

Chobham Neighbourhood Plan Examination

Surrey Heath Borough Council Response to Examiners Clarification Note of 24/9/2025.

Question - I note the details in the February 2025 Local Development Scheme about the timetable for the Surrey Heath Local Plan 2019 to 2038. I also note that the Local Plan hearings are taking place this month and next month. Is there a revised/anticipated timescale for its adoption?

The most up to date adopted Local Development Scheme is that referenced above dated February 2025. This anticipated that the Local Plan would be adopted later this year. However, due to delays in holding the Local Plan Examination public hearing sessions the Council has accepted in written responses to the Local Plan Inspector's Matters and Issues that this is unrealistic and that adoption will take place in 2026.

No revised timetable has been drafted or agreed at this stage as the next stages will depend largely on the timing of the publication of Modifications and on receipt of the Local Plan Inspector's Report.

Question - I have raised several questions with the Parish Council about Policy CH8. Does the Borough Council consider that the approach taken in that policy is strategic?

In response to this question the Council has reviewed Policy CH8. This Policy identifies a number of Strategic and Locally Important employment sites in the Parish and the approach to development proposals within them. The Borough Council has noted in its response to the Submission Neighbourhood Plan that these allocations do not fully align with the Pre-Submission Surrey Heath Local Plan and had suggested amendment to the classification of Highams Park and consequential changes to the Policy wording.

Policy CH8 repeats elements of the Pre-Submission Local Plan Policies ER2 and ER3. Appendix 3 of the Local Plan identifies ER2 and ER3 as strategic policies for the purposes of neighbourhood planning. Whilst neighbourhood plans can have similar policies to strategic policies, on reflection the Council considers that there is no additional policy guidance, local to Chobham that is provided by Policy CH8, although the Council understands the reason why this Policy was included by the Parish having regard to the timescales for adoption of the Local Plan.

Whilst the Council did not raise this in its response to the submitted Neighbourhood Plan on this issue, on reflection, and having regard to the considerations above it does consider that CH8 is a strategic Policy. The Council is mindful however, that no formal view on the Local Plan Policy approach to designated employment areas under Policies ER2 and ER3 has been taken by the Local Plan Inspector.

16 October 2025