. Additionally, the anticipated impacts of climate change on storm events and surface water flows must be considered in relation to the lifetime of the development, when planning site specific SuDS measures.
- 12.4.15 It is recommended that the LPA have increased interfacing with key stakeholders to take a proactive approach to delivering drainage infrastructure. Local knowledge of existing surface water drainage capacity issues and catchment understanding is key to identifying cost effective solutions to mitigate future risk of flooding. Further to the sustainable drainage measures, a method to record and monitor new sustainable drainage assets by working closely with the LLFA would be beneficial to the Borough.

## 12.5 Key Findings

### 12.5.1 With regards to flood defences:

- Surrey Heath is at risk of flooding primarily from fluvial sources, in particular the areas of Chobham, Bagshot and Lightwater. Recent flood events have shown that there is an issue of flood risk, which is likely to worsen with the contribution of surface water and sewer flooding as a result of increased urban development.
- Currently, Surrey Heath has very little flood defence infrastructure in place. There are some informal flood barriers such as the M3 and railway line which provide a level of protection.
- There are several Flood Alleviation Schemes in the project pipeline, namely Chobham, Windlesham and Bagshot FAS which all fall within the same Appraisal Package. Draft modelling is currently programmed to be delivered by the end of 2017.

### 12.5.2 With regards to sustainable drainage:

- Surface water flooding is becoming an increasing issue for Surrey Heath, particularly in line with population growth and urban development.
- There are numerous surface water control structures located across the Borough, namely balancing ponds which have been built on an adhoc basis to protect areas following flood events. SHBC are due to provide a location map of existing balance ponds across the Borough.
- Significant pipeline projects to mitigate flood risk include the Camberley Surface Water FAS, which is assessed to protect potentially 464 properties by 2023.
- Parts of Surrey Heath are located on sandstone which is suitable geology for the use of infiltration based SuDS.

