

Planning Consultation

From: [REDACTED]
Sent: 09 July 2026 12:04
To: Planning Consultation
Subject: I object to MM16, MM17 and MM5 as currently drafted.
Attachments: Main Modifications Consultation Response Form GCdocx.docx

Follow Up Flag: Follow up
Flag Status: Completed

I object to MM16, MM17 and MM5 as currently drafted.

The proposed modifications would enable a very large concentration of additional homes in Camberley town centre, including approximately 550 homes at London Road Block, 340 homes at Land East of Knoll Road and an increase from 150 to 200 units at Camberley Station. This is a substantial cumulative concentration of predominantly flatted development.

My objection is not to appropriate regeneration or new housing. It is that the scale, density and cumulative impact of these allocations have not been adequately justified, particularly in relation to parking, infrastructure, town-centre function, existing residents, design quality and deliverability. I am especially concerned that the parking wording is weakened from “in accordance with Surrey County Council’s parking standards” to “having regard to Surrey County Council’s parking standards”. That materially reduces the strength of the policy and gives developers greater scope to underprovide parking.

Camberley is not a major metropolitan centre with public transport provision sufficient to justify very low parking across such a large concentration of new homes. Inadequate parking would be displaced onto surrounding streets, existing public car parks and other parts of the town centre, harming residents, businesses and town-centre users.

To make the modifications sound, the wording should require parking to be provided in accordance with Surrey County Council’s parking standards unless a robust site-specific assessment demonstrates that any reduction would not cause displaced parking, highway safety issues, adverse impacts on residents, reduced town-centre accessibility or harm to town-centre viability.

The policies should also require proper assessment of the cumulative impact of major town-centre residential development on parking, servicing, infrastructure, public realm, housing mix, design quality and the need to maintain a balanced and viable town centre.

Best Regards

Gordon Carmichael

	Surrey Heath Borough Council Surrey Heath Local Plan (2019 – 2038) Main Modifications Consultation Response Form	Ref: (For official use only)
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Please return:

By email: planning.consultation@surreyheath.gov.uk

OR

By post: Planning Policy and Conservation, Surrey Heath Borough Council, Surrey Heath House, Knoll Road, Camberley, Surrey GU15 3HD.

By 9th July 2026 at 12:00 noon

NO LATE REPRESENTATIONS WILL BE ACCEPTED

This form has two parts:

Part A – Personal Details- need only be completed once.

Part B – Your representation(s). **Please fill in a separate sheet for each representation you wish to make.**

Surrey Heath Borough Council's Privacy Statement is [here](#)

Background

The Surrey Heath Local Plan 2019-38 was submitted to the Secretary of State for examination in December 2024. Subsequent Examination in Public hearing sessions were held between 16th September 2025 and 8th December 2025.

As a result of the examination thus far, the Planning Inspector appointed to examine the Local Plan has recommended a number of Main Modifications to make the plan sound and legally compliant.

These are shown on the Schedule of Main Modifications that has been published for consultation. These have been subject to a further Sustainability Appraisal and Habitats Regulation Assessment.

The Main Modifications are proposed without prejudice to the Inspectors' final conclusions which will take account of all representations submitted in response to this consultation.

The Council will send responses to the consultation directly to the Inspector by the Council for review.

Part A

You must provide your contact details. We are unable to accept anonymous comments. The names of respondents and submitted comments will be submitted to the inspectors and published on the Council's examination website. Personal information such as telephone numbers, addresses, and email addresses will not be published.

1. Personal Details*

2. Agent's Details (if applicable)

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

Title	Mr	
First Name	Gordon	
Last Name	Carmichael	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Line 2		
Line 3		
Post Code		
Telephone Number		
E-mail Address		

Please note that your formal comments (known as representations) and your name will be made available on the Council's website. All other details in Part A of this form containing your personal details will not be shown.

The Council cannot accept confidential comments as all representations must be publicly available.

Part B – Representations

Please note:

- Representations should only relate to Proposed Main Modifications, Map Changes or the associated addenda of the Sustainability Appraisal and/or Habitats Regulations Assessment, and not to other aspects of the Plan.
- This is not an opportunity to repeat or raise matters that were or could have been part of earlier representations or hearings on the submitted Plan.
- In your representation you should succinctly provide all the evidence and supporting information necessary to support your representation and your suggested modification(s).
- You should not assume that you will have a further opportunity to make submissions.
- Please use a separate sheet for each representation

Part B – Please use a separate sheet for each representation

Name or Organisation:	Gordon Carmichael
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3. To which Main Modification does this representation relate?

Main Modification Reference Number:	MM16, MM17, MM5
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4. Do you consider the Main Modification is:

4.(1) Legally compliant
(delete as applicable)

Yes / No ???

4.(2) Sound
(delete as applicable)

== / No

5. Please give details of why you consider the Main Modification does not assist in achieving legal compliance or soundness or provide any other comments. Please be as precise as possible.

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homes. Inadequate parking would be displaced onto surrounding streets, existing public car parks and other parts of the town centre, harming residents, businesses and town-centre users.

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(Continue on a separate sheet /expand box if necessary)

6. Please set out the change(s) to the Main Modification that you consider necessary to make it legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. You will need to say why each change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Continue on a separate sheet /expand box if necessary)

7. Do you have any comments on the Sustainability Appraisal, Habitats Regulations Assessment or Policies Map changes in respect of this particular Main Modification?

(Continue on a separate sheet /expand box if necessary)