



**Surrey Heath Borough
Council**
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Cllr Shaun Macdonald
Leader of the Council

18th December 2025

The Rt Hon Wes Streeting MP

Secretary of State for Health and Social Care
House of Commons
London
SW1A 0AA

Dear Secretary of State,

RE: Frimley Park Hospital Rebuild Project

I am writing following a resolution of the Surrey Heath Borough Council (SHBC) on 10th December 2025, triggered on behalf of deeply concerned residents in relation to the potential rebuild of Frimley Park Hospital (FPH), by Frimley Health NHS Foundation Trust (FPFT). The potential site is directly adjacent to a dense residential area, with poor access routes and multiple schools in the immediate proximity, across a large publicly accessible green leisure space.

In addition to writing to your predecessor on 16th November 2023 (copy attached) following a Council motion on 17th October 2023, you may note I wrote to you about the hospital rebuild project on 16th February 2024 when in official opposition and after your cabinet appointment on 9th July 2024.

As a community, and Council, we deeply value the care provided by all the Frimley Park Hospital clinical and support staff, including from the Armed Forces personnel. The substantial investment by your government in our local health service provision, as part of the NHS 10 year plan, is a once in a lifetime opportunity to reshape how residents seamlessly access the support they need. All residents, councillors and I strongly support structural improvements to healthcare provision locally. However, we have deep concerns over the proposed site selection process which in the view of the vast majority of councillors, has not been transparent, rigorous or genuinely open to alternatives, leading to an illogical outcome which we maintain is not in the public interest, or potentially that of the public purse.

Back as far as the previous government in 2022-23, after the lifespan of FPH was significantly reduced due to RAAC in late 2021, speculation was strong, including by our previous MP and his associates, that part of the site owned by a charity, Frimley Fuel Allotments, encompassing Pine Ridge Golf Course would definitely be selected. This site also incorporates an area of dedicated Suitable Alternative Natural Greenspace and a large adjacent accessible woodland. It was later been given the codename "Macbeth West". In approaching the wide ranging site selection process, we are concerned that FPHT appear to have reverse engineered the site

evaluation criteria to justify a pre-determined answer, rather than approached all options fairly, and looked to overcome any individual site constraints identified in a consistent way. It appears the Board's vision for a new greenfield hospital, was the overall priority rather than its place in the fabric of our local Surrey Heath community, and that of the wider Blackwater Valley area.

The proposed site rebuild location has a number of flaws:

- It is further away from the centre of gravity of the population area the hospital serves, increasing average blue light transfer times and is more remote from areas of the highest health inequality, as measured by the index of multiple deprivation, both increasing patient risk and decreasing accessibility respectively. Surrey Heath already has the highest variance at 8.2 years in Surrey of male life expectancy across areas.
- It has poor public transport connections, with limited bus services given it's fringe location, no adjacent railway station and very limited cycle route provision.
- It has 4 schools in its immediate vicinity, including junior, primary, secondary and special schools, the last two with wide catchment areas and challenging pupil logistics. Access routes are by narrow B roads or lower grade, with extensive speed calming already in place and a large area routinely gridlocked at peak commuter and school run times.
- It is bounded on 3 sides by mature residential areas, with the nearly completed 1200 home Mindenhurst development a recent addition, and on the fourth by fenced off MOD firing ranges that also form part of the Thames Basin Heaths Special Protection Area. Residential areas are not designed to accommodate potential overspill parking by staff and visitors. The wider road network has severe traffic congestion pinch points all of which are subject to ongoing upgrade projects to partially mitigate the current Mindenhurst development.
- It acts as a significant leisure facility, as one of the few publicly accessible, inclusive and affordable 18 hole "pay and play" golf courses in Surrey, and as a place for residents to walk, run and cycle to benefit physical health and mental well-being.

Since first hearing about "Macbeth West" I have raised my concerns with the FPHT Board in detail on the 1st July 2025 (redacted letter attached) and in summary by email on the 18th September 2025. This publicly accessible land was historically owned by the Council who founded a charity in good faith to secure its ongoing benefit to our local community. For it now to be bought by the NHS for tens of millions of pounds, to buyout the lease of an independent commercial venture, and reduce residents access to physical health and mental well-being facilities, whilst the charity remains in significant financial surplus, is ethically challenging. A resident led petition concerning Frimley Fuel Allotments lack of transparency on this matter has reached over 2100 signatures in 30 hours since launch and representations concerning governance and legal compliance issues have been made to the Charity Commission.

In the £1.5-2bln investment allocated to the FPH rebuild project, it is unclear what assumption, if any and whether enough, has been made concerning infrastructure provision and associated costs to realise this remote site, beyond the hospital boundary fence. There will be significant infrastructure challenges such as water supply, sewage disposal and 2 dedicated HV power supplies to ensure resilience, requiring large scale construction activities. Major road transport investments will be needed on the primary access route, for example to make it a dual

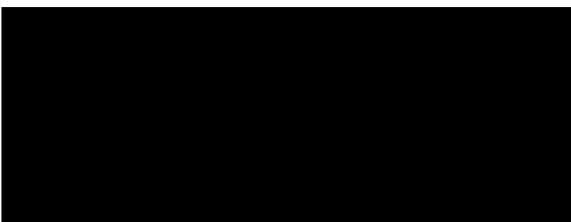
carriageway consistent with other local hospital sites, potentially requiring compulsory purchase of residential, school and public land to address further debottlenecking of existing traffic pinch points in the area, and potentially a mainline rail bridge widening and a new M3 access junction, due to cumulative traffic load.

The current Frimley Park Hospital is where it is for a reason, on the intersection of the main north/south A331 with the east/west M3 and serviced by multiple bus routes and a train station within walking distance. These transport pathways provide accessibility to the Blackwater Valley catchment area served and where the majority of FPH staff live. Whilst all site choices have challenges and compromises, the MOD owns a 10 acre site, the majority of this land and property is underutilised and fully adjacent to the existing FPH site, which already has much of the supporting infrastructure in place and a newly constructed 74 bed, £49mln, diagnostic/inpatient unit, which amongst other capabilities, is there for the long term.

It is requested that you ask the FPFT Board that a proper independent led assessment of the phased rebuild, with required mitigations, on the current and adjacent government owned site is completed, with a “can do” approach as its ethos. This can then be compared with the holistic cost of providing a hospital on the “Macbeth West” site, including site acquisition, multiple compulsory purchases for suitable access provision, and the large scale supporting infrastructure construction. The public should have transparency on this “like for like” assessment process throughout, with all enabling infrastructure included and not taken as an afterthought.

Completing this assurance step without delay will ensure the public purse can be protected prudently and the local public’s consent achieved for the long term vision of healthcare provision in our area in the right place.

Yours sincerely,



Cllr Shaun Macdonald
Leader of the Council

By email:



Copy:

Surrey Heath Residents

Dr Al Pinkerton MP

Nick Steevens, CEO, SHBC

